



HOMEOWNER ASSISTANCE

Minor Repair

Program Information

Community Development Department

Homeowner Assistance Minor Repair: Funding is provided directly to a contractor to perform minor repairs of homes within the city limits of Bryan from the City’s Community Development Block Grant through the U.S. Department of Housing and Urban Development. Funding is provided in the form of a grant of up to \$5,000 in most cases, with no repayment or note required. Repairs are available for health and safety-related items requiring immediate repair. Such items include roofs, plumbing, electrical, HVAC, water heaters, and handicap accessibility items such as ramps, safety railings, grab bars, commodes, and showers. Homes deemed infeasible for minor repair may be referred to the Major Rehabilitation program.

Participant Requirements:

1. Participant's household income may not exceed 80% of the Area Median Household Income:

Household #	1	2	3	4	5	6	7	8
Max. Income (Effective 6-1-2026)	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800

2. Participants must own their home and live there as a principal residence (Homestead) for at least the past two years.
3. All household members must provide proof of citizenship or permanent legal resident alien status.
4. For married couples (including those separated and not yet divorced), the application, is required to be in both names, and both incomes will be verified.
5. Applicants must be current on property taxes (or legally deferred because of age or disability).

Property Requirements:

1. The property must be a single-family detached home or condominium within the city limits of the City of Bryan (not a manufactured or modular home, unless the home is on a slab, and the owner has title to both the house and land).
2. The subject property must comply with all applicable eligibility guidelines for environmental review and an inspection by staff.
3. The property may not be located in the 100 year flood plain (unless flood insurance is obtained).
4. Homes constructed prior to 1978 are eligible for rehabilitation if no painted surfaces are to be disturbed. Pre-1978 homes with family members age six (6) or younger are ineligible unless a Lead Based Paint (LBP) risk assessment is conducted and passed by a certified Lead Inspector or Risk Assessor, or unless a LBP remediation and clearance has been previously completed, as evidenced by an approved Clearance Report.

No applicant shall receive more than one minor repair grant within a 24 month period unless the condition is determined to be a threat to the health and safety of the applicant or community and is approved by the Department Manager. Applications expire one year after submission. Applications must be renewed if the project does not begin within 12 months. Approval for assistance is on a first come, first served basis of those meeting all eligibility requirements and is contingent upon availability of funds. For more information, contact: Community Development, at (979) 209-5175 or communitydevelopmentweb@bryantx.gov.