

# **B** CITY OF BRYAN

*The Good Life, Texas Style.™*



## 2023 **COMMUNITY DEVELOPMENT** *Annual Action Plan*

CDBG B-23-MC-48-0006 | HOME M-23-48-0229

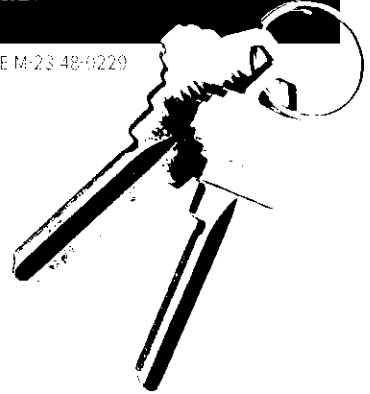


1803 Greenfield Plaza, Bryan, TX 77802 | Phone: (979) 209-5175 | Fax: (979) 209-5184 | [bryantx.gov/community-development](http://bryantx.gov/community-development)

CITY OF BRYAN  
**2023 ANNUAL  
 ACTION PLAN**



CDBG B-23-MC-49-0005 | HOME M-23-48-0229



**What is the Annual Action Plan (AAP)?**

- Provides funding for programs based a 5 Year Consolidated Plan
- This AAP is the 4th AAP of the 5-Year Con Plan Cycle
- AAP serves as the formal application to the US Department of Housing and Urban Development

**What is Community Development?** We receive and administer CDBG funds, HOME funds, and other appropriate funding sources for the benefit of the citizens of the City of Bryan to:

- Facilitate the development and preservation of affordable housing
- Promote neighborhood integrity
- Partner in providing public services, facilities and assistance to primarily low-to-moderate income residents

**Proposed 2023 AAP  
 Funding and Programs:**

**CDBG Allocation: \$910,061 / Program Income: \$40,000**

**CDBG Projects:**

<p><b>1</b>  <b>Homeowner          Housing          Assistance</b>  <b>(\$591,540)</b></p>	<ul style="list-style-type: none"> <li>• Rehabilitation/Reconstruction of 3 owner-occupied units in the form of a repayable loan at zero (0%) interest</li> <li>• Minor rehabilitation repairs on 30 owner-occupied units in the form of a grant             <ul style="list-style-type: none"> <li>• Health and safety related items</li> <li>• Minor in scope</li> <li>• HVAC, handicap accessibility, water heaters, plumbing, electrical, etc</li> </ul> </li> <li>• Voluntary demolitions of 3 residential units</li> </ul>
<p><b>2</b>  <b>Public          Service          Agency          Funding</b>  <b>(\$136,509)</b></p>	<p><b>Big Brothers Big Sisters</b></p> <ul style="list-style-type: none"> <li>• STEM Center program</li> <li>• North Bryan Community Center</li> <li>• Serves approximately 30 Bryan ISD students</li> </ul> <p><b>Brazos Maternal Health and Child Health Clinic</b></p> <ul style="list-style-type: none"> <li>• Prenatal Clinic program</li> <li>• Provides supplies, ultrasounds, lab tests, and patient education</li> <li>• Serves approximately 425 clients</li> </ul> <p><b>Family Promise Case Management Program</b></p> <ul style="list-style-type: none"> <li>• Case Manager position</li> <li>• Expands program access and case management services</li> <li>• Serves approximately 155 clients</li> </ul> <p><b>Unlimited Potential</b></p> <ul style="list-style-type: none"> <li>• Life skills training, case management, and mentoring to former foster youth</li> <li>• Assists them in becoming fully independent young adults</li> <li>• Serves approximately 75 clients</li> </ul>
<p><b>3</b>  <b>Administration</b>  <b>(\$182,012)</b></p>	<ul style="list-style-type: none"> <li>• Program Administration</li> <li>• Grant Compliance of CDBG programs</li> </ul>





**HOME Allocation: \$443,351 / Program Income: \$66,000**

**Home Owner Housing Assistance (\$332,513)**

- Rehabilitation of 2 owner-occupied units
- Homebuyer assistance for 3 households



**Community Housing Development Organizations (CHDO) (\$66,503)**

- Funding and technical support of 1 project by a certified Community Housing Development Organization (CHDO)
- Current focus on senior housing

**Administration (\$44,335)**

- Program Administration
- Grant Compliance of HOME programs



**HOME Match Requirements and Leveraging**

- All Participating Jurisdictions must contribute or match no less than 25 cents for each dollar of HOME funds
- The match requirement for this Program Year has been 100% waived
- Estimated HOME leveraging of other resources in this Program Year is anticipated to be \$1.4 million



**COMMUNITY DEVELOPMENT**  
CITY OF BRYAN

CDBG B-23-MC-48-0006  
HOME M-23-48-0229

**CITY OF BRYAN  
COMMUNITY DEVELOPMENT DEPARTMENT  
Acknowledgements**

---

**BRYAN CITY COUNCIL**

Bobby Gutierrez, Mayor

Paul Torres, Single Member District 1

Ray Arrington, Single Member District 2

Jared Salvato, Single Member District 3

James Edge, Single Member District 4

Marca Ewers-Shurtleff, Single Member District 5

Kevin Boriskie, At Large - Place 6

**EXECUTIVE SERVICES STAFF**

Kean Register, City Manager

Joey Dunn, Deputy City Manager

Hugh Walker, Deputy City Manager

**COMMUNITY DEVELOPMENT STAFF AND VOLUNTEERS**

Lindsey Guindi, Director of Special Projects

Art Roach, Community Development Manager

Zyreshia Jackson

Shannon Stricker

Blanca Nava

Martin Caesar

Randy Brumley

Gloria Weichert

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

Bob Byrns

Rissina Hall

Jaime Cavazos

Justin Lopez

Tamara Garza

Tonya Driver

James Gonzales

Lindsay Hackett (Alternate)

Jennifer Slovacek (Alternate)

**SPECIAL THANKS**

The Community Development Department expresses sincere appreciation to the numerous agencies, departments, committees, and individuals who participated in the development of the City of Bryan's 2023 Annual Action Plan.

Approved by the Bryan City Council on: July 11, 2023  
Submitted to the U.S. Department of Housing and Urban Development on: August 11, 2023

**TABLE of CONTENTS**  
**City of Bryan 2023 Annual Action Plan**

AP-05 Executive Summary ..... 1 - 9  
 PR-05 Lead and Responsible Agencies..... 10  
 AP-10 Consultation ..... 11 - 24  
 AP-12 Participation ..... 25 - 29  
 AP-15 Expected Resources..... 30 - 33  
 AP-20 Annual Goals and Objectives..... 34 - 37  
 AP-35 Projects..... 38 - 39  
 AP-38 Project Summary ..... 40 - 48  
 AP-50 Geographic Distribution ..... 49 - 50  
 AP-55 Affordable Housing..... 51  
 AP-60 Public Housing ..... 52 - 53  
 AP-65 Homeless and Other Special Needs Activities..... 54 - 58  
 AP-75 Barriers to Affordable Housing..... 59 - 61  
 AP-85 Other Actions..... 62 - 66  
 AP-90 Program Specific Requirements ..... 67 - 71

**ATTACHMENTS**

**Citizen Participation Comments..... 72 - 74**

**Grantee Unique Appendices ..... 75 - 160**  
 Citizen Participation Plan..... 76 - 80  
 Disaster/Pandemic Response Plan ..... 81  
 Affirmative Marketing Policy / Section 3 Compliance..... 82 - 99  
 Fair Housing Narrative Statement..... 100 - 108  
 Program Monitoring..... 109  
 Eligible Applicants and Application Processes..... 111 - 111  
 Information and Consultation on Local Broadband Needs ..... 112 - 116  
 Information and Consultation on Local Hazard Mitigation ..... 117 - 118  
 Consultation and Community Outreach..... 119 - 135  
 Affidavits of Publication and Public Notices..... 136 - 143  
 Community Development Program Maps..... 144 - 151  
 Glossary ..... 152 - 154  
 2023 Annual Action Plan Resolution ..... 155 - 160

**Grantee SF-424's and Certifications ..... 161 - 181**  
 Grantee SF-424, SF-424B, SF-424D (CDBG) ..... 162 - 168  
 Grantee SF-424, SF-424B, SF-424D (HOME)..... 169 - 175  
 Certifications ..... 176 - 181

## Executive Summary

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

#### 1. Introduction

The U.S. Dept. of Housing and Urban Development (HUD), combines elements of the 1990 National Affordable Housing Act and the 1992 Housing and Community Development Act into the Consolidated Plan (CP). This combines the Comprehensive Housing Affordability Strategy (CHAS) with planning and application requirements of four entitlement grant programs. The CP includes the first Annual Action Plan (AAP), of the 5-year plan period. The Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) provide Bryan with financial resources to achieve strategies developed in the planning process. Following is a description of formula-based entitlement programs involved in the CP process.

CDBG helps to develop viable urban communities by providing adequate housing, a suitable living environment, and meeting needs of those who are, or are at risk homelessness. HOME expands and improves the supply of decent, safe, and affordable housing for low-income persons. Housing Opportunities for Persons with Aids (HOPWA) is meant to provide housing for persons suffering from AIDS.

The City does not receive HOPWA or ESG funds but supports non-profit agencies applying for and administering funds. The City became a Participating Jurisdiction with HUD in 1995, which allows annual receipt of HOME funds. Currently, the City uses CDBG funds to address homelessness with local partners Project Unity and Twin City Mission who receive HOPWA and ESG.

This 2023 AAP is a coordinated approach addressing Bryan's housing and community development needs and is the fourth AAP developed under the current CP. 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 may continue to improve quality of life for all citizens. This approach eliminates duplications of reports and planning efforts using a single application and reporting process. Ultimately, the CP allows the City, its partners, providers, and citizens the opportunity to create a unified vision for the community.

The 2023 AAP covers the time period from October 1, 2023 through September 30, 2024 and describes how federal resources will be used to address community needs. The City has been notified by HUD that the following funds will be available:

- \$910,061 in Community Development Block Grant Funds (CDBG)
- \$443,351 in Home Investment Partnership Funds (HOME)

It's expected that approximately \$40,000 in CDBG program income will also be available in the 2023 program year. The primary sources is from loan repayments through CDBG housing activities. Housing program income is utilized for housing activities. While there may be crossover from one program year to the next, most anticipated projects are expected to be completed within the program year. The City also anticipates \$66,000 in HOME program income generated from past housing activities.

The 2023 AAP has several purposes:

- Review community needs and priorities addressing needs identified in the 2020-2024 CP,
- Report on objectives and outcomes identified in the CP and addressed in the AAP,
- Describe activities undertaken in the program year using grant funds to address those needs, and
- Report amount and type of private funds to be leveraged through use of these federal dollars.

As the City's application for CDBG and HOME funds, the AAP includes objectives and activities established to provide a framework for assessing performance in achieving overall community development goals.

## **2. Summarize the objectives and outcomes identified in the Plan**

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

Objectives and outcomes in the 2023 AAP which directly address Bryan's 2020-24 CP and HUD objectives:

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

Funded activities addressing HUD objectives will be assigned one of the following HUD outcomes:

- Availability/Accessibility
- Affordability
- Sustainability

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

Suitable living environments will include technical assistance and funding to public service agency programs, public facility/infrastructure/park improvement projects, and assistance to economic

development. Expanded economic opportunities includes financial and/or technical assistance to small business owners, organizations that provide job training, financial coaching/literacy programs and businesses that provide job creation. These listed activities advance availability/accessibility and sustainability. These objectives and outcomes promote HUD's national objectives of benefiting low and moderate-income persons, elimination of slum and blight, and addressing urgent needs.

While CDBG allows funding of a wider range of housing and non-housing activities to promote HUD objectives listed above, the HOME Grant allows funding of programs and projects that directly address affordable housing needs. Following is a summary of the activities the City of Bryan anticipates undertaking during the 2023 AAP program year (see Continued Objectives and Outcomes):

## **CDBG**

Homeowner Housing Assistance – Housing Priority Needs of Rehabilitation of Owner-occupied Units and/or Acquisition of existing units – Down-payment Assistance. An expected 36 households housing assistance to include: housing replacement, handicap accessibility, minor repair, voluntary demolition, and homebuyer assistance (potential objectives / outcomes: decent housing / availability, accessibility, affordability, sustainability).

Public Service Agency Funding – Non-housing and Homelessness Priority Needs of Public Services – youth and families; healthcare services – medical care, tests, supplies; homelessness Services – prevention, outreach, continuum-of-care; and homelessness housing and transitional shelter (potential objective / outcomes: suitable living environment / availability, accessibility, affordability, sustainability).

- Big Brothers, Big Sisters STEM Education Program – funds salary for STEM coordinator of mentoring activities and provides funds for facility rent, instructional materials, and equipment. The program will serve an estimated 30 unduplicated clients.
- Brazos Maternal and Child Health Clinic Women's Health Program – provides funds for prenatal program needed supplies, ultrasounds, lab tests, and patient education. The program will serve an estimated 425 unduplicated clients.
- Family Promise Case Management Program – funding for case manager position to expand program access and case management services by this family homeless shelter in Bryan. The program will serve an estimated 155 unduplicated clients.
- Unlimited Potential, Inc. – funds volunteer coordinator and mentor costs. Program provides life skills training, a resource center, and mentoring to help former foster youth become fully independent young adults. The program will serve an estimated 75 unduplicated clients.

Program Administration / Grant Compliance – CDBG – Addresses the goal of Program Administration and Grant Compliance of CDBG programs. (potential objectives / outcomes: decent housing & suitable living environment / availability, accessibility, affordability, sustainability).



## HOME

Home Owner Housing Assistance – Housing Priority Needs of Rehabilitation of Owner-occupied Units by assisting families with major housing rehabilitation/reconstruction. Estimated 2 households targeted citywide for assistance. (potential objectives / outcomes: decent housing / availability, accessibility, affordability, sustainability).

Down Payment Assistance/Acquisition (using previous year carry-over funds) – Housing Priority Needs of Acquisition of existing units–Down-payment Assistance by assisting families in the purchase of affordable single-family homes. Estimated 3 households targeted citywide for assistance (potential objectives / outcomes: decent housing / availability, accessibility, affordability, sustainability).

Community Housing Development Organizations (CHDO) – Housing Priority Needs of Production of Affordable Units – Homebuyer or Rental Housing by funding and technical support of the development for 1 project by a certified Community Housing Development Organization (CHDO) – a non-profit whose mission is affordable housing (potential objectives / outcomes: decent housing / availability, accessibility, affordability, sustainability).

Program Administration / Grant Compliance – HOME – Goal of Program Administration and Grant Compliance of HOME programs. (potential objectives / outcomes: decent housing / availability, accessibility, affordability, sustainability).

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

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

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

Previous program experiences allow staff to identify and replicate successes in promotion of CDBG and HOME grant goals and objectives. Accordingly, the following program accomplishments for the most recently completed five-year Consolidated Plan period (2015-19 CP) and more recent Coronavirus Pandemic related accomplishments, have provided guidance to Council and staff in choosing goals and projects found in the 2023 AAP. A summary of the most recently 2021-22 PY accomplishments also follows.

#### **Most Recent Five-year CP Accomplishments**

## **Decent Housing**

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

## **Suitable Living Environment**

- 9,566 persons and/or households assisted by public service agencies funded by the City.
- 3,528 homeless persons provided shelter and supportive services by partner agencies.
- Approximately 60 agencies provided technical assistance for potential grant funding.
- 26 public service agencies provided funding to provide expansion or increased services.
- 234 deteriorating, vacant structures were either demolished by the City by order of the Building Standards Commission, or repaired or demolished by owners after ordered by the Commission.
- 2 additional demolitions of dangerous, vacant dwellings were completed by the City's Community Development Dept. to eliminate slum and blight and accommodate new housing.

## **Expanded Economic Opportunities**

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

## **Fair Housing, Equal Opportunity (FHEO)**

- The City's Community Development Department (CD) participated in multiple public activities to promote Fair Housing and Equal Opportunities, to include public hearings, radio and television

advertisements, and Fair Housing presentations to citizens. Provided for citizen input through multiple public hearings and separate advisory committee meetings.

- Provided FHEO information at 85 unique events, including: regional health and program fairs; internet/webpage PSAs; television and radio announcements, public hearings; interfaith community presentations; online surveys; and other city and non-profit informational functions.
- Held multiple public hearings on FHEO issues and posted online FHEO surveys to gather input and public comment used to facilitate the newly updated City of Bryan Analysis of Impediments (AI). The new AI was prepared in conjunction with the City's new 2020-24 Consolidated Plan.

### **Other Related Actions**

- Assisted Bryan Housing Authority by reviewing their Budget and Annual Plan for consistency with the City's Consolidated Plan.
- Assisted the Brazos Valley Coalition for the Homeless (BVCH) on the Continuum of Care and assisted other agencies through BVCH.
- Participated in the *Bryan Staff Housing Infill Committee* to facilitate affordable housing including infill housing, infrastructure improvements, demolition, and other affordable housing initiatives.
- Prepared and submitted five Annual Action Plans
- Prepared and submitted five Consolidated Annual Performance Evaluation Reports
- Prepared and submitted the 2020-24 Consolidated Plan
- Amended the 2019 Annual Action Plan to receive CDBG-CV funds to allow receipt of CARES Act funding available to address local needs due to the Coronavirus Pandemic.

### **Most Recent PY2021-22 Accomplishments**

- Provided homebuyer counseling and down-payment assistance to 5 eligible citizens using federal grant money with additional projects underway at year's end.
- Provided technical assistance to 3 different private developers (1 for-profit and 2 non-profit) of affordable housing by new construction and rehabilitation activities.
- Provide technical assistance through code enforcement actions resulting in approximately 5,207 cases to address clean up, and/or elimination of spot slum/blight.
- Provided funding to 3 public service programs and technical assistance to 8 agencies/programs to increase access to services. 874 LMI persons served by the CDBG funded PSA organizations.
- Provided housing assistance to 55 completed minor repair projects to address deficiencies and improve housing stock for low-income homeowners.
- Provided housing assistance through major rehabilitation/reconstruction with 2 projects competed and other units in various stages of progress as of the publication of this report.
- Utilized \$41,000 of HOME funds to install sanitary sewer lines to accommodate development of 3 new affordable Habitat homes for purchase by lower-income first-time homebuyers.

- Coordinated with and provided HOME Community Housing Development Organization (CHDO) set-aside funding and other available HOME funding for the construction of 1 affordable, senior housing units in partnership with Elder-Aid, a city certified city CHDO.
- Provided Economic Development Assistance to 9 businesses impacted by the Coronavirus Pandemic, by providing financial assistance to ensure that jobs for lower-income persons are created and/or retained with 58 jobs (25 full-time equivalent) benefited).
- Addressed the digital-divide by ensuring that options are available to make broadband services available and affordable were made by local agreements by the City and internet service providers. Additionally, hazard mitigation was ensured by City planning and communication efforts to review, plan, and mitigate various area hazard threats and to ensure coordination with area municipalities, agencies, and state organizations.
- Provided for citizen input at multiple public meetings to include Community Development Advisory Committee meetings, Joint Relief Funding Review meetings, and City Council meetings.
- Provided FHEO information at 15 unique events or outreach efforts, to include: advisory committee meetings and public hearings; on internet, TV and radio outreach; internet/webpage PSAs; public hearings; online surveys; and other city and non-profit informational functions.
- Staff served on and provided technical assistance to multiple other (non-PSA funded) agencies in advancement of the city's community development goals and objectives.
- Prepared and submitted the 2021 Consolidated Annual Performance and Evaluation Report.
- Developed the 2022 Annual Action Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

##### **Summary from citizen participation section of plan.**

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

The 2023 AAP commits to the 5-Year CP which includes an assessment of housing and homeless needs, a housing marketing analysis, a 5-year strategic plan, and monitoring standards and procedures to ensure compliance with program requirements. The CP's Strategic Plan describes priorities and strategies (measurable goals) for addressing community needs concerning affordable housing, homelessness, special populations, pandemic related emergencies, economic and social service needs, and non-housing community development needs. The 2020-24 CP was adopted by the City on July 14, 2020.

2023 AAP efforts began as the Community Development Advisory Committee (CDAC) held public meetings (October 21, 2022, January 12, 2023, February 9, 2023, March 9, 2023, May 11, 2023, and June 8, 2023) to develop Bryan's 2023 AAP. Two of the meetings (March 9, 2023 and June 8, 2023) included public hearings, presentations and discussion on the CDBG and HOME grant allocations for the proposed 2023 AAP, and hearings to provide information and receive comments related to Fair Housing and Affirmative Marketing.

Public service announcements (PSAs) were also provided for publishing to the 211-Texas non-emergency help-line, and the Community Partnership Board (representing approximately 45 local service providers). Additionally, PSAs were viewable on the City of Bryan's website, the CDS Dept. webpage, on the city's informational television station (Channel 16), and on social media like YouTube

An online survey was available from February 13th to April 12th to garner public input related to local housing, non-housing and fair housing and affirmative marketing needs and issues (see Citizen Participation Comments and Grantee Unique Appendices under Attachments). Public input received was considered by the advisory committee while making program and funding recommendations.

On May 11, 2023, during a public meeting, staff and CDAC reviewed project funding recommendations for the 2023 AAP. At its June 8, 2023 meeting, the CDAC held 2 public hearings to provide information and gather public comment and input on community needs for the 2023 AAP. The June 8th hearings began the comment period for review and comment of the draft 2023 AAP.

A list of proposed activities, program requirements, and a public hearing agenda was published in the Spanish newspaper *La Voz Hispana* on May 19, 2023 and the *Bryan/College Station Eagle* on May 22, 2023, satisfying the 15-day notice requirement for the public hearings held on June 8, 2023. The June public hearings began the required 30-day comment period. Citizen comments on the proposed 2023 AAP were accepted through July 10, 2023 (see Attachments) and it was determined that the 2023 AAP, and all described therein, be forwarded to the Bryan City Council for action. The Bryan City Council approved the 2023 AAP at its July 11, 2023 regular meeting.

## **5. Summary of public comments**

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

The City of Bryan's Community Development Action Committee (CDAC) held six public meetings, several of which included public hearings on the 2023 Annual Action Plan and the Fair Housing/Affirmative Marketing Plan. These public hearings were held at two different phases of development of the plans: one early in the year (March 9, 2023) to receive public comment on the needs of low-moderate income persons, and the second public hearings held after development of the Draft 2023 AAP to present and receive public comment on the draft plan. That public meeting was held on June 8, 2023. A 30-day public comment period began on June 8, 2022 and ended on July 10, 2023. Additionally and throughout the development of the 2023 AAP, other various public input was solicited by: public service announcements, online surveys, television and YouTube outreach, city website postings, and other outreach methods. Public comments received at public hearings are found later in this document under **Attachments – Citizen Participation Comments**. Other public input received (2023 AAP surveys, committee comments, and other related 2020-24 CP surveys) are found in under **Attachments – Grantee Unique Appendices**.

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

All comments were accepted and used in development of the 2023 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 2023 Annual Action Plan (AAP) addresses needs and priorities as set forth in the 2020-24 Consolidated Plan. Public input received during the AAP planning process has been used by staff, the city's advisory committee, and by the Bryan City Council in development of the 2023 AAP. Through this plan, the City of Bryan will continue to provide for decent housing, a suitable living environment, and expanded economic opportunities for its citizens.

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

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

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

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

**Table 1 – Responsible Agencies**

**Narrative (optional)**

Bryan is a Home Rule City with a Council/Manager form of government. The lead entity responsible for overseeing development of the Consolidated Plan (CP) and implementation/management of CP programs is the City of Bryan Community Development Department (CD). The CD Manager reports to the City’s Director of Special Projects, who 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 plans and programs. As needed, the CD office coordinates with other various city departments in the process of administering grant funded programs and activities.

**Consolidated Plan Public Contact Information**

Art Roach, Manager  
 Community Development Dept.  
 P.O. Box 1000  
 Bryan, TX 77805  
 (979) 209-5175  
 art@bryantx.gov

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Bryan Community Development (CD) Department utilized an inclusive approach to solicit participation by local and regional providers of housing, health, and human services assistance. Multiple online and in-person comment and survey opportunities were available, as well as public meetings, public hearings, and workshops, in which agencies, elected officials, coalition members, city departments and other stakeholders could provide input into the City's 2023 AAP. Consultation took place with multiple offices and agencies on: needs, goals, objectives, funding allocations, and Fair Housing activities, as well as discussions with providers addressing: homelessness, public and subsidized housing, HOPWA needs, lead-based paint issues, and regional needs.

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

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

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

City staff serve on and/or is active in multiple other private and governmental entities serving lower-income populations, to include: United Way of the Brazos Valley, Bank on Brazos Valley, and the Community Partnership Board which represents approximately 45 local housing, health and human services providers. The City of Bryan Community Development Department prepared and made available public service announcements about the 2023 AAP specifically for United Way of the Brazos Valley's 211-Texas Resource Coordinator and for the Community Partnership Board's agency members. The public service announcements provided information on the city's 2023 AAP and on upcoming public hearings, and invited participation and public input at the hearings.



City staff regularly reviews and provides 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.**

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

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

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

For un-sheltered persons, the 2023 Point-in-Time Count (PIT) revealed one un-sheltered family with a child (3 persons - 1 adult male, 1 adult female, and 1 female child, all white and Non-Hispanic). Ninety-nine other non-sheltered individuals consist of the following:

**99 unsheltered individuals:**

4 (18-24 year olds) - 4% of total  
95 (>25 year olds) - 96% of total  
72 male - 73% of total  
27 female - 27% of total

85 Non-Hispanic - 86% of total  
14 Hispanic - 14% of total  
67 White - 68% of total  
31 Black - 31% of total  
1 Asian - 1% of total

The sheltered count excludes Rapid Re-housing clients as RRH is considered permanent housing by HUD. Otherwise, the 2023 Point-in-Time Count (PIT) revealed 2 adult, female, Non-Hispanic clients (1 White and one Black) sheltered at Phoebe’s Home for domestic abuse victims. ). Eighty-eight other non-sheltered individuals consisting of 74 households without children; 5 households with children, totaling 88 persons. Total demographics follow:

**88 sheltered individuals:**

7 (< 18year olds) - 8% of total  
 4 (18-24 year olds) - 4% of total  
 77 (>25 year olds) - 88% of total  
 51 male - 58% of total  
 37 female - 42% of total

73 Non-Hispanic - 82% of total  
 15 Hispanic - 18% of total  
 56 White - 68% of total  
 41 Black - 31% of total  
 1 Hawaiian or Pacific Islander- 31% of total  
 2 Asian - 1% of total

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

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

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

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

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

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

1	<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 Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Regional organization Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Broadband Needs and Hazard Mitigation

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.</p>
2	<p><b>Agency/Group/Organization</b></p>	<p>BRYAN</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  PHA  Services - Housing  Service-Fair Housing  Services - Broadband Internet Service Providers  Services - Narrowing the Digital Divide  Agency - Managing Flood Prone Areas  Agency - Management of Public Land or Water Resources  Agency - Emergency Management  Other government - Local  Civic Leaders</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Public Housing Needs  Market Analysis  Economic Development  Anti-poverty Strategy  Broadband Needs and Hazard Mitigation</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.</p>

3	<b>Agency/Group/Organization</b>	BRYAN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
4	<b>Agency/Group/Organization</b>	Bryan/College Station Metropolitan Planning Organization
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Transportation Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
5	<b>Agency/Group/Organization</b>	Brazos County Health District
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Non-housing needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.

6	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
7	<b>Agency/Group/Organization</b>	Brazos Valley Coalition for the Homeless
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Regional organization Planning organization



	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
8	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.

9	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
10	<b>Agency/Group/Organization</b>	Texas Department 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

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
11	<b>Agency/Group/Organization</b>	TEXAS DEPARTMENT OF STATE HEALTH SERVICES
	<b>Agency/Group/Organization Type</b>	Health Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.

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

All agency types were consulted during development of Bryan’s 2020-24 CP and 2023 AAP. Staff regularly consults with various agencies and by participation in the CPB (Community Partnership Board) which includes approximately 45 area agencies collaborating on local needs. Organizations not consulted with in either workshops or one-on-one meetings, were invited to provide input by participation in online survey opportunities and/or by correspondence (see list of contacted entities under AP-10 Consultation. In all, approximately 200 public and private entities were reach out to during the consolidated planning process in an effort to receive comprehensive input regarding local needs and priorities, and information received was likewise reviewed during development of the 2023 AAP.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	BV Coalition for the Homeless (BV CoC / Doug Weedon Shelter of Hope)	The CP 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 CP 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 CP, and 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 CP 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	CP 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 CP 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 CP Strategic Plan, namely a need for improved public transportation services for the low and moderate-income citizens.

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

**Narrative (optional)**

In an effort to ensure a comprehensive analysis of local needs, as well as effective program goals and objectives meeting needs, the City involved all types of health and human service providers, government agencies, and private sector service entities in the Consolidated Planning process. Likewise, input and involvement of public and private stakeholders was also solicited in the development of the 2023 AAP, as were other relevant

plans that provide guidance on local needs. Individual consultations, agency workshops, online surveys, focus groups, public hearings and review of other available resources allowed the City to prepare strategies that serve both stakeholders and clients. The City of Bryan enjoys good working relations with local providers and fosters those associations by regularly scheduled forums and workshops. These regular meetings ensure goals are being carried out, grant program requirements are being satisfied, and needs are being met according to the Consolidated Plan and Annual Action Plan. Community Development staff has collaborated with a variety of organizations in review of community needs, to include the Community Partnership Board, Brazos County Housing Coalition, the Brazos Valley Coalition for the Homeless, Bryan Staff Housing Infill Committee, Bank on Brazos Valley, and United Way of the Brazos Valley.

Regarding the City's efforts to: narrow the digital divide, ensure broadband access, participate as a local emergency management partner, and to assist in the management of flood prone areas, public land, and water resources, information is found in the city's 2020-24 CP, and in this AAP's Appendices. Included is an FCC map titled *Texas Internet Coverage by County*, as well another map using FEMA data to illustrate local flood prone areas within the city limits and potentially impacted LMI areas. Additional images show social media posts announcing collaboration between corporate partners and city departments to further ensure that affordable high speed internet service options. To ensure property management of public lands and water resources, the City, as necessary, consults with regional entities like the City of College Station, Brazos County, Brazos Valley Council of Governments, Texas A&M University, and the Brazos Valley Groundwater Conservation District to ensure that these critical resources are properly managed. City staff and elected officials have, and continue to plan contingencies addressing the mitigation and response to local natural disasters, to include storm and flood damage particularly for affected LMI populations.

## **AP-12 Participation – 91.105, 91.200(c)**

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

The City's Citizen Participation Plan is designed to afford all citizens, including low- and moderate-income citizens, the opportunity to comment on Consolidated Plans and Action Plans, grant programs, and projects. Policies addressed in the plan include: encouraging participation, minimum requirements, amendments, performance reports, public hearings, meetings, availability to the public, access to records, technical assistance, use of plan, jurisdiction response, and definition of substantial change. Multiple opportunities allowed input regarding the Citizens Participation Plan, and other related policies and procedures, during development of the city's 2020-24 Consolidated Plan (CP) which is the guiding document for the 2023 Annual Action Plan (AAP).

As a public forum for the city's programs, and to gain input on local needs and priorities important to development of the city's 2023 AAP, the City's Community Development Advisory Committee (CDAC) held public meetings on: November 10, 2022, January 12, 2023, February 9, 2023, March 9, 2023, May 11, 2023 and June 8, 2023 to develop Bryan's 2023 AAP. The earlier development of the controlling 2020-24 CP involved several means of citizen participation, including: multiple surveys (online, mailed and at workshops); multiple public meetings and hearings; mailings to neighborhood associations and churches; newspaper notices; television and radio public service announcements; and website and YouTube informational postings. Likewise, development of the 2023 AAP involved an online survey opportunity, multiple public meetings and hearings, newspaper notices, television and radio public service announcements; and, website and YouTube informational postings.

The March 9th and June 8, 2023 meetings included public hearings on the local needs and draft 2023 AAP Plan summaries, respectively, as well as on Fair Housing and Affirmative Marketing requirements. Public meetings were announced by notices in the local newspaper, radio, television, public service announcements to agencies, social media, and on the city's website. Public meetings agendas were also posted on the official legal notice websites. The variety of outreach methods resulted in a broad range of input from citizens. Outreach included, but was not limited to: legal ads in newspapers, public services announcements on the city website, television, radio, YouTube, non-profit websites, and other media and venues. An online survey also ran from February 13, 2023 to April 12, 2023 and provided opportunity for citizens to provide input on local housing and non-housing needs and priorities. Assistance was available to agencies, developers and other inter-departmental offices needing application assistance as well as technical assistance and feasibility reviews so as to apply for grant funding.

CDAC reviewed and sorted the input during its development of the 2023 AAP. The resulting plan containing recommendations regarding needs, priorities, and funding allocations were then forwarded to the Bryan City Council for approval. As required by HUD, a 30-day public comment period ran from June 8, 2023 through July 10, 2023, during which time the Draft 2023 AAP was available for review online and at various city offices. On July 11, 2023, the Bryan City Council held a public council meeting during which the 2023 AAP was 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	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community  English	Approx. 30 citizens and staff attended hearings. Other comments received outside of hearings or during 30-day comment period are found in Public Comments	Comments are provided under AP-05 Summary of Public Comments	All comments were accepted.	<a href="https://theeagle.com">https://theeagle.com</a>  <a href="http://www.bryantx.gov/community-development">http://www.bryantx.gov/community-development</a>  <a href="https://www.lavozhispana.info">https://www.lavozhispana.info</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)
2	Public Hearing	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community  English	Hearings held March 9, and June 8, 2023 on 2023 AAP, funds, and Fair Housing and Affirmative Marketing. Approx. 30 citizens and staff attended hearings.	Comments are provided under AP-05 Summary of Public Comments	All comments were accepted.	<a href="https://theeagle.com">https://theeagle.com</a>  <a href="http://www.bryantx.gov/community-development">http://www.bryantx.gov/community-development</a>  <a href="https://www.lavozhispana.info">https://www.lavozhispana.info</a>
3	Webpage links to Survey and Notices in English and Spanish	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community  English	Approx. 30 citizens and staff attended hearings. Other comments received outside of hearings or during 30-day comment period are found in Public Comments.	Comments are provided under AP-05 Summary of Public Comment	All comments were accepted.	<a href="http://www.bryantx.gov/community-development">http://www.bryantx.gov/community-development</a>
4	Online Survey	Non-targeted/broad community	No responses were received on the survey.	No responses were received on the survey.	No responses were received on the survey.	<a href="https://www.surveymonkey.com/r/BryanNeeds23">https://www.surveymonkey.com/r/BryanNeeds23</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)
5	March 2023 PSA through UWBV 211 Texas	Local agency partners and stakeholders	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	<a href="https://uwbv.org/211texas">https://uwbv.org/211texas</a>
6	March 2023 PSA through Community Partnership Board	Local agency partners and stakeholders	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	<a href="https://www.projectunitytexas.org/community-partnership-board-1">https://www.projectunitytexas.org/community-partnership-board-1</a>
7	March and June 2023 Social Media PSA - English	Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	<a href="https://www.bryantx.gov/social-media">https://www.bryantx.gov/social-media</a> <a href="https://www.bryantx.gov/latest-posts">https://www.bryantx.gov/latest-posts</a>
8	March and June 2023 Social Media PSA - Spanish	Non-English Speaking - Specify other language: Spanish	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	<a href="https://www.bryantx.gov/social-media">https://www.bryantx.gov/social-media</a> <a href="https://www.bryantx.gov/latest-posts">https://www.bryantx.gov/latest-posts</a>
9	March and June 2023 Television PSA - English	Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	<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)
10	March and June 2023 Television PSA - Spanish	Non-English Speaking - Specify other language: Spanish	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	<a href="https://www.bryantx.gov/channel16">https://www.bryantx.gov/channel16</a>
11	Draft 2023 AAP available for review and comment online and at other city offices	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community English	Response evaluated by number of citizens viewing and number of comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	<a href="http://www.bryantx.gov/community-development">http://www.bryantx.gov/community-development</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

In Program Year 2023, the City of Bryan anticipates receiving Community Development Block Grant (CDBG - \$910,061) and HOME Investment Partnerships Program (HOME - \$443,351) grant funding from the U.S. Department of Housing and Urban Development (HUD) and approximately \$40,000 of CDBG program income and an estimated \$66,000 in HOME program income. The City of Bryan also anticipates similar grant and program income amounts on an annual basis through the duration of the 2020-24 Consolidated Plan period. Annual allocations are based on a HUD-established formula. These resources, along with those from other public, private, and nonprofit partners, establish a multi-faceted approach to addressing the goals and objectives identified in this Strategic Plan.

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

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

- \$910,061 in Community Development Block Grant Funds (CDBG)
- \$443,351 in Home Investment Partnership Funds (HOME)

**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	910,061	40,000	1,257,280	2,207,341	2,207,341	Expected amount for rest of Con Plan is Year 4 x 1.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	443,351	66,000	407,761	917,112	917,112	Expected amount for rest of Con Plan is Year 4 x 1.

**Table 5 - Expected Resources – Priority Table**

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

Federal funds will leverage additional resources through applicable property donations (city or other entities), non-profit resources such as sweat equity or funds available for partnerships such as Habitat for Humanity, or other non-profit developers for rehabilitation or construction of affordable housing. Additional leveraging includes down-payment assistance program leveraging resources at an anticipated \$850,000 annually. Local financial institutions provide permanent financing to homebuyer's receiving down-payment assistance. CDBG public service agencies provide private non-profit dollars into CDBG funded public service agency programs, and average approximately \$500,000 annually of other, non-CDBG funds leveraged. The City uses general funds to improve parks, facilities and infrastructure in low/moderate income areas and does partner with the Community Development Department, when appropriate to leverage CDBG funds further. Regarding matching requirements, the City's PY2023 HOME match requirement has been 100% waived, as per the U.S. Dept. of HUD's published HOME Match Waivers based on fiscal distress of the local community, and there are no match requirements for the CDBG program.

**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. Additionally, the City does, and will continue making existing utility right-of-ways available to provide the community affordable and more widely available broadband internet, television, and phone service to Bryan citizens through a recently announced agreement with MetroNet, a national fiber optic service provider, and other providers to address needs identified in the 2020-24 Consolidated Plan. The recent local expansion of broadband services by several internet companies are, in part, made possible by the City and the State as access to, and through public right-of-ways are regularly negotiated and coordinated to allow required cable installation so as to mitigate the digital-divide locally.

**Discussion**

In the 2023 program year, the City will use CDBG, HOME, and other leveraged funds to address needs summarized in the Consolidated Plan. The City will receive \$910,061 of CDBG (plus anticipated program income of \$40,000) and \$443,351 of HOME (plus anticipated program income of

\$66,000). Prior year's resources anticipated to carry over from the PY2022 are estimated to be \$1,257,280 of CDBG and \$407,761 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, Habitat for Humanity, Elder-Aid, 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: \$540,000 HOME: \$287,513	Homeowner Housing Rehabilitated: 33 Household Housing Unit
2	Acquisition Existing Units, Homebuyer Downpayment	2020	2024	Affordable Housing	City Wide	Acquisition of Existing Units	HOME: \$45,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Production of Affordable Units, Rental Housing	2020	2024	Affordable Housing	City Wide	Production of Affordable Units	HOME: \$66,503	Rental units constructed: 1 Household Housing Unit
4	Code Enforcement, Slum and Blight	2020	2024	Non-Housing Community Development	City Wide	Code Enforcement	CDBG: \$51,540	Housing Code Enforcement/Foreclosed Property Care: 3 Household Housing Unit
5	Public Services, Youth and Families	2020	2024	Non-Housing Community Development	City Wide	Public Services	CDBG: \$54,734	Public service activities other than Low/Moderate Income Housing Benefit: 105 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services, Healthcare	2020	2024	Non-Housing Community Development	City Wide	Public Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 425 Persons Assisted
7	Homelessness Services, Prevention, Outreach, CoC	2020	2024	Homeless	City Wide	Homelessness Services	CDBG: \$40,000	Homelessness Prevention: 155 Persons Assisted
8	Public Services, Other	2020	2024	Non-Housing Community Development	City Wide	Homelessness Services Public Services	CDBG: \$1,775	Other: 1 Other
9	Program Administration, Grant Compliance	2020	2024	Program Administration, Grant Compliance	City Wide	Program Administration	CDBG: \$182,012 HOME: \$44,335	Other: 1 Other

Table 6 – 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 or reconstruct their property to standard condition and provide maintenance education to low- and moderate-income homeowners. Activity will serve an estimated 33 households between CDBG and HOME funding.



2	<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. Acquisition of 3 affordable homeowner unit is expected.
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. Development of 1 affordable rental unit is expected.
4	<b>Goal Name</b>	Code Enforcement, Slum and Blight
	<b>Goal Description</b>	Provide technical and/or financial support to low- and moderate-income homeowners for demolition of their dilapidated and dangerous vacant structures. Activity will address an estimated 3 properties using CDBG funding.
5	<b>Goal Name</b>	Public Services, Youth and Families
	<b>Goal Description</b>	Public Services/Youth and Families program goals to fund education programs for children of low- and moderate-income households, and program goals for youth aging out of Foster Care and needing life skills training, counseling, resources, and mentoring to help in becoming fully independent young adults.
6	<b>Goal Name</b>	Public Services, Healthcare
	<b>Goal Description</b>	Public Services/Healthcare goal for programs providing maternal and child healthcare through funds for medical tests, supplies, and patient education for low- to moderate-income households.
7	<b>Goal Name</b>	Homelessness Services, Prevention, Outreach, CoC
	<b>Goal Description</b>	Homelessness goal for programs providing case management to aid homeless families with assistance and resources necessary to leave homelessness and acquire permanent housings.
8	<b>Goal Name</b>	Public Services, Other
	<b>Goal Description</b>	Public Services/Other program goal for monitoring of funded agencies for compliance with CDBG requirements as well as contract obligations. Also involves reviewing and processing agency draw requests and verification of agency submitted program accomplishments (numbers served and demographic data).

9	<b>Goal Name</b>	Program Administration, Grant Compliance
	<b>Goal Description</b>	The goal of providing program administrative and grant compliance review, oversight, and compliance as required by municipal, state, federal, or other grant or charitable funds received by the City to benefit or meet citizen needs, using both CDBG and HOME funding.

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

The City estimates it will provide affordable housing assistance to approximately 24 extremely low-income, low-income, and/or moderate-income families during the 2023-24 Annual Action Plan year, as follows:

- 30 homeowners receive minor home repairs
- 5 owner-occupied homes rehabilitated or reconstructed
- 1 affordable rental unit constructed for elderly renters
- 3 down-payment assistance projects.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

During the PY2023 year, the City of Bryan will administer approximately \$1,459,412 in federal grant funds and anticipated program income. The \$910,061 in CDBG grant funding, coupled with approximately \$40,000 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 as well as economic development projects promoting creation and/or retention of jobs for low-moderate income persons.

Those activities include: (1) an after-school youth STEM educational program for students from low-income households; (2) a maternal health program providing healthcare for lower-income women; (3) a case management program to assist persons at a homeless family shelter, and; (4) volunteer coordinator and mentor program providing life skills training, a resource center, and mentoring to help former foster youth become fully independent young adults. Additionally, some CDBG funding allocation and program income will be used to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance, volunteer demolition, acquisition, and staff program delivery.

The HOME grant funds, totaling \$443,351, plus another \$66,000 of projected program income, will also be allocated to several housing assistance activities promoting decent and affordable housing. Those activities include: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance. CHDOs will also 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 - HOME
4	Production of Affordable Units: Rental Housing / CHDO - HOME
5	Public Services: Big Brothers, Big Sisters STEM Program - CDBG
6	Public Services: Brazos Maternal & Child Health Clinic - CDBG
7	Public Services: Family Promise Case Management Program - CDBG
8	Public Services: Unlimited Potential, Foster Youth Program- CDBG
9	Public Services: Staff Program Delivery - CDBG
10	Program Administration: Grant Compliance - CDBG
11	Program Administration: Grant Compliance - HOME

**Table 7 - Project Information**

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

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

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

1	<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 Code Enforcement, Slum and Blight
	<b>Needs Addressed</b>	Rehabilitation of Existing Units Code Enforcement
	<b>Funding</b>	CDBG: \$591,540
	<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 3 annually; minor repairs 30 annually (health/safety concerns and handicap accessibility), and 3 volunteer clearance/demolition funding. Includes approximately \$40,000 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); and program delivery, in Bryan's 2023 AAP. Minimum of 36 projects estimated.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	36 households of very low-, low- and moderate-income households/families will benefit from these proposed activities, including households of elderly and disabled, and those of various races and ethnicities.
	<b>Location Description</b>	To be determined.
<b>Planned Activities</b>	Activities will provide up to 36 households housing assistance in the form of: infrastructure, new development, rehabilitation/replacement, handicap accessibility, minor repair, 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: \$287,513

	<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; (health/safety concerns and handicap accessibility), volunteer clearance/demolition Funding includes approximately \$66,000 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 2023 AAP. 2 projects expected.
	<b>Target Date</b>	9/30/2024
	<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 households of elderly and disabled, and those 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, or demolition, and staff and other related costs necessary to carry out HOME program activities for housing activities.
3	<b>Project Name</b>	Acquisition of Existing Units, Homebuyer Down-payment - HOME
	<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: \$45,000
	<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. 3 households are projected to receive HOME down-payment assistance and the program provides for program delivery of staff oversight of each activity in Bryan's 2023 AAP.
	<b>Target Date</b>	9/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 3 households between 60% and 80% of the area median income, including those with children and of various races and ethnicities, will be provided down-payment assistance to assist in acquisition of existing homeowner units.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Activities will provide up to 3 households housing assistance in the form of counseling and down-payment assistance and other staff related costs necessary to carry out HOME program activities for this housing activity.
<b>4</b>	<b>Project Name</b>	Production of Affordable Units: Rental Housing / CHDO - HOME
	<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: \$66,503
	<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 every 2 years.
	<b>Target Date</b>	9/30/2024
	<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 every 2 years.
<b>5</b>	<b>Project Name</b>	Public Services: Big Brothers, Big Sisters STEM Program - CDBG
	<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: \$39,734
	<b>Description</b>	This activity's goal is to provide a program for STEM course education assistance to students from low- and moderate-income households.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity is anticipated to serve 30 school age students from low- to moderate-income households, including those of various racial, ethnic, and gender categories.
	<b>Location Description</b>	Services are provided primarily at 705, N. Houston Ave, Bryan, TX 77803.
	<b>Planned Activities</b>	The program goal is to provide a safe and free out-of-school learning environment where youth ages 6-16 work with adult mentors to explore their own ideas, develop new skills, and build confidence in themselves through the use of technology.
6	<b>Project Name</b>	Public Services: Brazos Maternal & Child Health Clinic - CDBG
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services, Healthcare
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	This program provides prenatal medical care and health education for medically indigent pregnant women.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity is anticipated to serve 425 persons from low- to moderate-income women, including those of various racial, and ethnic categories.
	<b>Location Description</b>	Services will be provided primarily at 3370 S. Texas Ave., Ste. G, Bryan, TX 77802.
	<b>Planned Activities</b>	Provides for direct client assistance (prenatal medical care and health education) for medically indigent pregnant women
7	<b>Project Name</b>	Public Services: Family Promise Case Management Program - CDBG
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Homelessness Services, Prevention, Outreach, CoC
	<b>Needs Addressed</b>	Homelessness Services
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Family Promise of Bryan-College Station provides case management and support services for families following placement of homeless clients. The program provides shelter, counseling, and referrals to assist families as they transition from homeless to permanent housing. The program will serve an estimated 155 unduplicated clients.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will serve an estimated 155 unduplicated clients from low-to moderate-income families, including those of various racial, ethnic, and gender categories.
	<b>Location Description</b>	The services will be provided at 1401 W. Martin Luther King, Jr. St., #202, Bryan, TX 77803.
	<b>Planned Activities</b>	Provides for case management and support services for families following placement of homeless clients. The program provides shelter, counseling, and referrals to assist families as they transition from homeless to permanent housing.
8	<b>Project Name</b>	Public Services: Unlimited Potential, Foster Youth Program- CDBG
	<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: \$15,000
	<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>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity is anticipated to serve 75 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 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>9</b>	<b>Project Name</b>	Public Services: Staff Program Delivery - CDBG
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services, Other
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$1,775
	<b>Description</b>	Staff monitoring of funded agencies for compliance with CDBG requirements as well as funding contract obligations. Also involves reviewing and processing agency draw requests and verification of agency submitted program accomplishments (numbers served and demographic data).
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable, see public service agency program activity estimates of numbers served.
	<b>Location Description</b>	Services will be provided primarily at 1803 Greenfield Plaza, Bryan, TX 77802.
	<b>Planned Activities</b>	Review and processing of agency draw requests and review and verification of agency submitted program accomplishments (numbers served and demographic data).
<b>10</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: \$182,012

	<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>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable, see program public service agency program activity estimates of numbers served.
	<b>Location Description</b>	Activity will take place primarily at 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.
<b>11</b>	<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: \$44,335
	<b>Description</b>	Management of HOME funded activities including, but not limited to, housing rehabilitation, down-payment assistance, Community Housing Development Organization (CHDO) projects, and other efforts to promote decent, safe, and affordable housing.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable, see HOME program activity estimates of numbers served.

	<b>Location Description</b>	Activity will take place primarily at 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, down-payment assistance, Community Housing Development Organization (CHDO) projects, as well as reporting, project development, program delivery, and other necessary efforts in support of grant goals and objectives.

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

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

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

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

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

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

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

### **Geographic Distribution**

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

**Table 8 - Geographic Distribution**

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

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

### **Discussion**

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

## Affordable Housing

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

#### Introduction

In the 2023-24 Program Year, the City of Bryan will provide volunteer rehabilitation/reconstruction assistance to a minimum of 3 homeowners through the Home Owner Housing Assistance Program and minor repair assistance to a minimum of 30 low-income owner-occupied dwellings. It is expected that 4 of these 33 households will be elderly and/or disabled. HOME set-aside CHDO funding will also be allocated in PY2023 to be available to an eligible CHDO for affordable housing development, and one CHDO project is expected to be completed in PY2023.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	30
Special-Needs	4
Total	34

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	33
Acquisition of Existing Units	0
Total	34

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

#### Discussion

The above noted affordable housing activities are targeted toward low-income home owners, elderly CHDO renters and/or home buyers. While the City is not directly funding housing assistance to homeless populations using PY2023 funding, the local homeless shelter and services provider, Twin City Mission (TCM), will received continued funding from a variety of public and private grant and charitable sources, as will Family Promise. TCM will also generate funds from its donation and thrift shop sales. The City partners with TCM as a member of the Brazos Valley Coalition for the Homeless.



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

### **Introduction**

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

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

BHA's current capital fund will allow BHA to continue progresses on remodeling project improvements to be completed in phases. BHA's waiting list has been slightly shorter than in previous program years. The average wait time is approximately 90 days. BHA is also currently experiencing fewer resident move-outs as compared to previous years. The most requested BHA units are 2 and 3 bedroom units. Typical waiting list is approximately 30 applicants.

In PY2023, BHA will continue using its current Ross Service Coordinator grant, to continue to provide services. Services offered to residents include: budgeting, homeownership training, parenting skills etc. as well as partnering with other agencies to provide training or information meetings. In addition, services such as 4H, Safe Sitter Classes, and Reading Programs in collaboration with BISD, *Learn, Eat, Grow & Go* a nutritional program, and youth gardening are offered. BHA's goal is to continue to provide affordable, safe and decent housing for residents. The City continues to provide technical assistance to BHA on an as needed basis. The City will continue to provide technical assistance to BHA and meet at least once annually.

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

BHA will continue providing 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 will also continue character building sessions during the summer for youth, and fitness program for adults as well as an association of BHA residents. Similarly, BVCOG will continue its Family Self-Sufficiency (FSS) Program, one of the largest in the state. Locally, approximately 15% of all HUD-assisted families are working toward independence from government assistance and each year 10 to 20 families graduate off of public assistance though the FSS Program. After graduation, multiple partnerships with other agencies, offer resume writing, job search, job readiness,

and financial fitness counselling which includes developing a budget, creating and maintaining a savings account, and credit repair.

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

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

**Discussion**

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

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

### Introduction

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

Brazos Valley Coalition for the Homeless (BVCH) conducts regular homeless surveys to gather information on needs with which to do regular gaps analysis updates. In 2005 , BVCH performed their first Point-in-Time Count (PITC). The most recent count was done on January 26, 2023. Following are demographics for both the sheltered, and un-sheltered 2023 PITC:

For un-sheltered persons, the 2023 Point-in-Time Count (PIT) revealed one un-sheltered family with a child (3 persons - 1 adult male, 1 adult female, and 1 female child, all white and Non-Hispanic). Ninety-nine other non-sheltered individuals consist of the following:

**99 unsheltered individuals:**

4 (18-24 year olds) - 4% of total  
95 (>25 year olds) - 96% of total  
72 male - 73% of total  
27 female - 27% of total

85 Non-Hispanic - 86% of total  
14 Hispanic - 14% of total  
67 White - 68% of total  
31 Black - 31% of total  
1 Asian - 1% of total

The sheltered count excludes Rapid Re-housing clients as RRH is considered permanent housing by HUD. Otherwise, the 2023 Point-in-Time Count (PIT) revealed 2 adult, female, Non-Hispanic clients (1 White and one Black) sheltered at Phoebe's Home for domestic abuse victims. ). Eighty-eight other non-sheltered individuals consisting of 74 households without children; 5 households with children, totaling 88 persons. Total demographics follow:

**88 sheltered individuals:**

7 (< 18year olds) - 8% of total  
4 (18-24 year olds) - 4% of total  
77 (>25 year olds) - 88% of total  
51 male - 58% of total  
37 female - 42% of total

73 Non-Hispanic - 82% of total  
15 Hispanic - 18% of total  
56 White - 68% of total  
41 Black - 31% of total  
1 Hawaiian or Pacific Islander- 31% of total  
2 Asian - 1% of total

In the City's 2020-24 Consolidated Plan, the most underserved groups, as reported by providers, are the low-income, mentally disabled and homeless. Agencies reported housing as the highest related primary need, transportation as the highest personal need, mental health care as the most pressing health care

need, and drug/alcohol abuse assistance as the top family need. Several of these also tend to be indicative of a risk of homelessness. BVCH data identifies the following as major contributing factors to homelessness: physical/mental disabilities; inability to pay rent/mortgage; and job loss.

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

The City will continue coordination and support of BVCH, TCM, and other agencies to ensure needs are addressed. In an effort to reduce and end homelessness, programs serving current homeless persons and others providing services to assist persons avoid homelessness, are both considered for funding. PY2023 funded programs meet goals identified in the local Continuum of Care (CoC) applications for funding, as well as the City of Bryan's CDBG – PSA funded objectives, and include:

Unlimited Potential, Foster Youth Assistance – Program provides life skills training, a resource center, and mentoring to former foster youth to help clients become fully independent young adults. Will serve an estimated 75 unduplicated clients.

Family Promise Case Management - Provides case management programs to aid homeless families with assistance and resources necessary to leave homelessness and acquire permanent housing. Will serve an estimated 155 unduplicated clients.

Other area agencies continuing to address local CoC needs, but not receiving Bryan CDBG PSA funds in PY2023 include: Twin City Mission, The Salvation Army's Pathway of Hope, Bryan Public Housing Authority, B/CS United Way, The Brazos Valley Community Action Programs, Project Unity, BCS Habitat for Humanity, Elder-Aid, Emanuel Baptist Church, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, the Salvation Army, and others.

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

City of Bryan CDBG funded programs and non-funded partnership efforts taken in the 2023-24 Program Year to address emergency shelter and transitional housing needs locally. While some efforts to address homelessness will use PY2023 funds, other programs will address needs indirectly by partnering with regional planning efforts addressing homelessness. Following are planned and anticipated efforts to analyze and address emergency shelter and transitional housing needs locally:

- Point in Time Homeless Count: The City will participate in BVCH's 2024 Point-In-Time Homeless population and subpopulation counts.
- Address Chronic Homelessness: The City and BVCH will support homeless providers in efforts to provide adequate beds for the chronically homeless.

To ensure direct services to vulnerable populations and persons at risk of homelessness, and to promote

programs helping person avoid homelessness, the City of Bryan will also fund:

Unlimited Potential, Foster Youth Assistance – Program provides life skills training, a resource center, and mentoring to former foster youth to help clients become fully independent young adults.

Family Promise Case Management - Provides case management programs to aid homeless families with assistance and resources necessary to leave homelessness and acquire permanent housing.

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

**To address chronically homeless individuals and families, the City and its Homeless Coalition partners make intensive case management available to reduce recidivism by previously homeless persons. Actions taken in the 2023-24 Program Year to help persons transition to permanent housing and avoid recidivism include:**

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

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

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

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

Unlimited Potential, Foster Youth Assistance – Program provides life skills training, a resource center, and mentoring to former foster youth to help clients become fully independent young adults.

Family Promise Case Management - Provides case management programs to aid homeless families with assistance and resources necessary to leave homelessness and acquire permanent housing.

**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 2023-24 Program Year to help individuals and families avoid homelessness include:**

CDBG Funds to Assist Clients at Risk of Homelessness: Through the its public service agency funding allocation, the City will make funding available to agencies, as follows: Unlimited Potential, Foster Youth Assistance - Program provides life skills training, a resource center, and mentoring to former foster youth to help clients become fully independent young adults. Will serve an estimated 75 unduplicated clients. Family Promise Case Management - Provides case management programs to aid homeless families with assistance and resources necessary to leave homelessness and acquire permanent housing. Will serve an estimated 155 unduplicated clients.

Assistance to Persons Discharged from Government Institutions: Through the city's PSA funding allocations, the City has previously funded, and will consider future funding request from organizations like Unlimited Potential (UP)'s, a program serving foster youth transitioning out of foster care. Other BVHC members also support and encourage programs assisting persons discharged from public institutions.

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

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

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

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

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

## **Discussion**

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

homelessness to permanent affordable housing and increased self-reliance.

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

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

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

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

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

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

### **Introduction:**

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

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

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

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

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

Locally, construction or renovation of housing is inexpensive in terms of development and inspection fees, meaning municipal costs do not inhibit development of affordable units. Development standards facilitate



both market and affordable units. The City will regularly analyze its development standards to identify potential barriers to production of affordable housing. The City avoids duplication between jurisdictions and ordinances are enforced solely by the City, eliminating redundant, time-consuming steps that add costs. Additionally, zoning allows for minimally sized lots which accommodate development of affordable housing. In 2022, the City passed revisions to its land and site development ordinance reducing the size of building set-back requirements. These amendments to the ordinance will aid in the development of more affordable housing units for Bryan residents.

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

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

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

locations in Bryan to also address affordable housing needs.

### **Discussion:**

The City established an inter-department group - Bryan's Housing Infill Committee - that identifies obstacles and explores ways to enhance local development, including infill housing, infrastructure, demolition, and other affordable housing initiatives. Additionally, the City established the Bryan Home Foundation Initiative, intended to assist owners of manufacture housing in former MU-1 zoned property to replace manufactured housing with site built homes. One project has been successfully completed to date. As noted above, revisions to Bryan's land and site development ordinance reduced the size of building set-back requirements which will aid in the development of more affordable housing units locally.

Locally, a demand for higher cost housing continues, diverting resources from affordable single-family development and limiting opportunities for lower-income buyers. The City, and partnering agencies, coordinate to address the need for decent, safe, and affordable housing locally. Technical assistance and homebuyer counseling, and down-payment assistance is provided by the City and local partners. The Bryan and College Station Community Development Offices, Brazos Valley Affordable Housing Corporation, Habitat for Humanity, Brazos Valley Community Action Program (BVCAP), the Brazos Valley Council of Governments, 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 severe supply shortage of affordable homeownership units has continued, as demand remains strong. According to the Bryan College Station Association of Realtors, the current inventory of available listings is only 1.7 months (March 2023), which is up from 1.0 months in March 2022. This slightly increased inventory is encouraging, however the Real Estate Center at Texas A&M University notes that 6.5 months of inventory indicates a balanced market. The median Bryan home price is currently \$249,900, unchanged from the March 2022 level. The primary factor influencing home affordability is that mortgage interest rates have increased 25.4% year-over-year, from 5.0% to 6.27%.

Lower income homebuyers requiring FHA financing and down-payment assistance remain at a competitive disadvantage with cash purchasers and investors. Multiple offers can still be expected on desirable properties, with some continuing to sell at a premium over the asking price. According to the Real Estate Center at Texas A&M University, this is attributable to an 4.66% increase in area jobs since February of last year. In the College Station-Bryan MSA, housing unit volume sales have declined 20%, while dollar volume has also dropped 12% since March 2022. This likely indicates that owners of starter homes are unwilling or unable in the current environment to move up to the next tier and make more starter home inventory available to first time buyers.

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

### **Introduction:**

The City partners with public and private organizations to enhance the effectiveness of programs delivering housing and social service assistance. A comprehensive network of planning entities and providers ensure that needed and attainable goals are established and resources are leveraged in meeting goals. Duplication of services is avoided by the city's lead on certain assessment and planning efforts. Examples include the city's participation in the Community Partnership Board (CPB) – representing approximately 45 agencies, the Brazos Valley Coalition for the Homeless (BVCH), and United Way of the Brazos Valley, all demonstrate the high level of coordination within the local housing and social service providers.

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

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

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

The City, through its own efforts and those of the non-profit organizations it funds, commit to affordable housing through needs through some or all of the following activities:

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

- Community Housing Development Organization (CHDO) - organizations creating affordable housing.
- Technical Assistance - assist investors in rental rehabilitation or new construction.
- Volunteer Demolition – facilitate removal of dangerous and/or dilapidated structures.
- Acquisition – for development of affordable housing and/or economic redevelopment.

PY2023 funds are allocated for down-payment, major and minor repairs, housing development, and other affordable housing activities, including program delivery costs. Approximately \$106,000 of program income is anticipated (\$40,000 from CDBG and \$66,000 from HOME). It is expected these funds will leverage up to \$850,000 in other funds. The City will develop relationships with non-profit housing and service providers to improve the quality and quantity of affordable housing and, where feasible, retain housing affordable to low-income families. Housing partners include:

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

Efforts continue to identify additional providers such as CHDOs, tax credit developers, other non- or for-profit developers of affordable housing.

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

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

of Bryan Community Development programs and projects are ongoing:

- Provide officials and citizens information and education about lead-based paint.
- Integrate lead hazard evaluation and reduction activities into program housing activities.
- Provide training opportunities for staff to manage lead-based paint impacted projects.
- Make information on childhood lead blood levels available to local officials and citizens.
- Continue to promote the development of new, affordable, and safe housing locally.
- 

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

In Program Year 2023-24, the City continues its antipoverty strategy that previous plans AAPs promoted. That strategy has the following components:

- Expand the inventory of safe, decent, affordable dwellings available to low-income residents.
- Fund public service activities such as the Unlimited Potential Foster Youth Program that enhance quality of life and encourage self-sufficiency for low-income residents.
- Fund activities like the Boys and Girls Club STEM education program the helps children develop their maximum potential, thereby avoiding poverty.

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

The \$910,061 CDBG grant funding, coupled with approximately \$40,000 of program income, will be allocated for affordable housing programs and a variety of local health and human service program activities promoting a suitable living environment, and enhancing availability/accessibility of services.

Those activities include: a youth educational program encouraging STEM (science, technology, engineering, and math studies to promote academic success; a case management and mentor program designed to help youth aging out of foster care gain life-skills and independence; a prenatal program providing healthcare to medically indigent pregnant women, so as to ensure babies that have every opportunity to grow into health adults; and a homeless program providing case management and services to help homeless families acquire permanent housing. In addition, some of the CDBG funding allocation and program income will be used to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance, volunteer demolition, acquisition, and staff program delivery.

The HOME grant funds, totaling \$443,351, plus another \$66,000 of projected program income, will also be allocated to several housing assistance activities promoting decent and affordable housing. Those activities include: major rehabilitation/reconstruction; new affordable housing construction; and down-payment assistance. CHDO set-aside funds will allow the city's CHDO to participate in the promotion of

decent and affordable housing locally.

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

### **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 Department partners with multiple organizations in assessing and meeting local needs. The local institutional delivery system is well coordinated to address homeless, housing, non-housing and special needs. The private and public organizations listed in Section SP-40 of the 2020-24 Consolidated Plan coordinate with the City, and other entities, in the identification, needs assessments, and delivery of program assistance. The City also is member of the Community Partnership Board, a coalition of approximately 45 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 (CD) Department of the City of Bryan is the lead agency for the Consolidated Plan and all subsequent Action Plans. CDS staff will work closely with all housing and social services providers through the 2023-24 Action Plan to achieve stated goals and objectives.

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

**Social Service Coordination:** Bryan Staff will also continue to work with individual agencies and coalitions to enhance communication and service delivery. Through staff interaction and public hearings, Bryan will provide technical assistance to public service agencies by providing review of grant applications, sources of funding streams, and workshops and will provide programmatic information to the Community Partnership Board (CPB), a coalition of approximately 45 area public service agencies . Where necessary

and appropriate, staff will provide additional technical assistance to local agencies on a one-on-one basis.

The City of Bryan will continue to partner with United Way's 2-1-1 information and referral system and other appropriate committees. Needs identified by the Information and Referral Advisory Committee and resulting goals to enhance coordination between service providers will be addressed by:

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

### **Discussion:**

The City's CDS staff will also coordinate with the Unity Partners Community Partnership Board, which incorporates local demographics into goals and objectives for low- and moderate-income families. The organization provides a forum allowing non-profits to reduce duplication of services, gain strength through collaborative grant writing, attend workshops and seminars, and provide case management for families to encourage self-sufficiency. CD staff also coordinate with United Way's I&R Committee, Brazos Valley Coalition for the Homeless, the Brazos Valley Health Coalition, and United Way's Financial Initiative. Additionally, CD staff is represented on the Bryan Housing Infill Committee to facilitate affordable housing including infill housing, infrastructure improvements, demolition, and other affordable housing initiatives and participates in the Brazos County Home Repair Coalition which coordinates non-profit housing agency repair efforts. Lastly, Texas A&M University's George Bush School Center for Non-Profit Leadership partners with local non-profits and provides research and technical assistance and assists with training and quarterly meetings of local agencies.

Meeting obstacles, fostering and maintaining affordable housing, reducing lead-based paint hazards, developing institutional structure, and enhancing coordination between local public and private housing and social service agencies are all advanced by the City's comprehensive network of partner agencies. Agency resources are leveraged and duplication of services is avoided through a high level of coordination within the local housing and social service community. Through these partnerships, 2020-24 Consolidated Plan priorities and 2023 Annual Action Plan goals will be achieved.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(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 Department’s Policies and Procedures Manual, maintained in the CD office.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(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:**

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

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

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

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

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

NOTE: The City of Bryan’s HOME match requirement for PY2023 HOME match requirement has been 100% waived, as per the U.S. Dept. of HUD’s published HOME Match Waivers based on fiscal distress of the local community. While the City’s PY2023 match requirement has been waived, other potential investments may, occasionally become available, to include:

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

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

The City does not apply a Shared Net Proceeds HOME Recapture calculation, but instead calculates recapture as follows: HOME Investment = HOME Amount to be Recaptured (to the extent proceeds are available from any sale). 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. As noted above, the City does not apply a Shared Net Proceeds HOME Recapture calculation, but instead calculates recapture as follows: HOME Investment = HOME Amount to be Recaptured (to the extent proceeds are available from any sale).

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.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities.(See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

The City does not plan to use Program Year 2023 HOME funds for TBRA activities.

6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

The City does not plan to use Program Year 2023 HOME funds for TBRA activities.

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

The city's ongoing HOME CHDO program will continue to fund its local CHDO – Elder-Aid, an organization whose mission is to provide services and housing to low- and moderate-income elderly persons. Using funding from its 2023 HOME allocation, the City will continue to support Elder-Aid's development of affordable single-family rental cottages for Bryan's elderly citizens.

#### **Discussion:**

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

Finally, if HUD pandemic, disaster, or other waivers remain or become available during PY2023, the City will likely request to, again, utilize those waivers for the 2023 AAP program year. Previously utilized HOME Program waivers for previous program years included:

- 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 2023 Annual Action Plan (AAP).**

Comments received by: public hearings, emails, online surveys, and various other media/marketing outreach. The extensive public input received for the city's 2020-24 Consolidated Plan was also consulted during development of the 2023 AAP.

On March 9, 2023 hearings were held on the 2023 AAP and Fair Housing and Equal Opportunity requirements. Public hearings were announced on the City of Bryan's Community Development Department homepage, the City's E-mail newsletters, on local television and/or radio, on social media like YouTube, in the local newspapers, on the City's Community Development Department homepage, 2-1-1 Texas informational service, and various other venues like United Way of the Brazos Valley and the Community Partnership Board.

Staff public hearing presentations included overviews of CDBG and HOME eligible programs specific to the city's grant programs and development of the 2023 AAP. Presentations regarding Fair Housing were also provided as part of the hearings. Comments and survey results were also considered as part of the planning processes.

On June 8, 2023 CDAC held public hearings on: (1) Summary of Draft 2023 AAP for CDBG and HOME Program Funding, and; (2) Fair Housing/Affirmative Marketing Plan. On July 11, 2023, at the Bryan City Council public meeting, City Council approved the 2023 AAP. The City Manager, or his designee, was designated by City Council as the authorized signature authority for all related and required 2023 AAP documents.

### **Citizen / Stakeholder Comments Received on the 2023 AAP Follow:**

#### **March 9, 2023 Public Hearings:**

- No public comments were received at this public hearing -

#### **June 8, 2023 Public Hearings**

**Charles Coats (BCS Habitat for Humanity) Public Hearing #1** – Mr. Coats commended Community Development staff for administering HUD grants and stated that Habitat had to suspend being a HUD Homeowner's Counseling Agency as they did not have the staff capacity to comply the HUD requirements. Mr. Coats encouraged the Committee to continue recommending funds for the Down Payment Assistance Program saying that families are in need of the program; and their clients were able to buy homes with the City's program assistance. Mr. Coats ended his comments by thanking the City and HUD for making mortgages affordable and asked for it to be continued. **Public Hearing #2** – Mr. Coats commended complimented staff on the presentation and thanked staff. He noted that United States homeowner trends for 2016-2021 documented a decline for Black/African American homeownership while otherwise increasing overall in the U.S. Mr. Coats stated a need for Fair Housing Act efforts, and asked for the Down Payment Assistance Program to continue to be funded and available in the 2023 Annual Action Plan so that families in need and are able to obtain homeownership.

**Public Comments Received During the 30-day Public Comment Period**

Other than comments received at the June 8, 2023 public hearing meeting (see above), no other comments were received during the 30-day comment period.

**Comments in Response to the 2023 Needs Assessment Survey**

- No public comments were received in response to the 2023 Survey -

**NOTE: In “Grantee Unique Appendices” following, also find tables providing additional public input gathered and reviewed for preparation of the 2023 AAP.**

All comments received were accepted and used in development of the 2023 AAP, particularly regarding program priorities and funding allocations. Only comments outside the scope of CDBG and/or HOME grant program goals and/or grant policies were not used in formulating 2023 AAP priorities.

**GRANTEE UNIQUE APPENDICES**



## CITY OF BRYAN CITIZEN PARTICIPATION PLAN

The City of Bryan Community Development (CD) 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. AVAILABILITY TO THE PUBLIC**

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

#### **SECTION VIII. ACCESS TO RECORDS**

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

#### **SECTION IX. TECHNICAL ASSISTANCE**

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

#### **SECTION X. COMPLAINTS**

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

## **SECTION XI. USE OF PLAN**

The City of Bryan will follow its citizen participation plan.

## **SECTION XII. JURISDICTION RESPONSE**

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

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

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

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

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

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

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

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

## Disaster / Pandemic Response Plan



Community Development Services Department  
City of Bryan, Texas

### Disaster / Pandemic Response Plan Summary

---

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

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

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



## Affirmative Marketing Policy and Implementing Procedures

### Statement of Policy

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

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

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

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

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

The City will:

- Inform the general public by placing a special news release in The Eagle.
- Inform potential tenants or purchasers by providing informational materials about the program to the B/CS Association of Realtors for membership distribution.
- Inform owners, builders and developers by providing information materials to the Home Builders Association for membership distribution to those who may participate in the City programs.

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

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

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

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

The City will make information about available properties known by:

- Advertising to the general public in The Eagle which is the newspaper of general circulation.
- We will advertise after special outreach efforts to inform persons otherwise not likely to apply proves unsuccessful.
- Providing public notice at the Community Development Advisory Committee (CDAC) meeting.

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

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

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

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

4 **Record Keeping**

The City will keep records of the following:

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

We will also require that organizations receiving federal housing funds through the Community Development 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 Department are required to comply with the City's affirmative marketing requirement on all units sold under the program. The Department of Housing and Urban Development has set fourth guidelines and to assist in meeting affirmative marketing goals.

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

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

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

### **Affirmative Marketing Mailing List**

Brazos Valley Affordable Housing Corporation  
3971 E. 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 Program  
3991 E. 29<sup>th</sup> Street  
Bryan, Texas 77802

Habitat for Humanity  
119 Lake  
Bryan, Texas 77801

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

---

**SECTION 3 COMPLIANCE PLAN  
For Applicable City of Bryan  
Programs and Projects  
Effective 6-15-2023**

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

**I. PURPOSE**

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

A. Definitions:

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

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

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

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

24 CFR §75 Section 3 Clause.

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

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

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

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

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

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

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

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

#### D. UTILIZATION OF SECTION 3 AREA RESIDENTS AND BUSINESSES

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

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

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

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

## **II. CONTRACTOR OR SUBCONTRACTOR AFFIRMATIVE ACTION PLAN**

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

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

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

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

**2023-24 City of Bryan Income Limits for Consideration as Low to Moderate Income**

<b>Household #</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
Max. Income 6-15-2023	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450	\$74,600	\$79,750	\$84,900

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

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

- CATEGORY A SECTION 3 BUSINESS CONCERN (OWNERSHIP):**  
51% or more of the business is owned by Section 3 Residents (low income residents or residents of public or Section-8 assisted housing in the College Station-Bryan MSA (attach copy of the first and last page of current lease and documentation of business ownership, such as articles of incorporation, form 1099, tax return, bank statement, or other satisfactory proof of ownership, along with the attached Affidavit of Section 3 Business Ownership).
  
- CATEGORY B SECTION 3 BUSINESS CONCERN (WORKFORCE):**  
Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers (attach a list of all employees and prior 3-month work hours totals with Section 3 worker-designated employees so-designated, along with an Affidavit of Section 3 worker status from each Section 3 employee.)



### SECTION 3 NARRATIVE AFFIRMATIVE ACTION PLAN

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

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

- Ads placed with local advertising media such as newspapers
- Sign at the project site
- Notification of Public Housing Agencies, Employment or Workforce Commissions, Rehabilitation Commissions, Manpower Services, Community Action Agencies, Commission for the Blind, Veteran's Outreach Programs, and any other appropriate entities.
- Other \_\_\_\_\_
- No new hires are anticipated for this project; however, if hiring becomes necessary, an amended plan will be submitted.

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

- Ads placed with local advertising media such as newspapers
- Sign at the project site
- Contact a list of Section 3 certified Subcontractors as maintained by the local Community Development office, and/or HUD if available.
- Other \_\_\_\_\_
- No subcontracts are anticipated for this project; however, if subcontracting becomes necessary, a revised plan will be submitted.

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

- Maintain copies of ads placed with local advertising media such as newspapers
- Maintain photos of signage at the project site
- Maintain copies of letters or internet search results requesting a list of Section 3 certified Subcontractors as maintained by the local Community Development office, and/or HUD if available.

Other \_\_\_\_\_

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

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

Resource List:

Public Housing Agency  Workforce Commission

Manpower Services/Employment Agencies  Texas Commission for the Blind

Brazos Valley Community Action Agency

Other \_\_\_\_\_

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

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

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

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

Other \_\_\_\_\_

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

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

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

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

Section 3 Employee Recruitment Timeline:

Not Applicable – This project does not require employee recruitment.

Timeline (Pre-Bid, Pre-Commencement, During) \_\_\_\_\_

---

---

---

---

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

Management Training                       Maintenance Training

Building Trades Training                       Clerical Training

Support Services Training

Other Training Opportunities: \_\_\_\_\_

---

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

Section 3 Training Plan:

---

---

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

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

List Labor Organizations:

---

---

---

---

### Section 3 Clause

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

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

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

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

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

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

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

SECTION 3 CERTIFICATION

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

CERTIFICATION

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Print Name and Title)

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ I, \_\_\_\_\_, hereby certify  
 Date Month Year Name of Employee

that I am an employee of: \_\_\_\_\_  
 Name of Employer

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

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

**2023-24 City of Bryan Income Limits for Consideration as Low to Moderate Income**

Household #	1	2	3	4	5	6	7	8
Max. Income 6-15-2023	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450	\$74,600	\$79,750	\$84,900

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

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

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

\_\_\_\_\_  
 Signature of Section 3 Worker

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Printed Name of Section 3 Worker

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

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

\_\_\_\_\_  
 Notary Public in and for  
 the State of Texas

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ I, \_\_\_\_\_, hereby certify  
 Date Month Year Name of Owner

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

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

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

**2023-24 City of Bryan Income Limits for Consideration as Low to Moderate Income**

Household #	1	2	3	4	5	6	7	8
Max. Income 6-15-2023	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450	\$74,600	\$79,750	\$84,900

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

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

\_\_\_\_\_  
 Signature of Section 3 Business Owner

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Printed Name of Section 3 Business Owner

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

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

\_\_\_\_\_  
 Notary Public in and for  
 the State of Texas

**PRELIMINARY STATEMENT OF WORK FORCE NEEDS**

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

**CERTIFICATION**

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
(PRINT NAME AND TITLE)





## 2023 Fair Housing Narrative Statement In Support of the Analysis of Impediments

---

### Overview

Through its 2023 Annual Action Plan (AAP), the City continues a commitment of preserving and maintaining the existing housing stock of affordable housing. A total of \$939,016 in grant funds (\$540,000 of CDBG and \$399,016 of HOME, including: housing rehabilitation, CHDO developments, and homebuyer assistance) is allocated for down payment assistance, major and minor repair assistance, affordable housing development, and other affordable housing and related activities, including program delivery costs when applicable, with low- and moderate-income families targeted (see specific allocations) from a total grant allocation of \$910,061 (CDBG) and \$443,351 (HOME). It is expected these funds will leverage approximately \$1,100,000 in other funds. HOME funds are specifically allocated to affordable housing activities for lower-income households. This is the city's 23rd year to be designated a Participating Jurisdiction. 2023 CDBG and HOME funds will be used to address these needs and those identified in the 2021-24 (CP) Consolidated Plan through some or all of the following activities:

- Home Owner Housing Assistance - rehabilitation of substandard, low-income owner-occupied homes including minor assistance.
- Down Payment Assistance - closing cost, down payment and technical assistance to homebuyers.
- Community Housing Development Organization (CHDO) - funds for qualified organizations to undertake affordable housing activities.
- Public Service Agency Assistance – funding of agencies providing assistance to LMI households needing help gaining and/or remaining housed in affordable housing.
- Technical Assistance - to assist private investors for rental rehabilitation or new construction.
- Volunteer Demolition – to facilitate the removal of dangerous and/or dilapidated structures and to assist in the promotion of new affordable housing and/or economic redevelopment.

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

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

<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>
2/22/2023	English Public Hearing Notice Legal Advertisements Referencing FHEO Info	Public	<i>Bryan-College Station Eagle</i> Newspaper
2/22/2023	Spanish Public Hearing Notice Legal Advertisements Referencing FHEO Info	Public	<i>Bryan-College Station La Voz Hispana</i> Newspaper
Mar. 2023	Public Hearing Notice Referencing FHEO Info	Public	<a href="https://www.bryantx.gov/community-development/">https://www.bryantx.gov/community-development/</a>
Mar. 2023	Public Service Announcement through <i>United Way's Texas-211</i> Referencing FHEO Info	Texas-211 Subscribers	Texas-211 Network and email subscribers
Mar. 2023	Public Service Announcement through <i>Community Partnership Board</i> (CPB) Referencing FHEO Info	CPB Agencies	CPB Network and email subscribers
Mar. 2023	YouTube Announcement – <b>English</b> Referencing 2023 AAP Hearings and FHEO info	Public	<a href="https://www.youtube.com/post/UgkxcTh3KRy7aks-Unu8vtSMmbdsNOh-IIMK">https://www.youtube.com/post/UgkxcTh3KRy7aks-Unu8vtSMmbdsNOh-IIMK</a>
Mar. 2023	YouTube Announcement – <b>Spanish</b> Referencing 2023 AAP Hearings and FHEO info	Public	<a href="https://www.youtube.com/post/UgkxcTh3KRy7aks-Unu8vtSMmbdsNOh-IIMK">https://www.youtube.com/post/UgkxcTh3KRy7aks-Unu8vtSMmbdsNOh-IIMK</a>
Mar. 2023	Online Needs Survey published on multiple sites requesting, among other needs, input on FHEO	Public	<a href="https://www.surveymonkey.com/r/BryanNeeds23">https://www.surveymonkey.com/r/BryanNeeds23</a>
3/9/2023	CDAC Public Hearing on 2023 Annual Action Plan and Fair Housing and Affirmative Marketing	Public	Bryan Municipal Building
5/10/2023	Contractor Orientation – FHEO / Section 3 info packets provided	Developers/ Contractors	City of College Station municipal building
5/22/2023	English Public Hearing Notice Legal Advertisements Referencing FHEO Info	Public	<i>Bryan-College Station Eagle</i> Newspaper
5/19/2023	Spanish Public Hearing Notice Legal Advertisements Referencing FHEO Info	Public	<i>Bryan-College Station La Voz Hispana</i> Newspaper
May/June 2023	Public Hearing Notices in English and Spanish Referencing FHEO Info	Public	<a href="https://www.bryantx.gov/community-development/">https://www.bryantx.gov/community-development/</a>
May/June 2023	AAP and FHEO references on public outreach: City links to eNews, television, YouTube, Facebook, etc.	Public	<a href="https://www.bryantx.gov/">https://www.bryantx.gov/</a>
6/8/2023	CDAC Public Hearing on 2023 Annual Action Plan and Fair Housing and Affirmative Marketing	Public	Bryan Municipal Building

Local FHEO activities that the city's CD Office anticipates pursuing in the upcoming program year (PY2023) 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.
- If any 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.
- Prepare and provide Fair Housing Information and materials to be made available at various events and locations.
- 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 provided by the city and/or local agencies to promote programs assisting lower income home buyers.
- When appropriate, and at Council's direction, support affordable rental units, to include HTC (Housing Tax Credit) projects and privately owned properties to promote the development of affordable rental units.
- Continue partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing, and provides funding and technical assistance to its CHDO's for development of affordable housing.
- Staff will continue to track time spent on FHEO activities to quantify time and funds expended.

## Analysis of Impediments to Fair Housing

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

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

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

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

To address this issue, the City provides down-payment assistance and home buyer counseling and partners with other organizations offering similar services (i.e., Habitat for Humanity, BV Affordable Housing Corp., etc.). These efforts are complemented by the *Brazos Valley Affordable Housing Corporation's* financial coaching through the Financial Fitness Center, as well as efforts by *Bank on Brazos Valley*, a collaborative program effort among local financial institutions and other entities interested in furthering financial security of our most vulnerable populations.

While the City's 2023 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.

In accordance with the publication of HUD's recent Final Rule entitled *Restoring HUD's Discriminatory Effects Standard*, which rescinds the HUD's 2020 rule governing Fair Housing Act disparate impact claims and restores the 2013 discriminatory effects rule, the City will update its Analysis of Impediments (AI) to ensure it addresses the new directives. Bryan will continue to make the AI available for review and, in promotion of Fair Housing, provide a nexus between the 2023 AAP and future AAP's as well as housing needs identified in the city's current AI. 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 Department (CD) planned fair housing activities in the coming fiscal year (Program Year 2023-34), and the observations made in the City's 2020 Analysis of Impediments to Fair Housing Choice:

- **Observation 1:** There were 15 discrimination complaints made during the most recent 5-year review period, all but one of which related to rental discrimination. Of the 14 rental cases, 13 were related to discrimination based upon rental terms, conditions, acts, refusal, or facilities. The primary basis for discrimination complaints were race (35%) and 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 review 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, including 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 45 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, 2024 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2024 (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, 2024 (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 a sizeable percent 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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (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, 2024 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2024 (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 referring minority applicants to available Homebuyer Counseling.  
Completion Date: September 30, 2024 (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, 2024 (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, 2024 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds / General funds.

### **Affirmative Marketing Techniques**

Owners, builders, and developers offering properties assisted by the City of Bryan Community Development 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 CD 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 Department office, the Department's website (<http://www.bryantx.gov/community-development/community-development-programs/>), in periodic advertisements through local media, at Community Development Advisory Committee monthly public meetings, and at the City's library.

#### Applicant Requirements:

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

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

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

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

### **Community Housing Development Organization (CHDO) Program**

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

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

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

## **Information and consultation findings related to broadband needs of low- and moderate-income households**

Bryan is fortunate to have multiple broadband providers. Bryan's Information Technology Office estimates that 85-95% of citizens wanting home connections, have access. Regarding connectivity, particularly for low- to moderate-income (LMI) households, it is noted that while some LMI 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 LMI 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.

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 (Bryan's location), 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 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.

Recently, the City entered into a memorandum of understanding with a new provider of high speed internet services to bring in additional broadband capacity to the citizens of Bryan. The services provided by MetroNet's 100 percent fiber-optic internet, TV, and phone services will greatly enhance services to Bryan citizens, to include the LMI households needing affordable internet options. To accommodate broadband access and affordability, the City regularly makes its public right-of-ways available to broadband providers to install the necessary cables and equipment so as to help mitigate the "digital-divide" The City also consults with the Brazos Valley Council of Governments (BVCOG) on local and regional broadband needs and how best to meet them.

See the following broadband internet service announcement posted on the City of Bryan website.

## Feb 14, 2023 Report on Countywide Study of Broadband Availability

NOTE: audio of consultant reporting less than 10% of residence without broadband

SCHEDULE ABOUT CONTEST RULES



**BIG DEALS**

Shop local. Buy local.  
Save big!

VIEW THE DEALS

HOME NEWS SPORTS WEATHER WTAW EN ESPAÑOL AUDIO COMMUNITY CALENDAR CONTACT

### Brazos County Commissioners Hire A Consultant To Do A Broadband Study



The next step is being taken towards the possibility of extending broadband to the less than ten percent of Brazos County residents without high speed internet.

That is after county commissioners awarded a \$70,000 dollar consultants study as recommended by purchasing agent Charles Wendt.

Wendt says a "feasibility study" will be doing an assessment of the local broadband market and where the broadband gaps are in Brazos County.

The study also includes business and residential surveys, discussions with key stakeholders and existing broadband providers, and doing a gap study.

The consultant expects to complete the study by June 30, 2023.

Click [HERE](#) to read and download the list of reimbursed costs as part of the contract that was approved by Brazos County commissioners.

Click [below](#) to hear comments from the February 7, 2023 Brazos County commission meeting.



▶ LISTEN LIVE

**BIG DEALS**

Shop local. Buy local.  
Save big!

VIEW THE DEALS

**BIG DEALS**

Shop local. Buy local. Save big deals!

VIEW THE DEALS

Escucha noticias  
locales en  
La Jefa 102.7FM



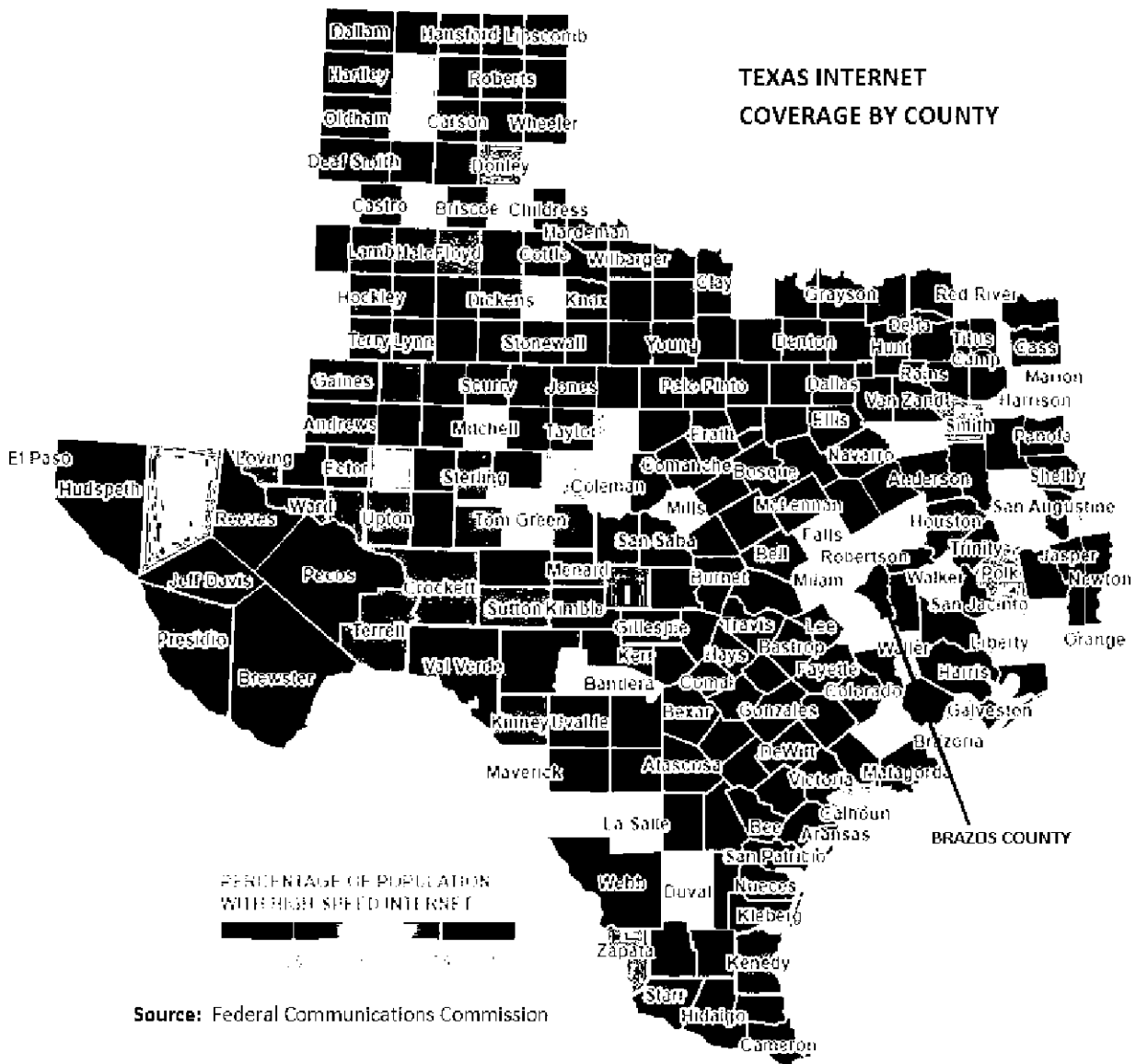
After 37 Years Together  
Goldie & Kurt Announcement

News 7:00 3/20/23

**DAILY UPDATE**

Sign up for the WTAW

# Map of Texas Internet Coverage by County



# Bryan Broadband Service Announcement



x



Get the latest news and events information from the City of Bryan delivered straight to your inbox.

Submit

MORE INFO

- [Addresses](#)
- [Contact Us](#)
- [Menus](#)
- [Search](#)

## Broadband Internet

[Home](#) / [Broadband Internet](#)

In early 2020, the city embarked on a research process to understand the long-term internet needs of the Bryan community through conversations with consultants and a public feedback survey. The results of that survey indicated strong interest in residents and businesses having additional choice in their internet services.

### High-speed internet services coming to Bryan

#### MetroNet

The City of Bryan and MetroNet announced a memorandum of understanding (MOU) that will soon bring MetroNet's 100 percent fiber-optic internet, TV and phone services to businesses and residents. MetroNet will fully fund the building of their network throughout the community and will have a physical storefront presence and support staff within the City of Bryan.

- [Learn more about MetroNet](#)

#### Nextlink

As a result of the internet provider recruiting efforts in Bryan, NextLink internet will be deploying high-speed wireless internet and voice services to Bryan, Brazos County and surrounding areas. NextLink uses cutting-edge wireless and fiber-optic technology to deliver services to commercial and residential markets.

- [Learn more about NextLink](#)



## Bryan Broadband Service Announcement



# THE GOOD LIFE

CITY OF BRYAN NEWSLETTER

Are you new to Bryan? Check out our [New Resident Guide](#).

## Broadband Internet

[View](#) [Broadband Internet](#)

In early 2020, the city embarked on a research process to understand the long-term internet needs of the Bryan community through conversations with consultants and a public feedback survey. The results of that survey indicated strong interest in residents and businesses having additional choice in their internet services.

### High-speed internet services coming to Bryan

#### MetroNet

MetroNet will offer 100 percent fiber-optic internet, TV and phone services to businesses and residents.

[Learn more about MetroNet](#)

#### Frontier

Frontier will also be offering fiber-optic internet, TV and phone services in Bryan.

[Learn more about Frontier](#)

#### NextLink

NextLink Internet will be deploying high-speed wireless internet and phone service to Bryan, Brazos County and surrounding areas. NextLink uses both fixed wireless and fiber-optic technology to deliver service to commercial and residential markets.

[Learn more about NextLink](#)

## **Information and consultation findings related to hazard mitigation needs of low- and moderate-income households**

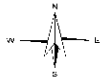
The most likely natural hazard threatening the jurisdiction, particularly lower-income households, is flooding due to storms, mainly from tropical systems originating in Caribbean and/or Gulf of Mexico. If the frequency or intensity of such tropical weather were to increase, flooding and loss of power 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.

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. As such, during development of this AAP, the City has notified the Brazos Valley Council of Governments (BVCOG) of its interest in receiving CDBG-MIT funds provided by the US Department of HUD, through the State of Texas, and allocated locally by BVCOG.

**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**

**Community Outreach – Consultations Hearings, Surveys , etc. (tables follow)**

**During development of the 2023 AAP and the controlling 2020-24 CP, consultation and public input was reviewed to aid in determining program and project funding for PY2022. Following are some of the 2020-24 CP consultation and community outreach consulted for development of the 2023 AAP.**

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

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

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

**Table – 1**

<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**

<b>Citizens Questionnaire Priorities for Categories Ranked 1 through 12</b> <b>Top 5 Categories Bolded (all under housing)</b>				
<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 --	-- tied with --
				Crime and Violence	Crime and Violence
4	Food Programs	Financial Literacy	Services for the Physical Disabled	Teen Pregnancy	
5		Eliminate Language Barriers	Services for LGBT		

An online survey also ran from February 13, 2023 to April 12, 2023 and provided opportunity for citizens to provide input on local housing and non-housing needs and priorities. Links and addresses to the survey were made available in public notices, public service announcements, and links to the survey was provided on the city’s Community Development Departments online homepage. There were no responses to the survey. The 2023 survey questions follow:

**City of Bryan, Texas - Community Needs Online Survey**

**Please rank the importance of the following:**

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

Least Important      Somewhat Important      Neutral      Important      Most Important  
 Comments \_\_\_\_\_

2. Provide rent assistance to low income tenants that are experiencing financial crisis to stabilize the family.

Least Important      Somewhat Important      Neutral      Important      Most Important  
 Comments \_\_\_\_\_

3. Provide utility bill assistance to low/moderate income households that are experiencing financial crisis to stabilize the family.

Least Important      Somewhat Important      Neutral      Important      Most Important  
 Comments \_\_\_\_\_

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

Least Important      Somewhat Important      Neutral      Important      Most Important  
 Comments \_\_\_\_\_

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

Least Important      Somewhat Important      Neutral      Important      Most Important  
Comments \_\_\_\_\_

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

Least Important      Somewhat Important      Neutral      Important      Most Important  
Comments \_\_\_\_\_

7. Provide for job training opportunities through partnerships and/or funding.

Least Important      Somewhat Important      Neutral      Important      Most Important  
Comments \_\_\_\_\_

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

Least Important      Somewhat Important      Neutral      Important      Most Important  
Comments \_\_\_\_\_

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

Least Important      Somewhat Important      Neutral      Important      Most Important  
Comments \_\_\_\_\_

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

Least Important      Somewhat Important      Neutral      Important      Most Important  
Comments \_\_\_\_\_

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

Least Important      Somewhat Important      Neutral      Important      Most Important  
Comments \_\_\_\_\_

12. Provide funding for a program to assist the homeless and those at risk of homelessness with rent and social services.

Least Important      Somewhat Important      Neutral      Important      Most Important  
Comments \_\_\_\_\_

13. Provide technical or other assistance to encourage development of high speed broadband access for low to moderate income households and businesses currently lacking affordable internet access.

Least Important      Somewhat Important      Neutral      Important      Most Important  
Comments \_\_\_\_\_



## Community Outreach for Hearings, Surveys and Applications for 2023 AAP - March 2023

BV United Way / 2-1-1 Texas



- What:** City of Bryan CDAC Meeting and Public Hearings on the 2023 Annual Action Plan and Fair Housing / Affirmative Marketing Plan
- When:** Thursday - March 9, 2023 at 6:00 P.M.
- Where:** City of Bryan Municipal Office Building, Basement Training Room, 300 S. Texas Avenue, Bryan, Texas 77803
- Contact:** City of Bryan Community Development Office at 979-209-5175 or via email at: [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov)
- 

The City of Bryan Community Development Advisory Committee (CDAC) will host a public meeting on Thursday, March 9<sup>th</sup>, at 6:00 p.m. in the Municipal Building Training Room, at 300 S. Texas Ave., Bryan, TX 77803. Public hearings will be held on the 2023 Action Plan (AAP), and on Fair Housing and Affirmative Marketing topics. Comments will be welcomed.

CDAC and the city's Community Development Office administer the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). The City will receive an estimated \$841,500 in CDBG funds and \$435,300 in HOME funds for the 2023-24 Program Year

Partnering with local entities, these grants provide funds for eligible activities addressing local needs and priorities. Programs and projects are evaluated and funded in accordance with grant regulations and the city's current 5-year Consolidated Plan.

Please attend or email to comment and please take our needs assessment survey below!

**City of Bryan, Texas - 2023 AAP  
Needs Assessment Survey**

<https://www.surveymonkey.com/r/BryanNeeds23>



**PSA for Public Hearings on 2023 Annual Action Plan sent to approximately 45 agencies**

Community Partnership Board



- What:** City of Bryan CDAC Meeting and Public Hearings on the 2023 Annual Action Plan and Fair Housing / Affirmative Marketing Plan
- When:** Thursday - March 9, 2023 at 6:00 P.M.
- Where:** City of Bryan Municipal Office Building, Basement Training Room, 300 S. Texas Avenue, Bryan, Texas 77803
- Contact:** City of Bryan Community Development Office at 979-209-5175 or via email at: [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov)
- 

The City of Bryan Community Development Advisory Committee (CDAC) will host a public meeting on Thursday, March 9<sup>th</sup>, at 6:00 p.m. in the Municipal Building Training Room, at 300 S. Texas Ave., Bryan, TX 77803. Public hearings will be held on the 2023 Action Plan (AAP), and on Fair Housing and Affirmative Marketing topics. Comments will be welcomed.

CDAC and the city's Community Development Office administer the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). The City will receive an estimated \$841,500 in CDBG funds and \$435,300 in HOME funds for the 2023-24 Program Year

Partnering with local entities, these grants provide funds for eligible activities addressing local needs and priorities. Programs and projects are evaluated and funded in accordance with grant regulations and the city's current 5-year Consolidated Plan.

Please attend or email to comment and please take our needs assessment survey below!

**City of Bryan, Texas - 2023 AAP  
Needs Assessment Survey**

<https://www.surveymonkey.com/r/BryanNeeds23>



## Bryan's Community Development webpage with announcements and links to a Needs Survey and Public Notices in English for March 9, 2023 Public Hearings on the 2023 AAP



Contact Us    Information

GOVERNMENT    BRYAN

### Residents invited to comment at CDAC public meeting

The City of Bryan's Community Development Advisory Committee will hold its regular public meeting at 6 p.m. on Thursday, March 9. Topics include public hearings on the following:

- **Development of the 2023 Annual Action Plan:** Members of the public can make comments on local community needs.
- **Fair Housing:** An overview will be provided, and there will be an opportunity to make comments.

The meeting will be held in the Basement Training Room of Bryan City Hall.

For more information or questions, please call Community Development Services at 979.209.5175.

- [View notice of public hearing](#)
- [Ver aviso de audiencia pública](#)

### About Us

Community Development Services administers the City of Bryan's Community Development Block Grant (CDBG) funds and the Home Investment Partnerships (HOME) program funds in accordance to guidelines from the U.S. Department of Housing and Urban Development (HUD).

The department develops and implements a 5-year Consolidated Plan which is a required plan summarizing the status of housing conditions and access to non-housing services such as health/social services, public facilities/infrastructure and economic opportunities.

### Take our needs survey

We need your input. Please take our survey to provide input on the 2023-24 CDBG and HOME Annual Action Plan.

[Take the survey](#)

## Bryan's Community Development webpage with announcements and links to a Needs Survey and Public Notices in Spanish for March 9, 2023 Public Hearings on the 2023 AAP



### Residentes invitados a comentar en reunión pública de CDAC

El Comité Asesor de Desarrollo Comunitario de la Ciudad de Bryan llevará a cabo su reunión pública habitual el Jueves 9 de marzo a las 6 p.m. Los temas incluyen audiencias públicas sobre lo siguiente:

- **Desarrollo del Plan de Acción Anual 2023:** Los miembros del público pueden hacer comentarios sobre las necesidades de la comunidad local.
- **Vivienda Justa:** se proporcionará una descripción general y habrá una oportunidad para hacer comentarios.

La reunión se llevará a cabo en la sala de entrenamiento del sótano de ayuntamiento de Bryan.

Para más información o preguntas, llame a Servicios de Desarrollo Comunitario al 979.209.5175.

- [Ver aviso de audiencia pública](#)
- [Ver aviso de audiencia pública](#)

### Sobre nosotros

Los Servicios de Desarrollo Comunitario administran los fondos de programa Community Development Block Grant (CDBG) de la Ciudad de Bryan y los fondos del programa Home Investment Partnerships (HOME) de acuerdo con las pautas del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD).

El departamento desarrolla e implementa un Plan Consolidado de 5 años, que es un plan obligatorio que resume el estado de las condiciones de vivienda y el acceso a servicios no relacionados con la vivienda, como salud/servicios sociales, instalaciones públicas/infraestructura y oportunidades económicas para personas de ingresos bajos y moderados que viven en Bryan. Anualmente, el departamento presenta un plan al Consejo

### Realice nuestra encuesta de necesidades

Necesitamos su entrada. Realice nuestra encuesta para proporcionar información sobre el Plan de acción anual de CDBG y HOME 2023-24.

[tomar la encuesta](#)

## City of Bryan eNews announcement in English regarding March 9, 2023 Public Hearings on the 2023 AAP



**THE GOOD LIFE**  
CITY OF BRYAN NEWSLETTER

Get the latest news and events information from the City of Bryan delivered straight to your inbox.

Are you new to Bryan? Check out our [New Resident Guide](#).

[Home](#) / [Articles](#) / [Community Development](#) / [Residents invited to comment on community needs](#)

# Residents invited to comment on community needs

The City of Bryan's Community Development Advisory Committee will introduce public hearings during their regular meeting on Thursday, March 9, at 6 p.m. in the Basement Training Room of Bryan City Hall.

The first hearing will consist of a presentation on the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOPE) programs, which the city receives from the U.S. Department of Housing and Urban Development (HUD), and development of the 2023 Annual Action Plan. Public comments regarding grant usage and community needs are encouraged.

The second hearing is a presentation on the city's Fair Housing Plan and Affirmative Marketing Plan and solicits for public comments.

### RESOURCES

- [View the agenda](#)
- [View current and past Annual Action Plans](#)

For more information or questions, call the Community Development Office at 379.209.2175

## City of Bryan eNews announcement in Spanish regarding March 9, 2023 Public Hearings on the 2023 AAP



Reciba la información más reciente sobre noticias y eventos de la ciudad de Bryan directamente en su bandeja de entrada

Entregar

¿Eres nuevo en Bryan? Consulta nuestra [Guía para nuevos residentes](#).

11/11/2022

[Iniciativa de Salud y Bienestar Comunitario](#) / Residentes invitados a comentar sobre las necesidades de la comunidad

# Residentes invitados a comentar sobre las necesidades de la comunidad

El Comité Asesor de Desarrollo Comunitario de la Ciudad de Bryan organizará dos audiencias públicas durante su reunión regular el jueves 9 de marzo en el Espacio de la Sala de Conferencias de Sitios del Ayuntamiento de Bryan.

La primera audiencia consistirá en una presentación sobre los programas Community Development Block Grant (CDBG) y HOME, incluyendo el Plan de Acción Anual (AAO) que la Ciudad recibe del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) y el desarrollo de la Acción Anual 2023 del AAO. Se aceptarán los comentarios públicos sobre el uso de la subvención y las necesidades de la comunidad.

La segunda audiencia es una presentación sobre el Plan de Equidad de Vivienda/Plan de Mercado Afirmativo de la Ciudad y también permite comentarios públicos.

### RECURSOS

- [Ver la agenda](#)
- [Ver planes de acción anuales actuales y pasados](#)

Para más información o preguntas, llame a la Oficina de Desarrollo Comunitario a 979.239.5175.

**Social Media outreach on YouTube, Facebook, Channel 16, etc.  
for March 9, 2023 Public Hearing Meeting on Bryan's 2023 Annual Action Plan**

**Residents Invited to Comment  
at CDAC Public Meeting**

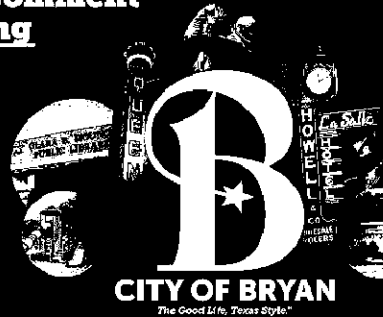
*Bryan's Community Development Advisory Council will hold its regular public meeting at 6 p.m. on Thursday, March 9, 2023.*

*Topics include public hearings on the following:*

*Development of the 2023 Annual Action Plan:  
Members of the public can make comments on local community needs.*

*Fair Housing: An overview will be provided, and there will be an opportunity to make comments.*

*The meeting will be held in the City of Bryan Municipal Office Building, Basement Training Room. For more information, or with questions, please call the Community Development Office at 979-209-5175*



**Residentes se invitan a comentar  
en la junta publica de CDAC**

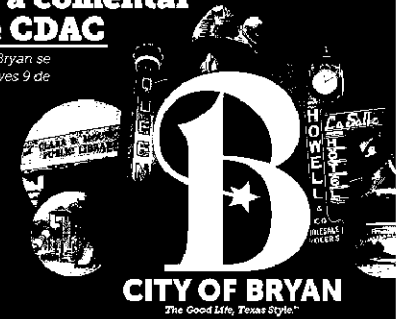
*El Consejo Consultivo de Desarrollo Comunitario de Bryan se reunirá en una junta regular publica a las 6 p.m. el jueves 9 de marzo de 2023.*

*Temas en la audiencia pública incluyen lo siguiente:*

*• Desarrollo del Plan de Acción Anual de 2023.  
Miembros del público pueden hacer comentarios en necesidades locales de la comunidad.*

*• Equidad en la Vivienda: Se ofrecerá un resumen, y habrá la oportunidad de hacer comentarios.*

*Esta junta se llevará a cabo en la Oficina Municipal de la Ciudad de Bryan, cuarto de entrenamiento en el sótano. Para más información, o con preguntas, por favor llame la Oficina de Desarrollo Comunitario a 979-209-5175*



Community Development Dept. webpage with announcements in English and links to a Public Notice for June 8, 2023 Public Hearings and a draft of the 2023 AAP

Get the latest news and events information from the City of Bryan delivered straight to your inbox.

Subscribe

# THE GOOD LIFE

CITY OF BRYAN NEWSLETTER

Are you new to Bryan? Check out our [New Resident Guide](#).

## Community Development

[Home](#) / [Community Development](#)

<b>PROGRAMS</b> 	<b>COMMUNITY FUNDING</b> 	<b>BANK ON BRAZOS VALLEY</b> 
<b>FAIR HOUSING</b> 	<b>ABOUT US</b> 	<b>BIDDERS, CONTRACTORS</b> 

### CDAC public hearings scheduled for June 8

The City of Bryan is pleased to announce that the City Development and Community Affairs Committee (CDAC) will hold public hearings on June 8, 2023, at 7:00 a.m. in the City of Bryan Administration Center, 1000 W. 12th Street, Bryan, Texas 77802.

- Draft 2023 Annual Action Plan
- Fair Housing / Affirmative Marketing Plan

For more information, please contact the City of Bryan Administration Center at (409) 833-2222 or visit our website at [www.cityofbryan.com](#).

- [View 2023 Public Hearings](#)
- [View 2023 CDAC Meetings Public Notice](#)
- [View 2023 2023 Annual Action Plan](#)



Community Development Dept. webpage with announcements in Spanish and links to a Public Notice for June 8, 2023 Public Hearings and a draft of the 2023 AAP

# THE GOOD LIFE

CITY OF BRYAN NEWSLETTER

¿Eres nuevo en Bryan? Consulta nuestra Guía para nuevos residentes.

## Desarrollo comunitario

[Inicio](#) / [Desarrollo Comunitario](#)



### Audiencias públicas de CDAC programadas para el 8 de junio

El CDAC de la Ciudad de Bryan realizará audiencias públicas para recibir comentarios de los ciudadanos sobre el Plan de Acción de Desarrollo Comunitario (AAP) y el Plan de Mercado de Vivienda (PMV) de la Ciudad de Bryan para el año 2023.

- Bases del Plan de Acción de Desarrollo Comunitario 2023
- Vivienda Justa / Plan de Mercado de Vivienda

Las audiencias públicas se realizarán el día jueves 8 de junio a las 10:00 AM en el siguiente espacio:

- 201 E. 14<sup>th</sup> St. Auditorio Municipal
- En caso de audiencias públicas
- Vía Bases del Plan de Acción de Desarrollo Comunitario 2023



11-1-2023

[Home](#) / [Articles](#) / [Public comments sought for Community Development's draft 2023 Annual Action Plan](#)

# Public comments sought for Community Development's draft 2023 Annual Action Plan

The City of Bryan's Community Development Advisory Committee will host two public hearings on Thursday, June 8, at 6 p.m. in the Basement Training Room of Bryan City Hall.

The first hearing is on the draft 2023 Annual Action Plan, which recommends projects and programs using Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds, which the city receives from the U.S. Department of Housing and Urban Development (HUD). The second hearing is on the Fair Housing Plan/Affirmative Marketing Plan.

If you are unable to attend the public hearings, comments will be accepted through July 10 and can be made by:

- **Mail:** City of Bryan's Community Development at P.O. Box 1000, Bryan, TX 77805
- **Phone:** 979.209.5175
- **In-Person:** Community Development, 1303 Greenfield in Bryan, Monday – Friday, 8 a.m. – 5 p.m.
- **Email:** [CommunityDevelopmentWeb@bryantx.gov](mailto:CommunityDevelopmentWeb@bryantx.gov)

[View Draft 2023 Annual Action Plan](#)

[Learn more about Community Development](#)

Share This:

Posted in: [eNews](#)



Inicio / 2023

[Inicio](#) / [Artículos](#) / [Se buscan comentarios públicos para el borrador del Plan de Acción Anual 2023 de Desarrollo Comunitario](#)

# Se buscan comentarios públicos para el borrador del Plan de Acción Anual 2023 de Desarrollo Comunitario

El Comité Asesor de Desarrollo Comunitario de la Ciudad de Bryan organizará dos audiencias públicas el jueves 8 de junio a las 8 pm en la Sala de Conferencias de Séptimo de Ayuntamiento de Bryan.

La primera audiencia es sobre el borrador del Plan de acción anual de 2023, que recomienda proyectos y programas que utilizan fondos de la Subvención en bloque para el desarrollo comunitario (CDBG) y el Programa de asociaciones de Inversión en el Hogar (HOME) que la Ciudad recibe del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD). La segunda audiencia es sobre el Plan de Vivienda Justa/Plan de Mercados Afirmativo.

Si no puede asistir a las audiencias públicas, se aceptarán comentarios hasta el 10 de julio y los puede hacer:

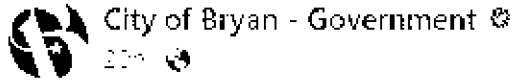
- **Correo:** Desarrollo Comunitario de la Ciudad de Bryan en PO Box 1000, Bryan, TX 77805
- **Teléfono:** 979.209.3175
- **En persona:** Desarrollo comunitario, 1803 Greenfield en Bryan, de lunes a viernes, de 8 a. m. a 5 p. m.
- **Correo electrónico:** [CommunityDevelopmentWeb@bryantx.gov](mailto:CommunityDevelopmentWeb@bryantx.gov)

[Ver Borrador del Plan de Acción Anual 2023](#)

[Aprenda más sobre Desarrollo Comunitario](#)

Compartir este:

**Social Media outreach on YouTube, Facebook, Channel 16, etc.  
for June 8, 2023 Public Hearing Meeting on Bryan's 2023 Annual Action Plan**



Our Community Development Advisory Committee is hosting two public hearings on Thursday, June 8, at 6 p.m. in the Basement Training Room of Bryan City Hall.

The first hearing is on the draft 2023 Annual Action Plan, which recommends projects and programs using Community Development Block Grant and Home Investment Partnerships Program funds. The second hearing is on the Fair Housing Plan/Affirmative Marketing Plan.

If you are unable to attend the public hearings, comments will be accepted through July 10.

Learn more:



[BRYAN.TX.GOV/](http://BRYAN.TX.GOV/)

**Public comments sought for Community Development's  
draft 2023 Annual Action Plan**

**Publications, Affidavits, and Documentation on the Bryan 2022 AAP**

**March 9<sup>th</sup> Public Hearing Notices – (published February 22<sup>nd</sup> - affidavits and notices follow)**

# The Eagle

Bryan, Brazos County, Texas  
Affidavit of Publication

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

Account Number  
**1034600**

Date  
**February 22, 2023**

Date	Category	Description	Ad Size	Total Cost
02/28/2023	Municipal Notices	PUBLIC NOTICE The City of Bryans Community Development Advisory Committee (CDAC) will hold two public	12x6 1/2	659.00

**Proof of Publication**

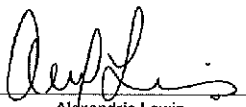
On said day, personally, appeared before me, the undersigned a Notary Public in and for said county and state, Alexandria Lewis, of The Eagle, a newspaper published in Bryan, Brazos County, Texas, and generally circulated in Brazos, Burtson, Grimes, Lee, Leon, Madison, Milam and Robertson Counties, and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

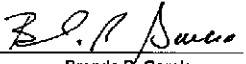
02/22/2023

The First insertion being given ... 02/22/2023


Newspaper reference: 0000795936

Sworn to and subscribed before me this Wednesday, February 22, 2023

  
 Alexandria Lewis  
Clerk

  
 Brenda R. Garcia  
Notary

State of Texas  
Brazos County  
My Commission expires \_\_\_\_\_



BRENDA H. GARCIA  
NOTARY PUBLIC STATE OF TEXAS  
MY COMM. EXP. 5/4/2026  
NOTARY ID 13874205-7

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

# March 9<sup>th</sup> English Public Hearing Notice – (published on February 22<sup>nd</sup>)

**LEGALS**

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TO  
Internal Control No. 2-11252022-009

PETITION: Beach Creek Partners, LTD., a Texas limited partnership; McFarlane Interests, LTD., a Texas limited partnership, formerly 5271 Memorial Partners, Ltd., a Texas limited partnership; and RB Ventures, L.L.C., a Texas limited liability company (collectively, the "Petitioners") filed a petition (petition) for creation of Brazos County Municipal Utility District No. 6 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XV, § 59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 203; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners hold title to a majority in value of the land in the proposed District; (2) there is one lienholder, Prosperity Bank, on the property to be included in the proposed District and the aforementioned entity has consented to the creation of the district; (3) the proposed District will contain approximately 128 acres located within Brazos County, Texas; and (4) all of the land within the proposed district is located within the extraterritorial jurisdiction of the City of College Station (City).

By Resolution No. 06-09-16-02, passed and approved on June 9, 2016, the City gave its consent to the creation of the proposed District, pursuant to Texas Water Code §54.016.

The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "A," which is attached to this document.

The petition further states that the work proposed to be done by the District at the present time is the purchase, construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system for commercial and residential purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and road facilities, all as more particularly described in an engineer's report filed simultaneously with the filing of this petition, to which reference is hereby made for more detailed description, and such other purchase, construction, acquisition, improvement, maintenance and operation of such additional facilities, systems, plants and enterprises, as shall be consistent with all of the purposes for which the District is created.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners that the cost of said project will be approximately \$8,150,000 for water, wastewater, drainage, and road projects.

**CONTESTED CASE HEARING.** The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/We request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. If a contested case hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

**INFORMATION.** Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 13067, Austin, TX 78711-3967. For information concerning the hearing process, please contact the Public Interest Counsel, MC-103, at the same address. General information regarding TCEQ can be found at our web site <http://www.tceq.texas.gov>.

Issued: January 26, 2023

Exhibit "A"

**LEGALS**

**PUBLIC NOTICE**

The City of Bryan's Community Development Advisory Committee (CDAC) will conduct two public hearings on **THURSDAY, March 9, 2023 at 4:00 p.m.** at the Bryan Municipal Office Building Basement Training Room, 300 S. Texas, Bryan, TX, 77802. The first hearing will consist of a presentation on the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) programs, which the City receives from the U.S. Dept. of Housing and Urban Development (HUD); and development of the 2023 Annual Action Plan (AAP). Public comments regarding grant usage and community needs will be recorded. The second hearing is a presentation on the City's Fair Housing Plan/Affirmative Marketing Plan and also allows for public comments.

**AGENDA**

1. Call to Order
2. Recognition of Affidavits filed in response to State Law on Disclosure of Local Citizens Conflict of Interest
3. Approval of the Minutes from the February 9, 2023 Public Meeting
4. Call to Order Public Hearing
  - A. Open Public Hearing I: Planning & Development of the 2023 AAP for CDBG and HOME funds: Presentation, Community Development Staff
    - a. Committee Comments
    - b. Public Comments
  - B. Close Public Hearing I
  - C. Open Public Hearing II: Fair Housing/Affirmative Marketing Plan: Presentation, Community Development Staff
    - a. Committee Comments
    - b. Public Comments
  - D. Close Public Hearing II
5. Presentation and Discussion on dates and processes to apply for 2023 Program Year funding for:
  - A. Public Service Agencies
  - B. Public Facilities
  - C. Infrastructure
  - D. Housing Development
  - E. Economic Development
6. Break - Reconvene Regular Meeting
7. Hear Citizens
8. Presentation, Discussion, and Possible Action on Community Development Department Programs
  - A. Minor Repair
  - B. Major Rehabilitation/Reconstruction
  - C. Housing Developments
  - D. Homebuyer's Assistance
  - E. Public Services and Public Facilities/Infrastructure
9. Adjournment

The City has not yet been notified by HUD of its 2023 Program Year grant allocations, but anticipates receiving approximately \$841,500 of CDBG and \$435,300 of HOME funds. Not less than 70% of CDBG funds must be used to benefit low to moderate income (LMI) persons. Citizens are encouraged to provide input on local needs and the proposed uses of CDBG and HOME grant funds in addressing needs, at the hearings, or may comment via the 2023 Needs Survey until April 12, 2023: <https://www.surveymonkey.com/r/BryanNeeds23>

CDBG/HOME funds must be used to meet at least one of HUD's three national objectives: Benefit LMI Individuals; Eliminate Slum or Blight; or Meet an Urgent Community Need. Program performance is evaluated against HUD's three basic statutory goals: Decent Housing; A Suitable Living Environment; and Expanded Economic Opportunities.

Application information and eligibility requirements will be discussed at the hearings. Applications and questions regarding the Public Service CDBG funding Request for Proposals is available at <https://brazosbid.lionwave.net/> or via hard copy delivered to the City of Bryan Purchasing Office, CDBG Public Facilities funding applications will be posted to the department website on March 9, 2023: <https://www.bryan.tx.gov/community-development/funding-processes/publicfacilitiesprocess>. Public Facilities applicants are encouraged to meet with staff to discuss program or project eligibility and grant guidelines. Staff is available during office hours and by appointment at: 1803 Greenfield Plaza, Bryan, TX, 77802; by phone at 979-209-5155; or via email at: [communitydevelopment@bryan.tx.gov](mailto:communitydevelopment@bryan.tx.gov).

At CDAC's April 2023 public meeting (to be announced), presentations will be made by staff and by potential applicants for funding, if needed, and CDAC will deliberate regarding funding for the CDBG and HOME programs. A final CDAC public meeting in June 2023 (to be announced) regarding the 2023 AAP will begin a 30-day public comment period. CDAC will review the draft AAP, hold public hearings, and make recommendations to City Council. CDAC funding recommendations and the 2023 AAP referral will then be forwarded to the Bryan City Council for action at a June or July 2023 City Council Meeting to be announced. Contingent upon City Council and HUD approvals of the 2023 AAP, the Program Year 2023 funds become available for use on October 1, 2023.

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

**Información Adicional**  
Para información en la interpretación de lenguaje por señas TDD o otra información de traducción o accesibilidad por favor contacte la Oficina de la Secretaria de la Ciudad de Bryan al 979-209-5002 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.  
02/22/2023

March 9<sup>th</sup> Spanish Public Hearing Notice Affidavit – (published on March 3<sup>rd</sup>)

ALTERNATIVE LANGUAGE  
PUBLISHER'S AFFIDAVIT

STATE OF TEXAS §  
COUNTY OF BRAZOS §

Before me, the undersigned notary public, on this day personally appeared

Adriana Alfaro, who being by me duly sworn, deposes  
(name of person representing newspaper)

and says that (s)he is the Office Assistant of the  
(title of person representing newspaper)

La Voz Hispana; that said newspaper is  
(name of newspaper)

generally circulated in Brazos County, Texas and  
(same county as proposed facility)

is published primarily in Spanish language; that the  
(alternative language)

enclosed notice was published in said newspaper on the following date(s):

March 3<sup>rd</sup>, 2023

Subscribed and sworn to before me this the 3<sup>rd</sup> day of March

2023, by [Signature]  
(newspaper representative's signature)

(Seal)

Angelica Diaz Robledo  
Notary Public in and for the State of Texas

Angelica Diaz Robledo  
Print or Type Name of Notary Public

My Commission Expires 09/04/24



**March 9<sup>th</sup> English Public Hearing Notice – (published on March 3<sup>rd</sup>)**

**Nota Pública**

**AVISO PUBLICO**

La Comisión Consultiva del Desarrollo Comunitario de la Ciudad de Bryan (CDAC) llevará a cabo dos audiencias públicas el **Jueves, 9 de marzo de 2023 a las 5 p.m.** en el cuarto de entrenamiento en el sótano de la Oficina Municipal de Bryan, 300 S. Texas, Bryan, TX, 77803. La primera audiencia va consistir en la presentación del Programa de Subvenciones en Bóveda para el Desarrollo Comunitario (CDBG) y el subedile del Programa de Asociación de Inversión en Vivienda (HOME), en su la Ciudad recibe del Departamento de Vivienda y Desarrollo Urbano (HUD), y desarrollo del Fian de Acción Anual de 2023 (AAP). Comentarios del público sobre el uso del dinero y necesidades de la comunidad se grabará. La segunda audiencia pública será una presentación del Fian de la Ciudad de Vivienda Justa/Plan de Comercialización Afirmativo también se permitirá comentarios del público.

**AGENDA**

1. Llamada de Orden
2. Reconocimiento de las Declaraciones archivadas en respuesta a la Ley Estatal sobre Divulgación de los Conflictos de Intereses de Ciudadanos Locales
3. Aprobación de los Minutos de la Reunión Pública del 8 de febrero de 2023.
4. Llamada de Orden de la Audiencia Pública
  - A. Abriendo la Audiencia Pública I: Planando y Desarrollo del AAP de 2023 para CDBG y fondos de HOME: Presentación, Personal de Desarrollo Comunitario
    - a. Comentarios de la Comisión
    - b. Comentarios del Público
  - B. Cerrando la Audiencia Pública I
  - C. Abriendo la Audiencia Pública II: Vivienda Justa/Plan de Comercialización Afirmativo: Presentación, Personal de Desarrollo Comunitario
    - a. Comentarios de la Comisión
    - b. Comentarios del Público
  - D. Cerrando la Audiencia Pública II
5. Presentación y Discusión de fechas y procesos para aplicar para Fondos del Programa del Año de 2023 para:
  - A. Agencias de Servicios Públicos
  - B. Instalaciones Públicas
  - C. Infraestructura
  - D. Desarrollo de Vivienda
  - E. Desarrollo Económico
6. Descanso – Reconocer on la Reunión Regular
7. Escuchando Ciudadanos
8. Presentación, Discusión, y Acción Posible sobre Programas de Desarrollo Comunitario
  - A. Pequeña Reparación
  - B. Rehabilitación Importante/Reconstrucción
  - C. Desarrollo de Vivienda
  - D. Asistencia para Compradores de Vivienda
  - E. Servicios Públicos e Instalaciones Públicas/Infraestructura
9. Terminación de la Sesión

La Ciudad todavía no ha recibido notificación de HUD de la asignación de subvención para el Programa del Año de 2023, pero anticipa recibir a aproximadamente \$841,600 de CDBG y \$436,300 de fondos HOME. No menos de 70% de los fondos de CDBG deben ser utilizados para beneficiar personas de bajos ingresos a moderados ingresos (LMI). Ciudadanos se alientan proveer comentario sobre las necesidades locales y los usos propuestos de subvención de CDBG y HOME para abordar las necesidades, en las audiencias, o pueden comentar a través de la Encuesta de Necesidades de 2023 hasta el 12 de abril de 2023: <https://www.surveymonkey.com/r/BryanNeeds23>

Fondos de CDBG/HOME debe ser utilizado para cumplir al menos uno de tres objetivos sectoriales de HUD: Beneficiar Individuales LMI; Eliminar un barrio marginal; o zona degradada; o Responder a una necesidad urgente de la comunidad. El rendimiento de los programas se evalúa en función de los tres objetivos estatutarios de HUD: Vivienda digna, entorno de vida adecuada y ampliando oportunidades económicas.

Información de la aplicación y requisitos de elegibilidad será discutido en la audiencia. Aplicaciones y preguntas relativas a la solicitud de propuestas con la financiación de CDBG de Servicios Públicos están disponibles en <https://braosbid.com/vaweb.nsf/> o a través de copia física entregado en la Oficina de Compras de la Ciudad de Bryan. Solitudes de propuestas con la financiación de CDBG Instalaciones Públicas se publicará en el sitio web del departamento el 9 de marzo de 2023: <https://www.bryan.tx.gov/community-development/funding-processes/wr-abilities/instalaciones>. Solicitudes para Instalaciones Públicas se animan juntar con personas para discutir el programa o elegibilidad del proyecto y pautas de subvención. Personal está disponible durante horas de oficina y por cita en: 1808 Greenfield Plaza, Bryan, TX 77802; por teléfono en 979-209-5175; o por correo electrónico a: [communitydevelopment@bryan.tx.gov](mailto:communitydevelopment@bryan.tx.gov).

En CDAC's audiencia pública de abril de 2023 (antención pendiente), presentaciones se harán por personal y solicitante potenciales para financiación, si necesario, y CDAC deliberará sobre la financiación de los programas CDBG y HOME. La última reunión pública de CDAC el junio de 2023 (atención pendiente) sobre el AAP de 2023 empezará un período de comentarios del público de 30 días. CDAC revisará el borrador de AAP, llevando a cabo una audiencia pública, y hacer recomendación al Consejo de la Ciudad. Recomendaciones de financiación de CDAC y el AAP de 2023 referido se enviará al Consejo de la Ciudad de Bryan para acción en la reunión del Consejo de la Ciudad en junio o julio de 2023 pendiente el anuncio. Dependiendo de las aprobaciones del Consejo y HUD del AAP de 2023, fondos del Programa del Año de 2023 estará disponible el 1 de octubre de 2023.

**Información Adicional**  
 PARA INFORMACIÓN EN LA INTERPRETACIÓN DE LENGUAJE POR SEÑAS, TCD 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.

03/03/2023

<p><b>La Voz Hispana</b>                  DIRECCIÓN GENERAL                  José C. Díaz                  VENTAS                  Angélica Díaz                  TECNOLOGÍA Y DISEÑO                  Teresa Vega</p>	<p><b>INFORMACIÓN Y REDACCIÓN</b>                  José Díaz                  Para correspondencia, quejas, comentarios, sugerencias diríjase a:                  LA VOZ HISPANA                  P.O. Box 1774                  Bryan, TX 77806                  Teléfono (979) 822-0505                  Email: <a href="mailto:lvzhbcs@yahoo.com">lvzhbcs@yahoo.com</a>                  307 S Main St #107, Bryan, TX 77803</p>	<p>LA VOZ HISPANA no se hace responsable de las ideas y opiniones emitidas por sus columnistas y colaboradores, ni por los servicios o productos que ofrecen sus anunciantes. Todos los anuncios son responsabilidad de los anunciantes. La Voz Hispana no es responsable ni investiga a los anunciantes y todas las respuestas a este anuncio de parte del público son estrictamente entre el consumidor y el anunciante.</p>
--	---	--



June 8<sup>th</sup> English Public Hearing Notice Affidavit – (published on May 22<sup>nd</sup>)

# The Eagle

See Proof on Next Page

**The Eagle**  
1729 Briarcrest Dr  
(979) 776-4444

I, Stefan Edward Pal, of lawful age, being duly sworn upon oath depose and say that I am an agent of Courm Software, PBC, duly appointed and authorized agent of the Publisher of The Eagle, a publication that is a "legal newspaper" as that phrase is defined for the city of Bryan, for the County of Brazos, in the state of Texas, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said "legal newspaper" in consecutive issues on the following dates:

**PUBLICATION DATES:**  
22 May 2023

**Notice ID:** 6lYcyv4EaonL3oLRT8L  
**Publisher ID:** 26896  
**Notice Name:** CDAC Ad for BCS Eagle on May 22, 2023

**PUBLICATION FEE:** \$257.99

*Stefan Edward Pal*

Agent

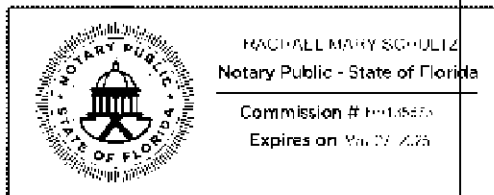
**VERIFICATION**

State of Florida  
County of Charlotte

Signed or attested before me on this: 05/22/2023

*Rachael Mary Schultz*

Notary Public  
Notarized online using audio-video communication



## June 8<sup>th</sup> English Public Hearing Notice – (published on May 22<sup>nd</sup>)

### Public Notice

The City of Bryan's Community Development Advisory Committee (CDAC) will conduct two public hearings on June 8, 2023 at 6:00 p.m. at the Bryan Municipal Office Building Basement Training Room, 300 S. Texas, Bryan, TX, 77803. Comments will be recorded. The first is on the Draft 2023 Annual Action Plan (AAP) which recommends projects and programs using Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds from the U.S. Dept. of Housing and Urban Development (HUD). The second is on the Fair Housing /Affirmative Marketing Plan. A comment period for the AAP will occur from June 8, 2023 through July 10, 2023. The AAP will be submitted to City Council for action on July 11, 2023 and to HUD no later than August 15, 2023. Project funding will be available October 1, 2023.

Bryan will receive \$ 910,061 of CDBG and \$ 448,351 of HOME funds in FY2023. An estimated \$40,000 of CDBG and \$66,000 of HOME program income will be available from project loan repayments. Not less than 70% of funds will benefit low- and moderate-income (LMI) persons for CDBG and will address at least one of HUD's National Objectives: benefit low- to moderate-income individuals; eliminate substandard housing; meet an urgent community need. Program performance is evaluated against HUD's three basic Statutory Goals: decent housing; a suitable living environment; expanded economic opportunities. Proposed use of funds to address priority needs identified in the City's 2020-24 Consolidated Plan (CP) follow:

#### CDBG projects:

1. Homeowner Housing Assistance - \$ 591,540. Needs addressed: rehabilitation of owner-occupied units and/or demolition of dilapidated units. Approximately 36 households assisted by: housing repair, handicap accessibility, minor repair, voluntary demolition, staff program delivery, and other costs needed to administer activities.
2. Public Service Agency Funding - \$136,509. Needs addressed: Public Services - youth and families; healthcare; homelessness services and outreach a. Big Brothers, Big Sisters - \$39,734. Goal: Public Services, youth and families – funds STEM Center education program. Estimated 30 students.  
b. Brazos Maternal & Child Health Clinic - \$40,000. Goal: Public Services, healthcare – funds medical tests, supplies, and patient education. Estimated 425 clients.  
c. Family Promise Case Management - \$40,000. Goal: homeless services, outreach – funds case management program. Estimated 155 clients.  
d. Unlimited Potential Foster Youth Assistance - \$15,000. Goal: Public Services, youth and families – funds a resource center, and mentoring program. Estimated 75 clients.  
e. Staff Program Delivery - \$1,775. Goal: Public Services, other – funds staff review of agency documentation and funding requests.
3. Administration / Grant Compliance - CDBG - \$182,012. Goal: administration and grant compliance of CDBG program.

#### HOME projects:

1. Home Owner Housing Assistance - \$ 332,513. Goal: rehabilitation of owner-occupied with major housing rehabilitation/reconstruction. Estimated 2 households assisted, and acquisition of existing units, homebuyer down payment with 3 households assisted.
2. Community Housing Development Organizations (CHDO) - \$ 66,503. Goal: production of affordable units, homebuyer or rental housing, by funds and technical support of development of 1 project by a CHDO – a non-profit whose mission is affordable housing.
3. Administration / Grant Compliance - HOME - \$44,335. Goal: program administration and grant compliance of HOME program.

During the 30-day comment period, citizens may comment on the AAP at hearings or by mail to the Bryan Community Development (CD) Dept., P.O. Box 1000, Bryan, TX 77803, or by calling (979) 209-5175, or visiting the CD Dept. at 1803 Greenfield Plaza, Bryan, TX (office hours 8:00 a.m. - 5:00 p.m., Monday – Friday), or by emailing at: [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov). AAP drafts may be viewed during business hours at the Bryan CD Dept., the Clara B. Mounce Public Library, 201 E. 26th Street, Bryan, Texas 77803, and on the web at: <http://www.bryantx.gov/community-development>.

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

*Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte 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.*

June 8<sup>th</sup> Spanish Public Hearing Affidavit – (published on May 19<sup>th</sup>)

ALTERNATIVE LANGUAGE  
PUBLISHER'S AFFIDAVIT

STATE OF TEXAS §  
COUNTY OF BRAZOS §

Before me, the undersigned notary public, on this day personally appeared  
Adriana Alfaro, who being by me duly sworn, deposes  
*(name of person representing newspaper)*  
and says that (s)he is the Office Assistant of the  
*(title of person representing newspaper)*  
La Voz Hispana; that said newspaper is  
*(name of newspaper)*  
generally circulated in Brazos County, Texas and  
*(same county as proposed facility)*  
is published primarily in Spanish language; that the  
*(alternative language)*  
enclosed notice was published in said newspaper on the following date(s):

May 19<sup>th</sup>, 2023

Subscribed and sworn to before me this the 19<sup>th</sup> day of May,

2023, by [Signature]  
*(newspaper representative's signature)*

(Seal)

Angelica Diaz Robledo  
Notary Public in and for the State of Texas

Angelica Diaz Robledo  
Print or Type Name of Notary Public

My Commission Expires 09-04-24



# Nota Pública

## AVISO PUBLICO

La Comisión Consultiva del Desarrollo Comunitario de la Ciudad de Bryan (CDAC) se llevará a cabo dos audiencias públicas el 8 de junio de 2023 a las 6 p.m. en el cuarto de entrenamiento en el sótano de la Oficina Municipal de Bryan, 300 S Texas, Bryan, TX, 77803. Comentarios se grabarán. La primera audiencia va consistir del Borrador del Plan de Acción Anual (AAP) de 2023, quien recomienda proyectos usando el Bloque para el Desarrollo Comunitario (CDBG) y el Programa de Asociaciones de Inversión en Vivienda (HOME), usando fondos del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE.UU. La segunda audiencia pública será sobre el Plan de Vivienda Justa/ Plan de Comercialización Afirmativo. Un periodo de comentario para AAP ocurra desde el 8 de junio de 2023 hasta el 11 de junio de 2023 y para HUD no más tarde del 15 de agosto de 2023. El financiamiento estará disponible para el proyecto el 1 de octubre de 2023.

Bryan recibirá \$910,061 de CDBG y \$443,351 de fondos de HOME en PY2023. Un estimado \$40,000 de CDBG y \$66,000 de ingresos del programa HOME estará disponible para proyectos con amortización de préstamos. No menos de 70% de fondos beneficiaran personas de ingresos bajos – a moderados (LMI) por CDBG y abordará al menos uno de los Objetivos Nacionales de HUD: Beneficiar individuales de ingresos bajos- a moderados-; eliminar barrios marginales/deterioro; y satisfacer una necesidad urgente de la comunidad. El rendimiento del programa se evalúe en función de los tres objetivos estatutarios básicos de HUD: una vivienda digna, un entorno de vida adecuado y mejorando oportunidades económicas. El uso propuesto de los fondos para abordar las necesidades prioritarias identificadas en el Plan Consolidado (CP) 2020-24 de la Ciudad sigue:

### Proyectos de CDBG:

1. Ayuda para propietarios de vivienda - \$591,540. Necesidades abordadas: rehabilitación de viviendas ocupadas por sus propietarios y/o demolición de viviendas deterioradas. Aproximadamente 36 hogares ayudados por: sustitución de vivienda, accesibilidad para discapacitados, reparaciones menores, demolición voluntaria, ejecución del programa por el personal y otros costos necesarios para administrar las actividades.
2. Financiación de la Agencia de Servicios Públicos - \$136,509. Necesidades abordadas: Servicios Públicos – jóvenes y familias; servicios sanitarios; servicios y ayuda para las personas sin hogar
  - a. Big Brothers, Big Sisters - \$39,734. Objetivo: Servicios Públicos, jóvenes y familias – financiando el programa educativo del Centro de STEM. Estimado 30 estudiantes.
  - b. Brazos Maternal & Child Health Clinic - \$40,000. Objetivo: Servicios Públicos, servicios sanitarios – financiando pruebas médicas, suministros y educación de los pacientes. Estimado 425 clientes.
  - c. Family Promise Manejo de Casos - \$40,000. Objetivo: servicios para personas sin hogar, promoción – financiando el programa de gestión de casos. Estimado 155 clientes.
  - d. Unlimited Potential Ayudando Jóvenes de Acogida - \$15,000. Objetivo: Servicios Públicos, jóvenes y familias – financiando un centro de recursos y un programa de tutoría. Estimado 75 clientes.
  - e. Ejecución del Programa del Personal - \$1,775. Objetivo: Servicios Públicos, otro – financiando la revisión del personal de la documentación de la agencia y las solicitudes de financiación.
3. Administración / Cumplimiento de Subvenciones - CDBG - \$182,012. Objetivo: administración y cumplimiento de subvenciones del programa CDBG.

### Proyectos de HOME:

1. Programa de Asistencia para Propietarios de Vivienda - \$332,513. Objetivo: rehabilitación de viviendas ocupada por los propietarios con rehabilitación/reconstrucción grande. Estimado 2 hogares asistidos, y adquisición de unidades existentes, pego inicial para propietarios de vivienda con 3 hogares asistidos.
2. Organización Comunitaria de Desarrollo de Vivienda (CHDO) - \$66,503. Objetivo: producción de unidades asequibles, viviendas de compra o de alquiler, mediante fondos y apoyo técnico del desarrollo de 1 proyecto de parte de CHDO – organización sin fines de lucro con la misión de hacer la vivienda asequible.
3. Administración / Cumplimiento de Subvenciones - HOME - \$44,335. Objetivo: administración y cumplimiento de subvenciones del programa HOME.

Durante el periodo de comentario de 30 días, ciudadanos pueden comentar sobre el AAP en las audiencias o por correo dirigido a el Departamento de Desarrollo Comunitario (CD) de Bryan, P.O. Box 1000, Bryan, TX 77805, o llamando (979) 209-5175, o visitando el CD Dept. en 1803 Greenfield Plaza., Bryan, TX (horas de oficina 8:00 a.m. - 5:00 p.m., lunes – viernes), o por correo electrónico [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov). Los borradores de AAP pueden verse durante el horario laboral en Bryan CD Dept., la Biblioteca Publica Clara B. Mounce, 201 E. 26th Street, Bryan, Texas 77803, y por internet en: <http://www.bryantx.gov/community-development>.

PARA INFORMACIÓN EN LA INTERPRETACIÓN DE LENGUAJE POR SEÑAS, TDD O OTRA INFORMACIÓN DE TRADUCCIÓN O ACCESIBILIDAD, POR FAVOR CONTACTE LA OFICINA DE LA SECRETARA 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.

**Community Development Program Maps follow:**

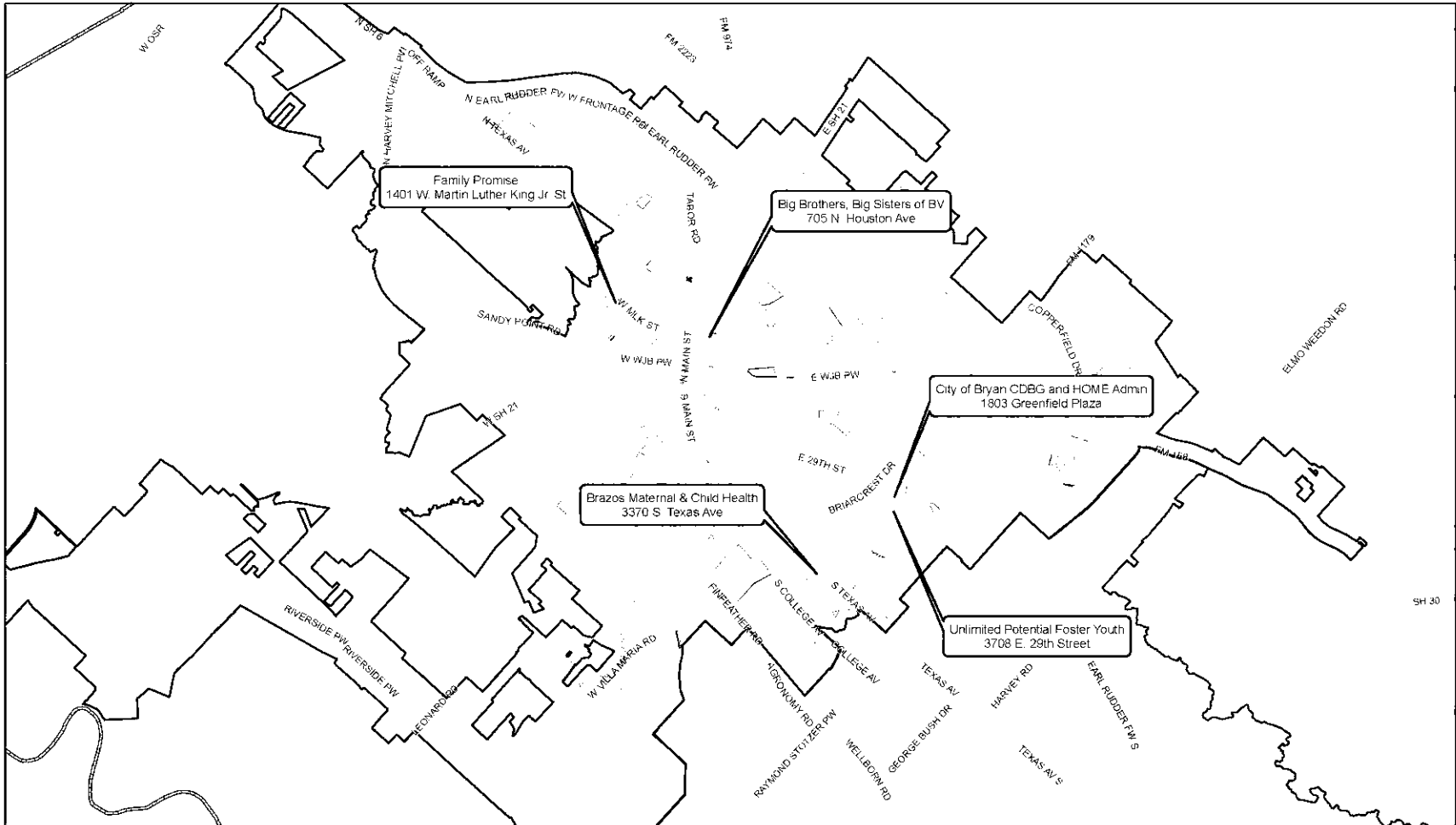


0 0.5 1 Miles

## Low to Moderate Income Areas

2023 Annual Action Plan

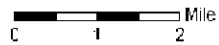
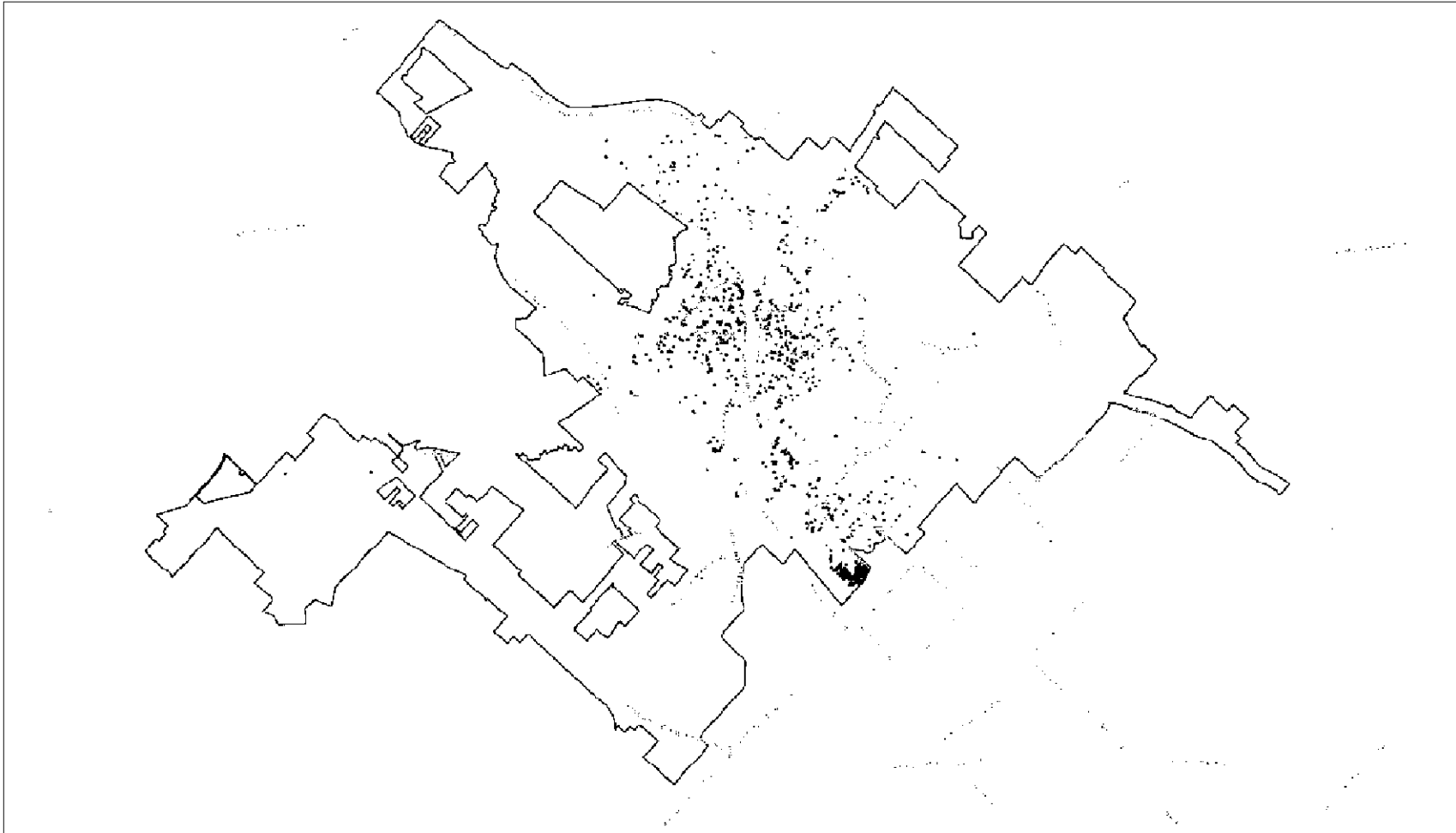




1:63,360

PY2023-24 Administration and Public Service Agency Program Map



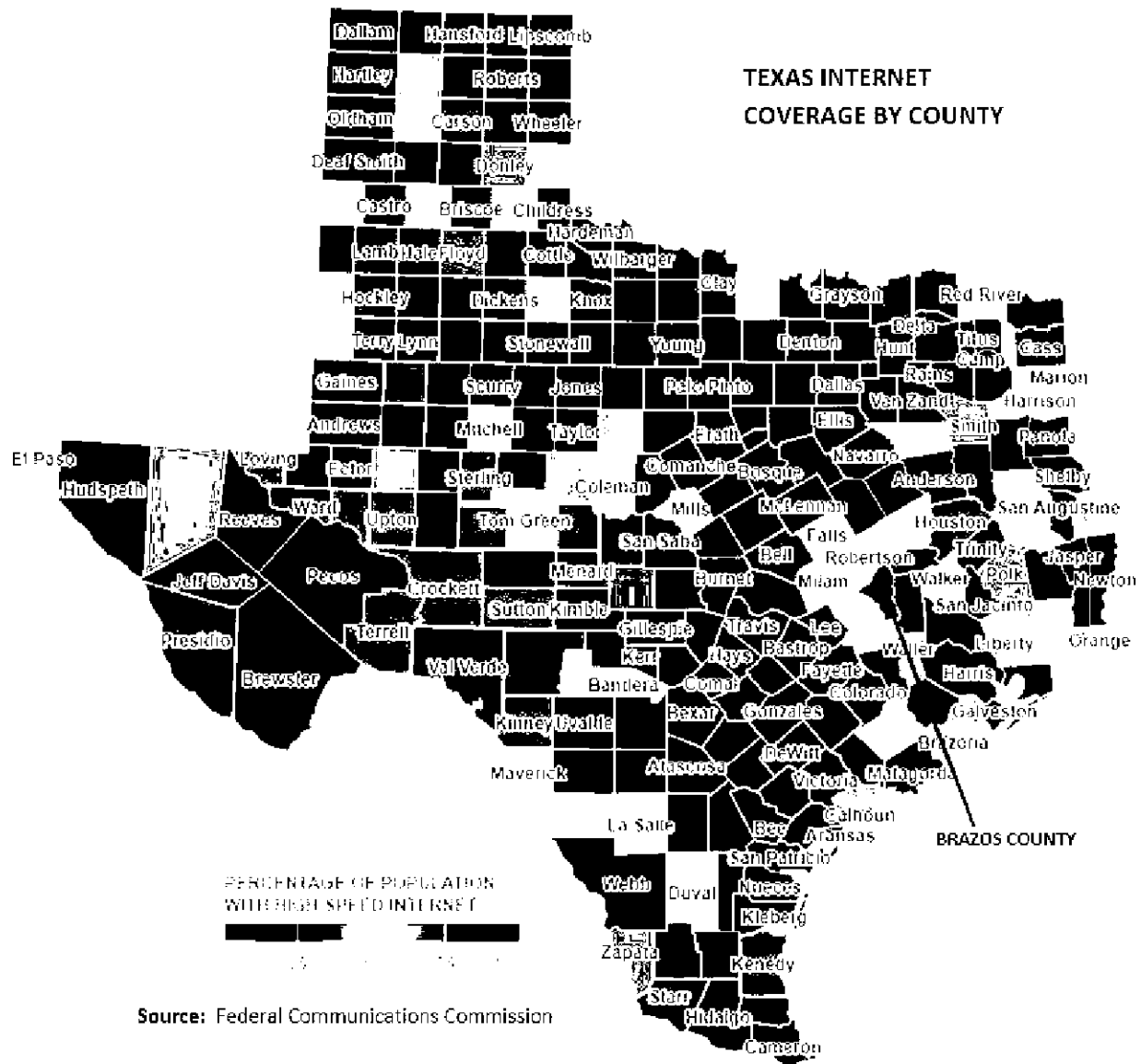


### Substandard Single-Family Units

- 1000+ units
- 500-1000 units
- 100-500 units
- 50-100 units
- 1-50 units

Berkeley, CA Office of Economic Development  
 2215 Broadway, Suite 200  
 Berkeley, CA 94704  
 415.863.3100





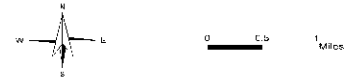
Map of Texas Internet Coverage by County



**Low to Moderate Income Percentages**

0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------

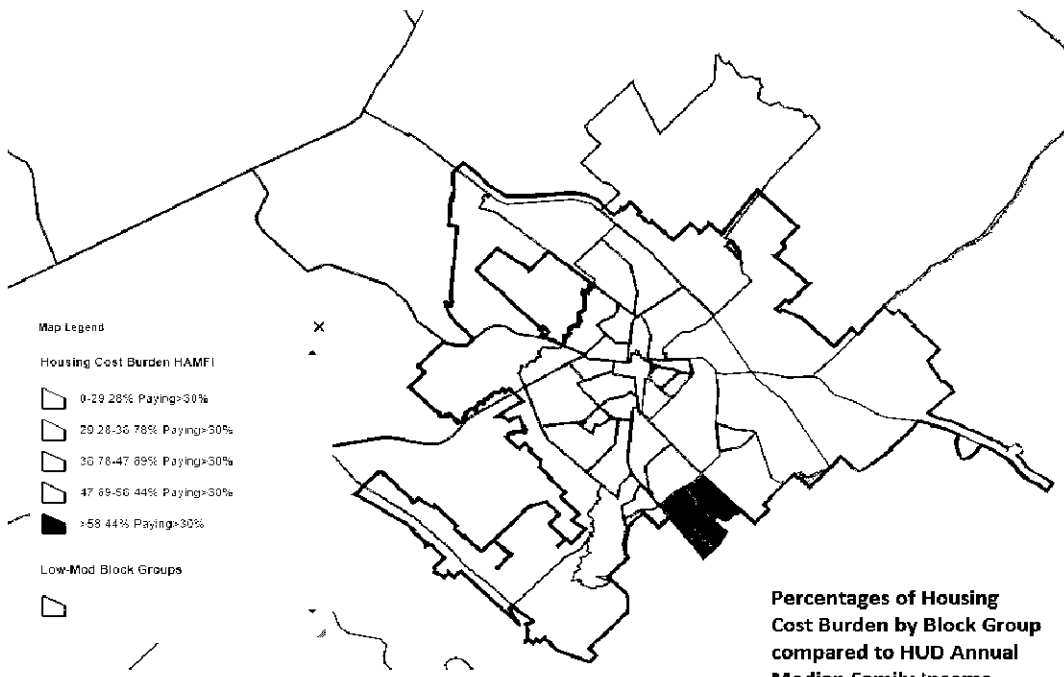
**FEMA**  
 FLOODING AREAS WITHIN ZONE AE  
 ZONE AE (1% annual chance of flood)  
 ZONE A (1% annual chance of flood)  
 ZONE X500 (0.2% annual chance of flood)  
 ZONE X (100-year return period 0.2% annual chance of flood)



### Low to Moderate Income Areas

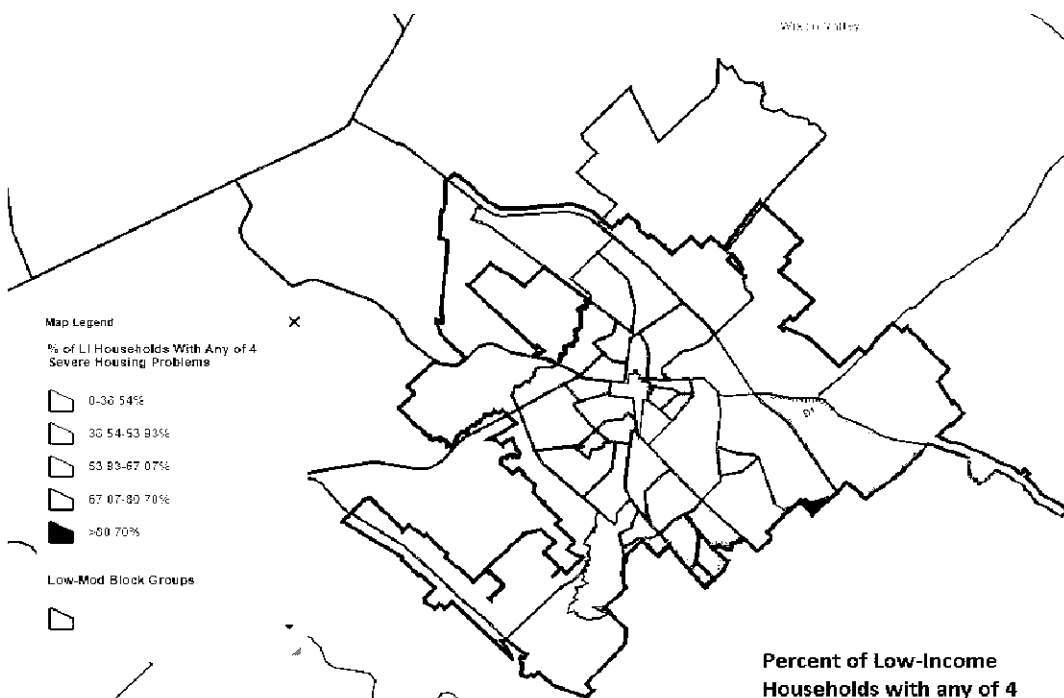


**Bryan LMI Areas and FEMA Flood Zones**



April 2020 - CPD Maps / Dept. of HUD Mapping Application

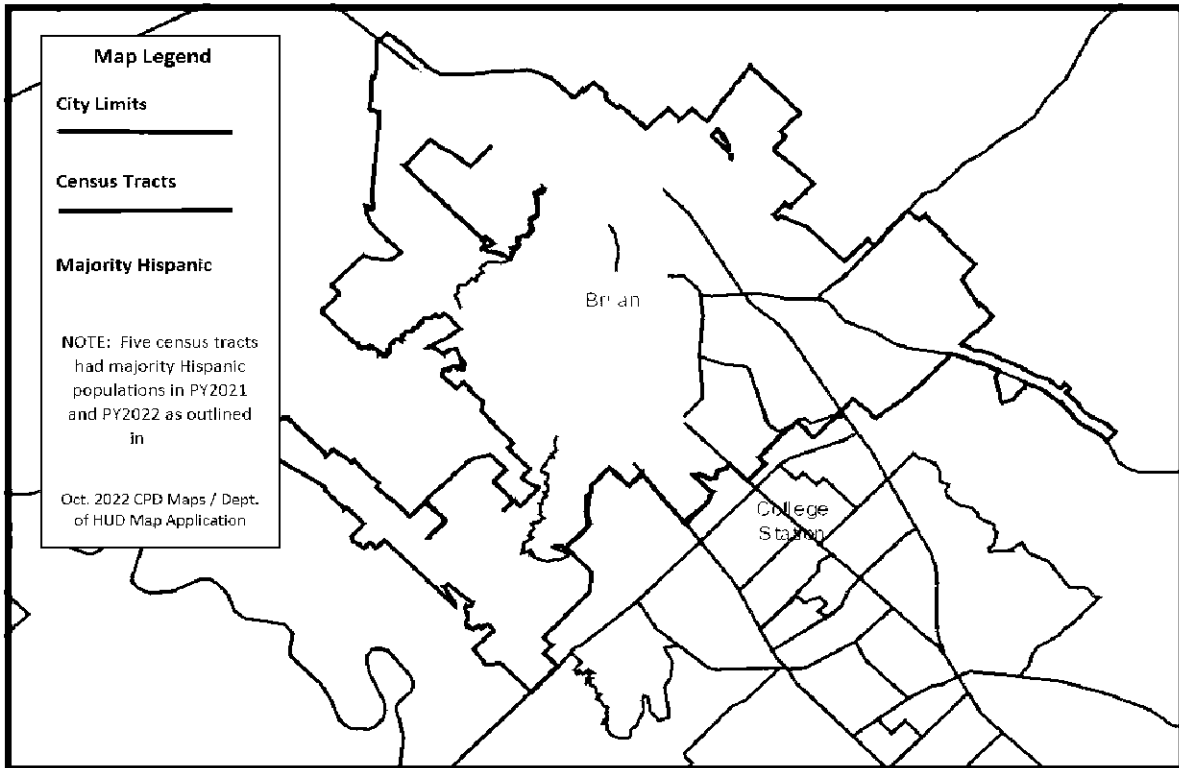
**Percentages of Housing Cost Burden by Block Group compared to HUD Annual Median Family Income (HAMFI) - % > 30%**



April 2020 - CPD Maps / Dept. of HUD Mapping Application

**Percent of Low-Income Households with any of 4 Severe Housing Problems**

**Bryan Census Tracts Where Hispanics Comprise Over 50% of Population**



## 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.

**CDBG-MIT:** Community Development Block Grant – Mitigation. Federal grant funding to funding to identify, mitigate, and address the effects of natural disasters..

**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.

**HOME-American Rescue Plan (HOME-ARP):** provides funds to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country.

**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.

**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.

**MOD:** Method of Distribution required of recipients of CDBG-MIT funding to identify, mitigate, and address the effects of natural disasters.

**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.

## 2023 ANNUAL ACTION PLAN RESOLUTION

DocuSign Envelope ID: DBCAD1B3-EB74-4861-8F71-B7B9AB6EB525

### RESOLUTION NO. 4049

**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 2023 ANNUAL ACTION PLAN, AND ALL OTHER DOCUMENTS AND TO PERFORM OTHER DUTIES AS REQUIRED BY THE UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT IN ORDER TO IMPLEMENT THE PROJECTS IDENTIFIED IN THE 2020-2024 5-YEAR CONSOLIDATED PLAN AND THE 2020-2024 ANNUAL ACTION PLANS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT THE CITY'S 2023 ANNUAL ACTION PLAN, FOR \$910,061 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND \$443,351 IN HOME INVESTMENT PARTNERSHIP FUNDS, TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, APPROVING THE PROPOSED USE OF THESE FUNDS; AUTHORIZING HUD REPRESENTATIVES AND THE FEDERAL COMPTROLLER GENERAL TO EXAMINE RECORDS RELATIVE TO THE PROGRAMS; APPOINTING THE CITY MANAGER OR HIS DESIGNEE AS THE RESPONSIBLE LOCAL OFFICIAL AND ACCEPTING THE JURISDICTION OF THE FEDERAL COURTS; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Community Development staff has prepared the 2023 Annual Action Plan (2023 AAP) for submission to the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the funding recommendations were developed by the Community Development Advisory Committee, staff Public Service Agency review committee, and Community Development staff; and

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

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

**WHEREAS**, the 2023 AAP describes how the City of Bryan intends to utilize \$910,061 in CDBG funds and \$443,351 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 2023 AAP for funds for the purpose of participating in the CDBG and HOME programs and any subsequent Plans. The application includes actions to address proposed goals and objectives from the 2020-2024 5-Year Consolidated Plan as part of the 2023 AAP, and program certifications, all of which items are hereby approved.

**Section 2**

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

**Section 3**

The City Council of the City of Bryan hereby approves the allocation of CDBG and HOME funds as stated in the 2023 AAP, and further incorporates the 2023 AAP into this Resolution by reference for all purposes.

**Section 4**

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

**Section 5**

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

**Section 6**

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

**Section 7**

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

**Section 8**

This Resolution shall be effective immediately upon its passage and adoption.

**APPROVED AND ADOPTED** at the regular City Council meeting on this 11<sup>th</sup> day of July 2023.

**ATTEST:**

Mary Lynne Stratta  
Mary Lynne Stratta, City Secretary

**CITY OF BRYAN**

Bobby Gutierrez  
Bobby Gutierrez, Mayor

**APPROVED AS TO FORM:**

Thomas A. Leeper  
Thomas A. Leeper, City Attorney



**Attachment A: Executive Projects Summary  
City of Bryan 2023 Annual Action Plan**

The City of Bryan is a Community Development Block Grant (CDBG) Entitlement City since 1993, and HOME Investment Partnerships Program (HOME) Participating Jurisdiction since 1995. The City has administered over \$39 million of these funds since that time, primarily to assist low to moderate income homeowners and residents, and provide funding to nonprofit agencies providing direct assistance services. The 2023 Annual Action Plan (AAP) proposes the following projects to address priority needs identified in the City's 2020-24 Five-Year Consolidated Plan (CP). The 2023 AAP is the formal application to the U.S. Department of Housing and Urban Development (HUD) for these funds. The 2023 AAP Proposes to fund the following:

**Total CDBG Allocation: \$910,061.00** (plus anticipated \$40,000.00 of program income)  
**CDBG Projects** (and relation to 2020-2 Consolidated Plan):

Program Income of \$40,000.00 is expected to be available during PY2023 from the grantee, with no program income anticipated from clients or sub-recipients.

1. **Homeowner Housing Assistance (\$591,540.00)** – Rehabilitation/Reconstruction is provided in the form of a repayable loan at zero (0%). Minor rehabilitation repairs are provided as grants. These funds are expected to serve approximately 36 households. Funding is included for necessary staff program delivery and other costs necessary to carry out program activities. Program Income received by the City (grantee) of \$40,000.00 is expected to be available during PY2023 to be used toward these projects. No program income is anticipated from clients or sub-recipients.
2. **Public Service Agency Funding (\$136,509.00)** –
  - a. Big Brothers Big Sisters (\$39,734.00) – Provides for eligible expenses (salaries, supplies, rent, and equipment) for a STEM center program offered at the North Bryan Community Center. The program is expected to serve approximately 30 unduplicated clients who are Bryan ISD students. CDBG represents 80% of this activity's budget.
  - b. Brazos Maternal Health and Child Health Clinic (\$40,000.00) – The Prenatal Clinic Program provides funds for prenatal program supplies, ultrasounds, lab tests, and patient education. The program will serve an estimated 425 unduplicated clients. CDBG represents approximately 7% of this activity's budget.
  - c. Family Promise Case Management Program (\$40,000.00) – Provides for case manager position to expand program access and case management services at this family homeless shelter in Bryan. The program is expected to serve approximately 155 unduplicated clients. CDBG funding represents 100% of this activity's budget.
  - d. A Home Base for Transitioning Foster Youth dba Unlimited Potential, Inc. (\$15,000.00) – Provides partial salaries for positions providing life skills training, case management, and mentoring to former foster youth to assist them in becoming fully independent young adults. Partial funding is provided for a fulltime Self Sufficiency Specialist. The program will serve an estimated 75 unduplicated clients. CDBG funding represents 100% of this activity's budget.
  - e. Staff Program Delivery (\$1,775.00) – Staff review and delivery of agency funding requests.

- 3. Program Administration / Grant Compliance - CDBG (\$182,012.00)** – Program Administration and Grant Compliance of CDBG programs.

**HOME Projects: Relation to 2020-24 Consolidated Plan**

**Total HOME Allocation: \$443,351.00** (plus anticipated \$66,000.00 of program income)

An anticipated \$66,000.00 in program income will also be available during PY2023 from the grantee, with no program income from clients or sub-recipients. Funds are used for eligible housing programs and are meant to provide decent affordable housing to lower-income households; expand the capacity of non-profit housing providers; strengthen the ability of state and local governments to provide affordable housing; and to leverage private-sector participation. The 2023 AAP proposes the following HOME funded projects to address priority needs identified in the City's 2020-24 Consolidated Plan:

- 1. Home Owner Housing Assistance (\$332,513.00)** – Rehabilitation of owner-occupied units (approximately 2 households), and homebuyer assistance (approximately 3 households).
- 2. Community Housing Development Organizations (CHDO) (\$66,503.00)** - Funding and technical support of the development for 1 project by a certified Community Housing Development Organization (CHDO – a non-profit whose mission is affordable housing).
- 3. Program Administration / Grant Compliance - HOME (\$44,335.00)** – Program Administration and Grant Compliance of HOME programs.

**HOME Match Requirements and Leveraging**

All Participating Jurisdictions (PJs) must contribute or match no less than 25 cents for each dollar of HOME funds spent on affordable housing. Non-federal investments from the City, state, or the private sector qualify as matching contributions. Sources of a match include: cash; donated construction materials or volunteer labor; value of donated land or real property; value of foregone interest, taxes, fees, or charges levied by public or private entities; investments in on- or offsite improvements; proceeds from bond financing; the cost of supportive services provided to families living in HOME units; and the cost of homebuyer counseling to families purchasing HOME-assisted units.

The HOME statute provides for a reduction of the matching contribution requirement under three conditions: 1) fiscal distress (%Poverty > 125% National Rate); 2) severe fiscal distress (\$Per Capita Income < 75% National Average); and 3) for Presidentially-declared major disasters (Currently COVID, 100% waiver) covered under the Stafford Act. The City's PY2022 HOME match requirement (Effective November 22, 2022) has been 100% waived by HUD based on severe fiscal distress of the local community and the existing COVID waivers. Therefore there are no match requirements for PY2023 until new match reductions are published.

Estimated HOME leveraging of other resources in PY2023 is anticipated to be \$1.4 million.

**Exhibit B: City of Bryan Community Development Program Guidelines Recommended Updates**

**PROGRAMS AND RECOMENDATIONS:**

**1. Homeowner Housing Assistance: Major Rehabilitation/Reconstruction**

- a. **Current** – Repayable Loan (0% interest) plus, if the household is below 50% of the Area Median Income, a Deferred Loan of up to \$45,000.00.
- b. **Recommendation** –If household is eligible to receive assistance (below 80% of the Area Median Income), increase the Deferred Loan to “The amount necessary to bring the household’s housing payment ratio (Loan principal, property taxes, and insurance) to no more than 30% of household income.” This will help to address rising construction costs and allow more applicants to qualify.

**2. Public Service Agencies**


- a. **Current** – A Request for Proposals will be issued via the BrazosBid website.
- b. **Recommendation** – A Request for Proposals may be issued via the BrazosBid website or applications may be made through the City’s Laserfiche portal.

## GRANTEE SF-424'S AND CERTIFICATIONS

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 08/11/2023	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: B 23-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: City of Bryan		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 74-6000441	* c. UEI: EUIQIISE5GQQ5	
<b>d. Address:</b>		
* Street1: 300 S. Texas Ave.	Street2: <input type="text"/>	
* City: Bryan	County/Parish: Brazos	
* State: TX: Texas	Province: <input type="text"/>	
* Country: USA: UNITED STATES	* Zip / Postal Code: 77803-3937	
<b>e. Organizational Unit:</b>		
Department Name: Community Development	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: Mr.	* First Name: Art	Middle Name: <input type="text"/>
* Last Name: Roach	Suffix: <input type="text"/>	
Title: Community Development Manager		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 979-209-5075	Fax Number: 979-209-5184	
* Email: art@bryantx.gov		

<b>Application for Federal Assistance SF-424</b>		
<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="14.218"/>		
CFDA Title:		
<input type="text" value="Community Development Block Grant"/>		
<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" value="Not Applicable"/>		
Title:		
<input type="text" value="Not Applicable"/>		
<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>* 16. Descriptive Title of Applicant's Project:</b>		
<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."/>		
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"/>



<b>Application for Federal Assistance SF-424</b>	
<b>16. Congressional Districts Of:</b>	
* a. Applicant: <input type="text" value="TX-17"/>	* b. Program/Project: <input type="text" value="TX-17"/>
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: <input type="text" value="10/01/2023"/>	* b. End Date: <input type="text" value="09/30/2024"/>
<b>18. Estimated Funding (\$):</b>	
* a. Federal	<input type="text" value="910,061.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="40,000.00"/>
* g. TOTAL	<input type="text" value="950,061.00"/>
<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 18, Section 1001)</b>	
<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: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Kean"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Register"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="979-209-5100"/>	Fax Number: <input type="text" value="979-209-5106"/>
* Email: <input type="text" value="xregister@bryantx.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="9/21/23"/>

### ASSURANCES - NON-CONSTRUCTION PROGRAMS

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 (0348-0040), Washington, DC 20503.

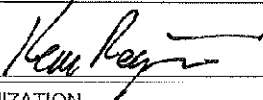
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**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 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 cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. 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.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for 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).
6. Will comply with all Federal statutes relating to nondiscrimination. 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.
7. 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 or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with 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.

9. 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.
10. Will comply, if applicable, 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.
11. 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).
12. 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.
13. Will assist the awarding agency in assuring compliance with Section 105 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. §§489a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-514, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. 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.
17. 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."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 105(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 08/11/2023

Standard Form 424B (Rev. 7-97) Back

CDBG Grant

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
 Expiration Date: 02/28/2025

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

Authorized for Local Reproduction

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. 91-546) 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 11735; (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		TITLE	
Kean Register 		City Manager	
APPLICANT ORGANIZATION		DATE SUBMITTED	
City of Bryan, Texas		08/11/2023	

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

CDBG Grant

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 08/11/2025	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: M-23-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: City of Bryan		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 74-6000441	* c. UEI: EUHQISE5GCO5	
<b>d. Address:</b>		
* Street1: 300 S. Texas Ave.	Street2: <input type="text"/>	
* City: Bryan	County/Parish: Brazos	
* State: TX: Texas	Province: <input type="text"/>	
* Country: USA: UNITED STATES	* Zip / Postal Code: 77803-3937	
<b>e. Organizational Unit:</b>		
Department Name: Community Development	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: Mr.	* First Name: Art	Middle Name: <input type="text"/>
* Last Name: Roach	Suffix: <input type="text"/>	
Title: Community Development Manager		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 979-209-5175	Fax Number: 979 209 5184	
* Email: art@bryantx.gov		

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" value="Not Applicable"/> Title: <input type="text" value="Not Applicable"/>	
<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**

**16. Congressional Districts Of:**  
 \* a. Applicant: TX-17 \* b. Program/Project: TX-17

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

**17. Proposed Project:**  
 \* a. Start Date: 10/01/2023 \* b. End Date: 09/30/2024

**18. Estimated Funding (\$):**

* a. Federal	443,351.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	66,000.00
* g. TOTAL	509,351.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**  
 a. This application was made available to the State under the Executive Order 12372 Process for review on   
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.  
 c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**  
 Yes  No  
 If "Yes", provide explanation and attach

**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 18, Section 1001)**  
 \*\* I AGREE  
 \*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

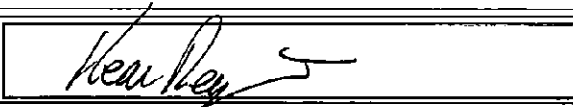
**Authorized Representative:**

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

\* Title: City Manager

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

\* Email: kregister@bryantx.gov

\* Signature of Authorized Representative:  \* Date Signed: 11/21/23



### ASSURANCES - NON-CONSTRUCTION PROGRAMS

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 (0348-0040), 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 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 cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. 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.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for 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).
6. Will comply with all Federal statutes relating to nondiscrimination. 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.
7. 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 or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with 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.

9. 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.
10. Will comply, if applicable, 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.
11. 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).
12. 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.
13. 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.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. 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.
17. 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."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. 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 08/11/2023

Standard Form 424B (Rev. 7-97) Back

HOME Grant

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2026

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

Authorized for Local Reproduction

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	TITLE
Kean Register 	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Bryan, Texas	08/11/2023

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

HOME Grant

**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.


**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

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

  
\_\_\_\_\_  
Signature of Authorized Official

08/11/2023  
\_\_\_\_\_  
Date

City Manager - Kean Register  
\_\_\_\_\_  
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) PY2023 - 12 Months [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

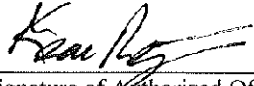
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

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

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

  
\_\_\_\_\_  
Signature of Authorized Official

08/11/2023  
Date

City Manager - Kean Register  
Title

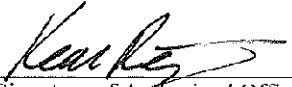
**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

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

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature of Authorized Official

08/11/2023  
\_\_\_\_\_  
Date

City Manager - Kean Register  
\_\_\_\_\_  
Title



## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

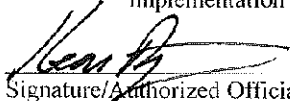
#### **Lobbying Certification**

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  
Kean Register  
City Manager

08/11/2023  
Date