

Draft



COMMUNITY DEVELOPMENT

2026–2027 Annual Action Plan

CDBG B-26-MC-48-0006 | HOME M-26-48-0229



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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 2026 Annual Action Plan.

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Executive Summary

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

1. Introduction

The 2026 Annual Action Plan (AAP) for the City of Bryan, Texas has been prepared in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements governing the four entitlement grant programs.

The AAP serves as the City's annual application for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds and establishes the framework for identifying needs, setting priorities, and allocating resources for the program year. The Plan evaluates affordable housing and community development conditions, incorporates available market data, and reflects priorities identified through the 2025–2029 Consolidated Plan and associated public participation process, including public meetings, public hearings, surveys, and other community engagement activities. The AAP outlines the use of federal funds to address identified needs during the 2026 program year.

The 2026 AAP includes the following components:

- A review of community needs and priorities established in the 2025–2029 Consolidated Plan;
- A description of activities to be undertaken during the program year with CDBG and HOME funds;
- Reporting on expected outcomes and performance measures; and
- Identification of other public and private resources leveraged to support program activities.

The City of Bryan has been a HUD entitlement jurisdiction since 1995, enabling the annual receipt of CDBG and HOME program funds. These funds are used to support activities benefiting low- and moderate-income households and to address priority housing and community development needs. The City does not directly receive Housing Opportunities for Persons With AIDS (HOPWA) or Emergency Solutions Grants (ESG) funding; however, it coordinates with regional service providers and subrecipients, including Project Unity and Twin City Mission, which assist in addressing homelessness and related supportive services.

This 2026 Annual Action Plan represents the second year of implementation under the 2025–2029 Consolidated Plan period and is designed to ensure continued compliance with HUD requirements while supporting the City's long-term housing and community development objectives.

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.

The City identifies annual objectives and outcomes consistent with the U.S. Department of Housing and Urban Development (HUD) national objectives and Consolidated Plan priorities. For the 2026 program year, activities funded through the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program will address the following HUD statutory objectives:

- Provide decent housing;
- Provide a suitable living environment; and
- Expand economic opportunities.

All CDBG and HOME funded activities are aligned with the applicable HUD outcome categories:

- Availability/Accessibility
- Affordability
- Sustainability

The 2026 Annual Action Plan prioritizes the following needs and associated activities:

Housing:

Access to decent, safe, and affordable housing remains a priority need in the City of Bryan. For the 2026 program year, housing activities will support low- and moderate-income households through programs such as homeowner rehabilitation, minor home repair, and housing reconstruction, as well as assistance for first-time homebuyers. These activities are designed to improve housing conditions, preserve existing affordable housing stock, and expand homeownership opportunities. Housing-related investments primarily support the HUD objectives of providing decent housing and the outcomes of affordability and sustainability. The City will also continue coordination with regional partners and the Brazos Valley Coalition for the Homeless and the Continuum of Care to support efforts addressing homelessness and housing stability.

Economic Development:

Economic opportunity remains a key priority identified through community input. For the 2026 program year, the City will support activities that promote job creation, workforce development, and small business stability. This may include technical and financial assistance to eligible small businesses, microenterprises, and Section 3 businesses. These activities are intended to expand economic opportunity and support the HUD outcome categories of availability, accessibility, and sustainability.

Public Services:

Public services continue to play an important role in meeting the needs of low- and moderate-income residents, particularly vulnerable populations. For the 2026 program year, the City will provide funding to eligible nonprofit organizations through a competitive application process. Funded services may include health and human services, youth and family programs, job readiness training, and other supportive services that improve stability and quality of life. These activities support the HUD objective of creating a suitable living environment.

Clearance and Demolition:

The City will continue its voluntary demolition program to address unsafe, vacant, and deteriorated structures. This activity supports the elimination of slum and blight conditions and promotes public safety. Demolition of substandard structures also supports future redevelopment opportunities and aligns with the HUD objective of providing decent housing.

Public Facilities:

For the 2026 program year, the City will provide funding for eligible public facility improvements that benefit low- and moderate-income residents. Projects may include rehabilitation of community facilities, nonprofit service facilities, and other eligible public infrastructure that supports service delivery. These investments strengthen local service capacity and improve accessibility for residents.

Public Infrastructure:

The City will make funding available for eligible public infrastructure improvements in low- and moderate-income areas as projects are identified. Activities may include improvements to streets, sidewalks, drainage, and pedestrian access. These investments support health, safety, and accessibility while improving overall neighborhood conditions.

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 (2025-29 CP), have provided guidance to Council and staff in choosing goals and projects found in the 2026 AAP.

Following are the most recent accomplishments reported to HUD:

Administrative

- The City completed and submitted both the 2025–2029 Consolidated Plan and 2025-2026 Annual Action Plan and the 2024 Consolidated Annual Performance and Evaluation Report (CAPER). To ensure meaningful community participation, four public hearings were held across two separate advisory committee meetings. Additionally, the Community Development Advisory Committee (CDAC) convened public meetings about once a month to discuss ongoing projects, gather feedback, and guide decision-making.

Housing Programs

- Completed 1 major rehabilitation and 1 reconstruction project to restore safe, quality housing for a low-to-moderate income homeowner.
- Provided housing assistance through the completion of 63 minor repair projects, addressing health and safety deficiencies and preserving the housing stock for low-income homeowners.
- Completed 2 voluntary demolition projects of dilapidated structures.
- Provided 6 down payment assistance grants to first time homebuyers.
- Coordinated with and provided HOME Community Housing Development Organization (CHDO) set-aside funding and other available HOME funding for senior housing rental units in partnership with Elder-Aid, a city certified CHDO.

Code Enforcement

- Code enforcement efforts by the City (general funds) resulted in 5,101 code enforcement actions to eliminate slum and blight in the community.

Fair Housing

- The City's Community Development Department participated in 17 activities to promote Fair Housing and Equal Opportunities, to include public hearings, radio and television advertisements, and presentations to groups.

Public Services

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

- Salvation Army served 43 clients.
- Big Brothers, Big Sisters served 101 clients.
- Brazos Maternal and Child Health Clinic Women's Health Program served 354 clients.
- Family Promise Case Management 125 clients served.

Approximately \$755,534.33 of other federal, state/local, and private funds were leveraged in delivery of non-housing, public service agency program efforts.

4. Summary of Citizen Participation Process and consultation process

In accordance with 24 CFR Part 91, the City's Citizen Participation Plan provides residents with opportunities to provide input on community needs and to participate in the development of the Five-Year Consolidated Plan and the Annual Action Plan.

The 2026 Annual Action Plan (AAP) is implemented in alignment with the 2025–2029 Consolidated Plan, which includes an assessment of housing and homelessness needs, a housing market analysis, a five-year strategic framework, and established monitoring standards and procedures to ensure compliance with HUD program requirements. The Consolidated Plan's Strategic Plan identifies priorities and strategies for addressing affordable housing, homelessness, special needs populations, economic opportunity, and other community development needs.

Public participation activities for the 2026 AAP began with meetings of the Community Development Advisory Committee (CDAC), held on January 8, 2026; March 19, 2026; April 9, 2026; and June 11, 2026. The March 19, 2026 and June 11, 2026 meetings included public hearings during which information was presented and public comment was received regarding CDBG and HOME allocations for the proposed 2026 AAP, as well as fair housing and affirmatively furthering fair housing considerations.

Public outreach efforts included public service announcements distributed through coalition and nonprofit groups. Notices and program information were also made available on the City of Bryan website, the Community Development Department webpage, City email newsletters, and social media platforms.

An online public input survey was conducted from February 13, 2026 through April 8, 2026 to collect feedback on housing needs, non-housing community development needs, and fair housing and affirmatively furthering fair housing issues. Survey responses and public comments were reviewed and considered by the advisory committee in the development of funding and program recommendations.

Public hearing notices, along with a summary of proposed activities and program information, were published in the *Bryan-College Station Eagle* and in *La Voz Hispana* to ensure broad community outreach and encourage participation in both public hearings.

5. Summary of public comments

Summary of Public Comments (to be completed following the public comment period).

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

Summary of Public Comments (to be completed following the public comment period).

7. Summary

The 2026 Annual Action Plan (AAP) addresses needs and priorities established in the 2025–2029 Consolidated Plan. Public input received throughout the 2026 AAP planning process was reviewed and considered by City staff, the Community Development Advisory Committee, and the Bryan City Council in the development of this plan. Through the implementation of this AAP, the City of Bryan will continue to support decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income residents.

DRAFT

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)

The City of Bryan is a Home Rule City with a Council/Manager form of government. The lead entity responsible for overseeing the development and process of the Consolidated Plan (CP), annual action plans, the CAPER, and the AI is the City of Bryan Community Development Department. The Director of Community Development reports to the Deputy City Manager. The Deputy City Manager reports directly to the City Manager. The City Manager, or his appointed designee, through Resolution is designated by the City Council as the City's Certifying Officer for Community Development activities. As needed, the CD office coordinates with other various city departments in the process of administering grant funded activities.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Bryan Community Development (CD) Department followed the City’s Citizen Participation Plan (CPP) to guide public involvement in the development of the 2026 Annual Action Plan (AAP) and related planning efforts. Input was solicited from housing, health, and human service providers; elected officials; nonprofit organizations; community stakeholders; and local, regional, state, and federal agencies. Outreach methods included online and paper surveys, public meetings, public hearings, workshops, and individual consultations. Participants provided feedback on community needs, priorities, goals, and funding allocations for housing and community development programs.

Two public hearings were held during the process, including one during plan development and one to open the public comment period on the draft AAP, ensuring compliance with HUD citizen participation requirements.

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 Community Development (CD) Department regularly engages local public and assisted housing providers, as well as public, private, and governmental health, mental health, and social service agencies, in the Annual Action Plan (AAP) planning process.

The Bryan City Council delegates responsibility to the Community Development Advisory Committee (CDAC) to review applications, evaluate community needs, and recommend funding allocations and program activities. The CDAC is composed of seven council-appointed members and conducts regular public meetings and required public hearings related to federally funded programs.

The City maintains ongoing coordination with the Brazos Valley Coalition for the Homeless (BVCH), including participation in the annual Point-in-Time Count and related Homeless Management Information System (HMIS) activities. CD staff also coordinate with the local public housing authority on planning, budgeting, development activities, and Certifications of Consistency with the City’s Consolidated Plan, and provide support for applicable grant applications.

City staff participate in and collaborate with regional initiatives and organizations such as the United Way of the Brazos Valley, Bank on Brazos Valley, and the Community Partnership Board, which represents approximately 45 local housing, health, and human service providers. Public outreach for the AAP is supported through coordination with these partners, including dissemination of public service announcements and hearing notices through networks such as 211 Texas.

In addition, the City reviews and provides technical input, and when appropriate support, for affordable housing initiatives within the City, including Housing Tax Credit developments, Habitat for Humanity projects, and Community Housing Development Organization (CHDO) activities.

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.

Over the past two decades, the City of Bryan, through its Community Development Department, has worked collaboratively with several local agencies to more effectively identify and address the needs of individuals and families experiencing homelessness. The City's Community Development Block Grant (CDBG) funds are made available annually through a competitive application process to support local health and human service programs, including those that specifically target homelessness.

In addition to CDBG funding, the City actively coordinates with key service providers such as Twin City Mission, Project Unity, and Family Promise in support of their applications for federal assistance through programs like the Continuum of Care (CoC) grant, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). These partnerships enhance the City's ability to meet the complex and evolving needs of people facing homelessness.

Bryan is an active member of the Brazos Valley Coalition for the Homeless (BVCH), a regional body that fosters collaboration among public and private partners. Through this partnership, the City participates in coordinated outreach efforts aimed at connecting unsheltered individuals with services while reducing unnecessary interactions with law enforcement. City departments are equipped with contact information for outreach professionals who can directly assist individuals experiencing homelessness, helping to divert them from the criminal justice system and toward support services.

As part of its ongoing collaboration with BVCH, the City supports the annual Point-in-Time (PIT) count, a HUD-mandated effort to estimate the number of individuals experiencing homelessness on a single night. The most recent PIT count was conducted on January 22, 2026, and identified 32 unsheltered individuals in Bryan.

Service providers have reported that the most underserved populations include low-income individuals, those with mental health conditions or cognitive disabilities, and people experiencing homelessness. Key needs identified include access to affordable housing, reliable transportation, mental health care, and substance abuse treatment. These challenges are closely tied to the risk factors for homelessness, and addressing them requires a comprehensive, coordinated response. One of the key barriers identified is the limited capacity to screen unsheltered individuals for mental health or substance use issues. Additionally, many shelters lack the resources to provide clinical mental health or addiction counseling. In response, the City of Bryan and BVCH have developed a coordinated outreach strategy designed to better connect individuals to services, improve care continuity, and reduce gaps in the support network for the homeless population.

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

The City of Bryan actively consults with the Brazos Valley Coalition for the Homeless, the local Continuum of Care (CoC), in determining priorities for ESG funding and in the development of strategies related to homelessness prevention and housing stability. City staff participate in CoC meetings and planning sessions to coordinate on funding decisions, ensure alignment with CoC goals, and avoid duplication of services across agencies.

Through this collaboration, the City works with CoC partners to:

- **Allocate ESG Funds:** CoC input is integral in identifying service gaps and directing ESG resources to the most effective emergency shelter, homelessness prevention, and rapid re-housing activities. Funding decisions reflect shared priorities developed in consultation with CoC member organizations, including service providers, housing agencies, and advocacy groups.
- **Develop Performance Standards and Evaluate Outcomes:** The City and CoC collaborate to establish performance benchmarks for ESG-funded programs. These include goals related to housing stability, length of homelessness episodes, and placement in permanent housing. Program outcomes are regularly reviewed by the CoC and City staff to inform future funding decisions and improve service delivery.
- **Administer and Expand HMIS:** The City supports CoC-led efforts to manage and expand the HMIS. This includes participating in the development of policies and procedures for data quality, privacy, and reporting. ESG subrecipients are required to enter data into HMIS in accordance with CoC standards. The City helps ensure compliance with HUD requirements, including CoC, SuperNOFA, and AHAR submissions.

Additionally, the City supports the CoC's efforts to maintain HEARTH Act compliance, participate in the annual Point-in-Time Count, and evaluate policies and procedures governing the overall CoC system. These collaborative efforts ensure a coordinated, data-driven approach to addressing homelessness in Bryan and the surrounding region.

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	Agency/Group/Organization	Brazos Valley Council of Governments
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Broadband Needs and Hazard Mitigation

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
2	Agency/Group/Organization	BRYAN
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Broadband Needs and Hazard Mitigation

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
3	Agency/Group/Organization	BRYAN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Bryan/College Station Metropolitan Planning Organization
	Agency/Group/Organization Type	Regional organization Planning organization Civic Leaders

	What section of the Plan was addressed by Consultation?	Transportation needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Brazos County Health District
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Brazos Valley Community Action Programs
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Brazos Valley Coalition for the Homeless
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Bryan-College Station Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Faith Based Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Project Unity (PU)
	Agency/Group/Organization Type	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.
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy Non-housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Texas Department of Family and protective Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	TEXAS DEPARTMENT OF STATE HEALTH SERVICES
	Agency/Group/Organization Type	Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 included in consultation during development of the City of Bryan's 2025-29 CP and 2026 AAP. Specific agencies and organizations not consulted in either workshop or one-on-one meetings, were invited to provide input and comment by participation in online survey opportunities and/or by correspondence.

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

To ensure a comprehensive assessment of local needs and the development of effective program goals and objectives, the City engaged a broad range of health and human service providers, government agencies, and private sector service entities in the Consolidated Planning process. Outreach

methods included individual consultations, agency workshops, online surveys, mailed notices, public hearings, and review of available data and resources, allowing the City to develop strategies that address both community needs and stakeholder input.

The City of Bryan maintains ongoing coordination with local service providers and supports these partnerships through regularly scheduled forums and workshops. These meetings help ensure that program goals are being implemented, grant requirements are being met, and identified community needs are addressed in accordance with the Consolidated Plan and Annual Action Plan.

DRAFT

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 ensure that all residents of Bryan, particularly low- and moderate-income persons, have opportunities to provide input on the Consolidated Plan and Annual Action Plan (AAP), as well as related community development programs. The Plan outlines policies and procedures related to citizen engagement, including public participation requirements, amendments, performance reporting, public hearings and meetings, public access to information and records, technical assistance, and the definition of substantial change.

As part of the 2026 AAP development process, the Community Development Advisory Committee (CDAC) conducted a series of public meetings on January 8, 2026; March 19, 2026; April 9, 2026; and June 11, 2026. These meetings provided a public forum for reviewing local needs, program priorities, and proposed funding allocations for the 2026 program year. The March 19, 2026 and June 11, 2026 meetings also included public hearings addressing community needs, proposed CDBG and HOME funding allocations, Fair Housing requirements, and affirmatively furthering fair housing considerations.

The 2026 Annual Action Plan is currently in draft form and is being made available for public review and comment. In accordance with HUD requirements, a 30-day public comment period is open from June 12, 2026 through July 13, 2026. All comments received during this period will be considered prior to final approval and adoption.

The development of the 2026 AAP includes multiple opportunities for public participation, including online and paper surveys, public meetings and hearings, workshops, one-on-one consultations, and public notices. Outreach efforts also include newspaper publications, public service announcements, postings on the City's website and Community Development webpage, City email newsletters, and social media platforms. An online survey conducted from February 13, 2026 through April 8, 2026 provided additional opportunity for residents to comment on housing, non-housing community development needs, and fair housing issues.

Technical assistance is made available to agencies, nonprofit organizations, developers, and internal departments to support participation in the planning process, including guidance on funding applications and program eligibility.

Input received through these engagement efforts is reviewed by CDAC and incorporated into funding and program recommendations, which are then forwarded to the Bryan City Council for consideration and approval.

Citizen Participation Outreach Follows:

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					
2	Public Meeting					
3	Public Meeting					
4	Online Survey					
5	City of Bryan Newsletter					
6	March & June 2026 PSA through Coalitions					
7	March & June 2026 Social Media PSA - English					
8	March and June 2026 Social Media PSA - Spanish					
9	Draft 2026 AAP available for review and comment online and at other city offices					

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

In Program Year 2026, the City of Bryan anticipates receiving Community Development Block Grant (CDBG - \$879,263) and HOME Investment Partnerships Program (HOME - \$365,951.30) grant funding from the U.S. Department of Housing and Urban Development (HUD) and approximately \$40,000 of CDBG program income and an estimated \$70,000 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 2025-29 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. Except when waivers are in effect, 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).

- \$879,263 in Community Development Block Grant Funds (CDBG)
- \$365,951.30 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	879,263	40,000	0	919,263	2,757,789	Expected amount for rest of Con Plan is Year 2 amount x 3.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	365,951.30	70,000	0	435,951.30	1,307,853.9	Expected amount for rest of Con Plan is Year 2 amount x 3.

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 grant funds will be used to leverage additional resources through various means, including property donations from the City or other entities, contributions from nonprofit organizations such as Habitat for Humanity, and other nonprofit developers involved in the rehabilitation or construction of affordable housing. Leveraging also includes support through sweat equity, private fundraising, and in-kind resources.

The City's down payment assistance program leverages resources from local financial institutions that provide permanent mortgage financing to homebuyers. Public service agencies receiving CDBG funding also contribute private and nonprofit dollars toward service delivery, further enhancing the impact of federal investments.

Although the City has historically received a waiver for the HOME Program match requirement, no waiver has been granted yet for the current period. However, the City anticipates receiving one based on past precedent. Regardless, the City continues to monitor match requirements closely

and maintains funds set aside to fulfill the match obligation, equivalent to 12.5 cents for every HOME dollar expended.

Additionally, the City contributes general funds toward improvements in parks, public facilities, and infrastructure in low- and moderate-income neighborhoods. These efforts are coordinated with the Community Development Department when appropriate, further leveraging CDBG resources to maximize community benefit.

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

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

Discussion

The City will receive \$879,263 of CDBG (plus anticipated program income of \$40,000) and \$365,951.30 of HOME (plus anticipated program income of \$70,000). 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, 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	Preserve and expand affordable housing units	2025	2029	Affordable Housing	City Wide	Affordable Housing	CDBG: \$508,161 HOME: \$272,463.47	
2	Affordable Homeownership options	2025	2029	Affordable Housing	City Wide	Affordable Housing	\$72,000	
3	Production of affordable units	2025	2029	Affordable Housing	City Wide	Affordable Housing	\$54,892.70	
4	Expand and enhance public service programs that improve supportive services for vulnerable and low-income populations	2025	2029	Non-Housing Community Development	City Wide	Public Services	\$110,250	
5	Support small businesses that are LMI-owned or that create and retain jobs for LMI individuals to foster economic growth.	2025	2029	Non-Housing Community Development	City Wide	Economic Development	\$75,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Remove substandard and unsafe structures to eliminate blight, improve neighborhood safety, and support future redevelopment opportunities.	2025	2029		City Wide	Clearance & Demolition	\$50,000	
7	Support the development, rehabilitation, and accessibility of public facilities that serve low- and moderate-income residents	2025	2029	Non-Housing Community Development	City Wide	Public Facilities	\$0	
8	Invest in infrastructure improvements to enhance safety, accessibility, and quality of life in low- and moderate-income neighborhoods.	2025	2029	Non-Housing Community Development	City Wide	Public Infrastructure	\$0	
	Program Administration, Grant compliance	2025	2029	Program Administration, Grant Compliance	City Wide	Program Administration	CDBG: \$175,852 HOME: \$36,595.13	

Table 6 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Preserve and expand affordable housing units	Provide technical and/or financial support to low- and moderate-income homeowners to rehabilitate their property to standard condition and provide maintenance education to low- and moderate-income homeowners.
Affordable Homeownership options	Provide home buyer's counseling and down payment assistance to eligible persons including extremely low, low, moderate income and special needs populations.
Production of affordable units	Support the production of affordable housing units through partnerships with Community Housing Development Organizations (CHDOs) and other qualified developers. This includes leveraging HOME funds to increase the availability of decent, safe, and affordable housing for low- and moderate-income households.
Expand and enhance public service programs that improve supportive services for vulnerable and low-income populations	Provide technical assistance and/or funding for programs through an annual application process, to non-profit agencies providing essential or expanded direct services to low- and moderate-income persons including, but not limited to: transportation, health and dental services, housing and shelter, food support, counseling/case-management, and other health and social services.
Support small businesses that are LMI-owned or that create and retain jobs for LMI individuals to foster economic growth.	Provide stabilization assistance to small businesses, micro-enterprise programs, and other businesses, such as Section 3 businesses to stabilize and enhance mixed use neighborhoods and create or retain job opportunities.
Remove substandard and unsafe structures to eliminate blight, improve neighborhood safety, and support future redevelopment opportunities.	Provide technical and/or funding assistance for projects and/or programs addressing and eliminating slum and blight influences, to include: dangerous and dilapidated vacant structures, health and safety violations, and other local code violations that cause blighting and/or public health concerns. Only if needed, funding available, and application received.
Support the development, rehabilitation, and accessibility of public facilities that serve low- and moderate-income residents	Provide technical assistance and/or funding, when available, through an annual grant application process to increase/improve access to municipal public facilities (i.e., parks) or non-profit facilities (i.e., health and human service facilities) for low- and moderate-income persons or special needs populations. 1 project if funds available and application submitted.

Invest in infrastructure improvements to enhance safety, accessibility, and quality of life in low- and moderate-income neighborhoods.	Provide technical assistance and/or funding, when available through an annual application process, to increase pedestrian mobility and safety by expanding and improving sidewalks to provide better accessibility through neighborhoods, to amenities to schools and public transportation, or to extend or improve public utility access to low- and moderate-income neighborhoods, or to increase vehicular mobility and safety by expanding or improving streets to provide better accessibility to or through low- and moderate-income neighborhoods. 1 project if funds available and application submitted to improve quality of life in lower-income areas, serving at least 51% low- and moderate-income persons.
Program Administration, Grant compliance	On behalf of the City, provide administration and technical assistance to ensure the continued receipt and proper use of available local, state and/or federal funding to benefit the citizens of Bryan by promoting the U.S. Dept. of HUD's objectives of: decent Housing, suitable living environment, and expand economic opportunities, and ensuring the outcomes of: availability/accessibility; affordability; or sustainability.

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

The City anticipates assisting approximately 35 extremely low-, low-, and moderate-income households during the 2026–2027 Annual Action Plan program year through a variety of housing and community development activities. These activities are expected to include minor home repairs for 30 homeowner households and rehabilitation or reconstruction assistance for 2 owner-occupied homes utilizing CDBG and/or HOME funding.

Additionally, the City expects to assist 3 low-income households through its CDBG-funded voluntary demolition program, which removes vacant and dilapidated structures to address slum and blight conditions and improve neighborhood safety.

HOME CHDO funding will be awarded to an eligible local nonprofit organization for the development of one affordable rental unit for elderly residents. While funding will be committed during the 2026–2027 program year, construction of the unit is not anticipated to be completed until Program Year 2027.

The City also anticipates providing at least 3 down payment assistance awards to support first-time homebuyers in achieving homeownership.

Projects

AP-35 Projects – 91.220(d)

Introduction

During Program Year 2026–2027, the City of Bryan anticipates administering approximately \$1,326,608 in federal grant funds and projected program income. The \$871,490 Community Development Block Grant (CDBG) allocation, together with approximately \$40,000 in anticipated program income, will support a variety of housing, public service, public facility, public infrastructure, and community development activities that promote a suitable living environment and expand access to services for low- and moderate-income residents.

CDBG funds will support eligible public service programs that address identified community needs, as well as housing activities including homeowner rehabilitation, reconstruction, minor home repair, down payment assistance, voluntary demolition, economic development initiatives, and program administration. These activities are designed to improve housing conditions, expand economic opportunities, and enhance neighborhood stability.

The HOME Investment Partnerships Program allocation of \$365,951.30 along with approximately \$70,000 in anticipated program income, will be used to support affordable housing activities that promote decent and affordable housing for low-income households. Eligible activities include homeowner rehabilitation and reconstruction, down payment assistance, and the development of affordable housing. In addition, a portion of HOME funds will be reserved for Community Housing Development Organization (CHDO) activities, including the development of affordable housing opportunities for eligible residents.

Through these investments, the City will continue to address priority housing and community development needs identified in the 2025–2029 Consolidated Plan while advancing HUD's objectives of providing decent housing, creating a suitable living environment, and expanding economic opportunities.

Projects

#	Project Name
1	Rehabilitation of Existing Units: Owner-occupied - CDBG
2	Rehabilitation of Existing Units: Owner-occupied - HOME
3	Voluntary Demolition Assistance: Residential - CDBG
4	Acquisition of Existing Units: Homebuyer Down Payment Assistance - HOME
5	Production of Affordable Units: Rental Housing -- CHDO - HOME
6	Public Services - CDBG
7	Economic Development: LMI Businesses/Job Creation and Retention - CDBG
8	Program Administration: Grant Compliance - CDBG
9	Program Administration: Grant Compliance - HOME

Table 7 - Project Information

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

Allocations were determined based on needs as determined by the various input received through: public hearings, surveys, focus groups, consultation, and data research and analysis. Obstacles remain those typical in previous program years, to include: eligibility determination (i.e., clients producing documents necessary to prove clear title to properties, income eligibility, or some other statutory requirement).

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AP-38 Project Summary
Project Summary Information

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1	Project Name	Rehabilitation of Existing Units: Owner-occupied - CDBG
	Target Area	City Wide
	Goals Supported	Preserve & expand affordable housing units
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$508,161
	Description	Provides CDBG funding to assist low- and moderate-income homeowners with a range of repairs, from minor fixes to major rehabilitation or reconstruction. Eligible activities include roofing, plumbing, electrical, and structural repairs to improve health, safety, and livability. This program aims to preserve affordable housing, prevent displacement, and stabilize neighborhoods.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	30 households
	Location Description	To be determined.
	Planned Activities	Activities will provide up to 30 households housing assistance in the form of: infrastructure, rehabilitation/replacement, handicap accessibility, minor repair, and staff and other related costs necessary to carry out CDBG program activities for housing activities.
2	Project Name	Rehabilitation of Existing Units: Owner-occupied - HOME
	Target Area	City Wide
	Goals Supported	Preserve & expand affordable housing units
	Needs Addressed	Affordable Housing
	Funding	HOME: \$272,463.47
	Description	Provides HOME funding to assist low- and moderate-income homeowners with major rehabilitation or reconstruction. Eligible activities include roofing, plumbing, electrical, and structural repairs to enhance health, safety, and livability. The program aims to preserve affordable housing, prevent displacement, and stabilize neighborhoods.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 major rehab/reconstruction
Location Description	To be determined.	

	Planned Activities	Activities will provide up to 2 households housing assistance in the form of: infrastructure, new development, rehabilitation/replacement, handicap accessibility, minor repair, and staff and other related costs necessary to carry out HOME program activities for housing activities.
3	Project Name	Acquisition of Existing Units: Homebuyer Down Payment Assistance - HOME
	Target Area	City Wide
	Goals Supported	Affordable homeownership options
	Needs Addressed	Affordable Housing
	Funding	HOME: \$72,000
	Description	Provides HOME funding to assist low- and moderate-income homebuyers with down payment and closing cost assistance for purchasing homes in the Bryan area. This program aims to increase homeownership opportunities by helping eligible buyers overcome financial barriers to homeownership.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3 first time homebuyers
	Location Description	To be determined.
	Planned Activities	It is estimated that 3 households will be provided down-payment assistance.
4	Project Name	Production of Affordable Units: Rental Housing – CHDO - HOME
	Target Area	City Wide
	Goals Supported	Production of Affordable Units
	Needs Addressed	Affordable Housing
	Funding	HOME: \$54,892.70
	Description	Provides HOME funding to Community Housing Development Organizations (CHDOs) for the production of affordable rental housing units. This program supports the development of new rental units for low- and moderate-income households, helping to increase the availability of affordable housing.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	One eligible very-low, low- or moderate -income households and/or special needs client will benefit from this activity in PY27.
	Location Description	To be determined.

	Planned Activities	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.
5	Project Name	Public Services - CDBG
	Target Area	City Wide
	Goals Supported	Expand and enhance public service programs that improve supportive services for vulnerable and low-income populations.
	Needs Addressed	Public Services
	Funding	CDBG: \$110,250
	Description	Provides CDBG funding to support a variety of public services that benefit low- and moderate-income individuals and families. These services may include health care, education, employment training, youth programs, and other services that enhance the quality of life for residents and vulnerable populations in the city.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	305 unduplicated clients from 4 PSA
	Location Description	To be determined.
	Planned Activities	
6	Project Name	Economic Development: LMI Businesses/Job Creation and Retention - CDBG
	Target Area	City Wide
	Goals Supported	Support small businesses that are LMI-owned or that create and retain jobs for LMI individuals to foster economic growth.
	Needs Addressed	Economic Development
	Funding	CDBG: \$75,000
	Description	Provides CDBG funding to support the growth of low- and moderate-income (LMI) businesses and promote job creation and retention for LMI individuals. This program assists in expanding or stabilizing LMI-owned businesses, fostering economic development, and increasing employment opportunities in the community.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	3 LMI businesses helped
	Location Description	To be determined.
	Planned Activities	Economic Development program providing business support to promote job creation and/or retention. Assistance will be provided to stabilize business, thereby allowing them to create or retain available jobs for low- to moderate-income employee due to local economic slow-down, pandemics, or declared disasters. It's expected that 3 LMI businesses will receive direct financial assistance. The program provides for program delivery of staff oversight of the activity.
7	Project Name	Program Administration: Grant Compliance - CDBG
	Target Area	City Wide
	Goals Supported	Program Administration, Grant Compliance
	Needs Addressed	Program Administration
	Funding	CDBG: \$175,852
	Description	Provides CDBG funding for administrative activities necessary to ensure compliance with federal regulations and program requirements. This includes monitoring, reporting, and managing grant activities, as well as overseeing financial management, record-keeping, and compliance with all applicable laws and guidelines.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable, see program activity estimates.
	Location Description	200 E 29 th St, Bryan, TX 77803
	Planned Activities	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.
8	Project Name	Program Administration: Grant Compliance - HOME
	Target Area	City Wide
	Goals Supported	Programs Administration, Grant Compliance

	Needs Addressed	Program Administration
	Funding	HOME: \$36,595.13
	Description	Provides HOME funding for administrative activities necessary to ensure compliance with federal regulations and program requirements. This includes monitoring, reporting, and managing grant activities, as well as overseeing financial management, record-keeping, and compliance with all applicable laws and guidelines.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable, see program activity estimates.
	Location Description	200 E 29 th St, Bryan, TX 77803
	Planned Activities	Administrative activities and expenditures related to the management of HOME-funded projects, including but not limited to, down payment assistance and housing assistance programs, CHDO oversight, special projects, program reporting, plan development, public outreach, and other essential tasks to support the successful implementation of grant goals and objectives.
9	Project Name:	Voluntary Demolition Assistance: Residential - CDBG
	Target Area:	City Wide
	Goals Supported	Remove substandard and unsafe structures to eliminate blight, improve neighborhood safety, and support future redevelopment opportunities.
	Needs Addressed	Clearance & Demolition
	Funding	\$50,000
	Description	Provides CDBG funding to assist property owners with the voluntary demolition of vacant, dilapidated residential structures. This program aims to eliminate slum and blight, improve neighborhood conditions, and create space for potential redevelopment or revitalization efforts.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3 demolitions
	Location Description	To be determined.

Planned Activities	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.
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AP-50 Geographic Distribution – 91.220(f)

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

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

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
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, employment, and health and human service needs are found throughout the community, allocation of program funds are available citywide. As noted above, low-income, elderly, disabled, and special

needs homeowners and renters reside throughout the city, therefore housing assistance is available citywide. Likewise, homeless persons and those facing potential homelessness also reside throughout the city making the need for shelter and housing a citywide activity and services provided for the homeless populations are located city-wide to provide maximum accessibility. Similarly, job opportunities are also needed throughout the community, and therefore program promoting job creation for lower-income persons is available citywide.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In the 2026-27 Program Year, the City of Bryan will provide rehabilitation/reconstruction assistance to 2 homeowners through the Home Owner Housing Assistance Program and minor repair assistance to another 30 low-income owner-occupied dwellings. Also anticipated is that 3 lower-income, eligible applicants will purchase homes using the City of Bryan's Down-Payment Assistant Program. It is expected that 12 of the 35 homeowners will be elderly and/or disabled.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	26
Special-Needs	12
Total	35

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	32
Acquisition of Existing Units	3
Total	35

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

It is our goal to continue to provide affordable, safe and decent housing for residents in our area. The City will continue to provide technical assistance to BHA and support their initiatives.

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

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

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

Not applicable – The Bryan Housing Authority (BHA) is **not** designated as "troubled" under 24 CFR 902. BHA is currently designated as a “Standard Performing” public housing authority.

Discussion

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

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

Introduction

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will address emergency shelter and transitional housing needs by allocating public service funds to agencies that assist individuals and families at risk of homelessness, aiming to keep them housed and reduce reliance on shelters. For example, the City supports programs like Project Hope, which assists homeless youth and those in foster care. Through partnerships with such agencies, the City seeks to indirectly meet emergency shelter and transitional housing needs.

Additionally, the City will continue participating in the annual Point-in-Time (PIT) Count, support the Brazos Valley Coalition for the Homeless (BVCH), and engage in coordinated outreach efforts to expand available shelter beds, particularly for individuals experiencing chronic homelessness.

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 2026-27 Program Year to help persons transition to permanent housing and avoid recidivism include:

The City will continue supporting information and referral services, case management, and public service

connections for individuals in permanent housing, as well as for sheltered and unsheltered homeless individuals through local providers. In partnership with the Brazos Valley Coalition for the Homeless (BVCH), the City will work to ensure quality case management services that help individuals secure and maintain housing. To support long-term stability, the City and BVCH will also coordinate with the Workforce Board to address employment and job training needs.

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 2026-27 Program Year to help individuals and families avoid homelessness include:

To increase permanent housing options, the City will support agencies in seeking additional funding to preserve and expand affordable housing opportunities. This includes reviewing Bryan Housing Authority (BHA) applications and providing Certificates of Consistency when requested. The City will also work with local providers to identify and reduce obstacles within assistance delivery systems. In collaboration with the Brazos Valley Coalition for the Homeless (BVCH), the City will promote housing opportunities for homeless families with children and ensure that quality case management services are in place to help individuals and families avoid homelessness and secure stable housing. Additionally, the City will assist agencies in evaluating temporary housing programs and encourage the continuation of effective practices.

Discussion

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

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

Introduction:

The City of Bryan has conducted a thorough review of its policies and procedures to identify any potential barriers to the development, maintenance, or improvement of affordable housing. While development regulations are designed to protect public health, safety, and welfare, the City strives to balance these goals with the need for affordable housing. This analysis found no significant local barriers currently impeding affordable housing in Bryan. However, potential future challenges could arise from factors such as developer fees, impact fees, code requirements, zoning, and other land use regulations.

Barriers to affordable housing often originate from development standards like large minimum lot sizes and restrictive zoning, which can increase costs and limit housing density. These issues are common across many Texas communities and are being actively considered within Bryan's local context. For example, in 2019, the City amended its zoning by converting the Mixed Use-1 (MU-1) Residential district—which allowed manufactured homes by right—into the Residential District 5000 (RD-5), which generally prohibits manufactured homes except for limited state law allowances. This change affected approximately 2,600 properties.

Recognizing the potential impact of this zoning change, the City has taken steps to provide resources and guidance to affected manufactured home owners to help them navigate these new regulations. This proactive approach reflects Bryan's commitment to balancing regulatory requirements with the needs of its residents and maintaining affordable housing opportunities.

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

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

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

Goals include collaborative efforts with private and public entities so that resources can be leveraged.

Discussion:

The City of Bryan has carefully evaluated its policies and procedures to identify any barriers to affordable housing development, maintenance, or improvement. While the City found no significant local obstacles, it acknowledged that potential future challenges could include developer fees, zoning, and land use regulations. Like many Texas communities, Bryan recognizes that restrictive zoning and large minimum lot sizes can limit housing affordability and is actively monitoring such issues. A notable example was the 2019 rezoning of the Mixed Use-1 (MU-1) district to Residential District 5000 (RD-5), which restricted manufactured housing. In response, the City provided support to affected residents to ease the transition.

To reduce barriers, Bryan has implemented cost-conscious development practices, such as maintaining minimal building and permit fees, waiving fees for nonprofit developers, and streamlining inspection processes. The City also ensures zoning accommodates small lot development, avoids duplicative regulations, and continuously reviews standards for affordability impacts. These efforts support the City's broader goal of partnering with public and private entities to leverage resources and maintain housing affordability while meeting community safety and quality standards.

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AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

To address obstacles to meeting underserved needs, the City of Bryan will continue collaborating with local agencies, nonprofits, and community partners to expand access to critical services and housing resources. Efforts include allocating grant funding to public service agencies that support low-income, homeless, and special needs populations, providing technical assistance to strengthen local service delivery, and supporting programs that enhance self-sufficiency through case management, job training, and education. The City will also identify service gaps through ongoing consultation and adjust funding priorities to better serve underserved populations.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City of Bryan will continue to implement strategies that promote long-term housing stability for low- and moderate-income residents. This includes providing financial assistance for homebuyers through down payment support and offering opportunities for homebuyer education to prepare residents for successful homeownership. The City will also invest in the rehabilitation of existing homes to preserve the aging housing stock and ensure safe, decent living conditions for current homeowners.

Additionally, Bryan will collaborate with nonprofit and for-profit developers to increase the availability of affordable housing units, offering technical assistance and leveraging local, state, and federal resources. The City will regularly review its development policies and procedures to identify and eliminate barriers that may hinder affordable housing production, such as restrictive zoning or excessive fees. Through these coordinated efforts, the City aims to create a balanced housing environment that supports both preservation and new development to meet the evolving needs of its community.

Actions planned to reduce lead-based paint hazards

The City's policies, such as mandatory LBP counseling, testing, and remediation for pre-1978 properties, are designed to reduce these risks, especially for low- and moderate-income households. By integrating lead hazard evaluation into all housing program activities and promoting new, lead-safe housing development, Bryan is reducing the likelihood of future lead exposure. Ongoing staff training, coordination with public service agencies,

and public education further reinforce these efforts.

Overall, these strategies reflect a comprehensive and preventive approach that aligns with local data and public health recommendations, targeting the root causes of lead exposure and protecting the most vulnerable populations, particularly children, from long-term harm.

Actions planned to reduce the number of poverty-level families

The City of Bryan continues to implement the antipoverty strategy established in the previous Consolidated Plan, with ongoing efforts to reduce poverty and promote economic stability for low-income residents. Key components of this strategy include:

- Increasing the availability of safe, decent, and affordable housing for low-income households.
- Supporting public service programs that improve quality of life and promote self-sufficiency.
- Ensuring access to shelter and supportive services to prevent and end homelessness, helping individuals maintain stable housing.
- Encouraging job creation through technical assistance to businesses, particularly those offering living wage employment to low-income individuals.
- Investing in programs that support the development and long-term success of children, helping break the cycle of poverty.

In alignment with HUD's objectives—providing decent housing, creating a suitable living environment, and expanding economic opportunities—the 2025–2029 Consolidated Plan addresses a range of housing, homelessness, and non-housing community development needs. Each funded activity is designed to achieve one or more outcomes: accessibility, affordability, or sustainability.

The Needs Assessment conducted for this Plan highlights the ongoing challenges faced by Bryan's low-income and vulnerable populations. In response, the City will continue to collaborate with partners to prevent homelessness, increase access to affordable housing, and support programs that empower residents through employment and education opportunities.

Actions planned to develop institutional structure

The City will continue its partnerships, developed over years, to enhance the identification of needs and delivery of services. The City's Community Development Services Department partners with multiple organizations in assessing and meeting local needs. The local institutional delivery system is well coordinated to address homeless, housing, non-housing and special needs. The private and public organizations listed in section SP-40 coordinate with the City, and other entities, in the identification, needs assessments and delivery of program assistance. The City also is member of the Community Partnership Board, a coalition of approximately 80 agencies service the health and human services needs of Bryan-College Station. Collectively, the local institutional delivery system is well coordinated and very effective in addressing local needs, providing information and referral services, and minimizing duplication of services.

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

agencies

The City of Bryan Community Development Department actively collaborates with a wide network of public and assisted housing providers, as well as health and human service providers in the planning and implementation of its CP plan process. In this planning cycle, the City consulted local, regional, and state entities involved in housing and supportive services (see: Summary of Citizen Participation Process and Consultation Process). Public outreach efforts included online surveys to gather input on needs and priorities for future HUD funded activities.

The Community Development Department also participates in multiple collaborative networks and coalitions that aim to improve service delivery and reduce duplication, including the Brazos Valley Coalition for the Homeless, where staff serve as active members. The Department also maintains coordination with the local public housing authority through regular reviews of budgets, construction efforts, and certification of consistency aligned with the City's annual and 5-year goals.

Also, the Bryan City Council delegates to the Community Development Advisory Committee (CDAC), the responsibility to review, advise, and recommend funding allocations and program details to Council and staff. The CDAC is an advisory committee comprised of seven council appointees that hold regular public meetings and required public hearings for federally funded activities. The City of Bryan also partners with the City of College Station to identify shared community needs and enhance regional efforts to improve quality of life.

Finally, city staff remain available to provide technical assistance and support to affordable housing initiatives, when appropriate, including CHDO development projects, Habitat for Humanity programs. Reinforcing the City's commitment to coordinated housing and service strategies.

Discussion:

Meeting obstacles, foster and maintaining affordable housing, reducing lead-based paint hazards, developing institutional structure, and enhancing coordination between local public and private housing and social service agencies are all advanced by the City's comprehensive network of partnering agencies. Agency resources are leveraged and duplication of services is avoided through a high level of coordination within the local housing and social service community. By these partnerships, 2025-29 Consolidated Plan priorities and 2026 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 |
| Total Program Income: | 0 |

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:

No other forms of investment are contemplated for the use of the HOME funds except as identified in Section 92.205.

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

Corresponding with HOME funded Homebuyers Assistance of up to \$24,999 or less per purchase/client, the City will require a deferred loan with a 5-year owner-occupancy requirement and secured by a note and recorded deed of trust. Recapture of the amount of assistance provided with HOME funds will be required upon resale, failure to maintain as homestead, or transfer of ownership during the affordability period; to the extent proceeds are available from any sale. The HOME investment subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. This is also the amount upon which the affordability period is based. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the difference between the total actual cost plus the market cost of producing the unit and the market value of the property (i.e., the development subsidy). The recaptured funds must be used to carry out HOME eligible activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Where acquisition is used in support of program efforts to develop new affordable housing for future homebuyers, the resale/recapture and affordability guidelines listed above will govern. For non-down-payment activities where acquisition is involved, resale provisions restricting rents to affordable levels and occupancy to eligible households will be required through a recorded Land Use Restriction Agreement (LURA). Likewise, HOME Program required resale/recapture requirements for new developments will have a term of twenty years, and rehabilitated rental developments will have a term of five to fifteen years based upon the amount of the HOME subsidy in the development – all enforced by a recorded LURA.

Additionally, the City acknowledges the most recent HOME Final Rule and has current policies and procedures in place to address any new requirements.

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 2026 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 2026 HOME funds for TBRA activities.

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GRANTEE UNIQUE APPENDICES

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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, 200 E 29th St, Bryan, TX 77801 or P.O. Box 1000, Bryan, TX 77805. The phone number for CD is 979-209-5175. A messaging service is available for calls after normal business hours and messages may be sent to the CD Dept. at: 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 and on substantial amendments to the citizen participation plan, and will make the citizen participation plan 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 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.

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 the 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.

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 Citizen Participation Plan will state how and when 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 those 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 calamities, 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. The public will be notified of VPHs through 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.

The City of Bryan Citizen Participation Plan will identify how 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.

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.

The City of Bryan Citizen Participation Plan documents previously listed will be made accessible to the public. The documents will be available in English and non-English speakers may request translations of any public document. Access to digital copies will be available on the City of Bryan Community Development Website. For physical copies, contact the City of Bryan Community Development Office at is 979-209-5175.

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 as a guide to include all citizens of Bryan in the planning and implementation process for the City of Bryan's Consolidated Plan for 2025-2029. The citizen participation plan also 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.

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 10% of 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. Dept. of HUD will be signed by the Mayor or his/her designee.



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 both *La Voz* and *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.
- 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 groups in order to request that these organizations inform members of their organizations about the availability of newly developed housing units and housing assistance programs.
- To reach Spanish-speaking residents more effectively, the City will also advertise through Spanish-language media outlets, including local newspaper such as *La Voz*.

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 of 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
4001 E. 29th Street Suite 180
Bryan, Texas 77802

Brazos Valley Council of Governments
3991 E. 29th 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 29th Street
Bryan, TX 77802

Brazos Valley Community Action Programs
4001 E.29th Suite 175
Bryan, TX 77802

Habitat for Humanity
119 Lake Street
Bryan, Texas 77801

National Association for the Advancement of Colored People (NAACP)
Brazos County Branch

PO Box 665
Bryan, TX 77806

Brazos Interfaith Immigration Network
2500 S College Ave.
Bryan, TX 77801

DRAFT

SECTION 3 COMPLIANCE PLAN
For Applicable City of Bryan
Programs and Projects
Effective 6-16-2026

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 \$300,000 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 \$300,000 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 \$300,000 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:
 - (i) It is at least 51 percent owned and controlled by low- or very low-income persons;
 - (ii) Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or
 - (iii) 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.
 - (iv) 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.
 - (v) 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:
 - (i) The worker's income for the previous or annualized calendar year is below the income limit established by HUD.
 - (ii) The worker is employed by a Section 3 business concern.
 - (iii) The worker is a YouthBuild participant.
 - (iv) The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.
 - (v) 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:
 - (i) A worker employed by a Section 3 business concern; or
 - (ii) A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:
 - (iii) Living within the service area or the neighborhood of the project, as defined in §75.5; or
 - (iv) 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, child care).
 - (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 \$300,000.

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 \$300,000) 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: valiant

2025-26 City of Bryan Income Limits for Consideration as Low to Moderate Income.

Household #	1	2	3	4	5	6	7	8
Max. Income 6-1-2025	\$49,600	\$56,650	\$63,750	\$70,800	\$76,500	\$82,150	\$87,800	\$93,500

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:

2025-26 City of Bryan Income Limits for Consideration as Low to Moderate Income.

Household #	1	2	3	4	5	6	7	8
Max. Income 6-1-2025	\$49,600	\$56,650	\$63,750	\$70,800	\$76,500	\$82,120	\$87,800	\$93,500

- 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:

2025-26 City of Bryan Income Limits for Consideration as Low to Moderate Income.

Household #	1	2	3	4	5	6	7	8
Max. Income 6-1-2025	\$49,600	\$56,650	\$63,750	\$70,800	\$76,500	\$82,150	\$87,800	\$93,500

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

CERTIFICATION

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

SIGNATURE

DATE

(PRINT NAME AND TITLE)

Program Monitoring & Policies

The City of Bryan maintains policies and procedures for all CDBG and HOME funded program activities. The City of Bryan shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The city will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the city must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States. The City of Bryan agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The City of Bryan will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

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.

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Categories of Eligible HOME Applicants and Application Processes

Homebuyer Down Payment Assistance (DPA) (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 Community Development website: <https://www.bryantx.gov/community-development/public-services-facilities-funding/>

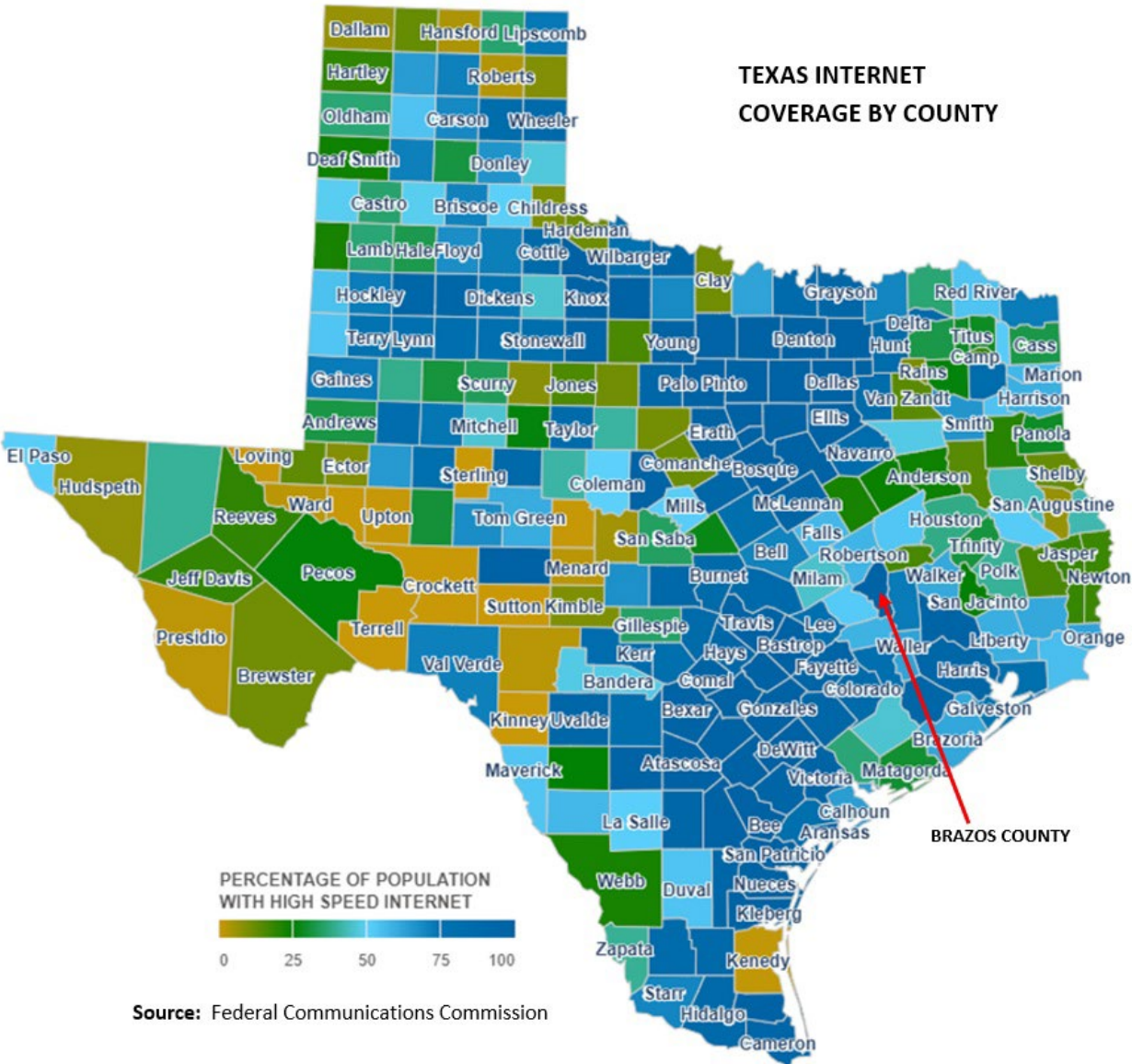
Community Housing Development Organization (CHDO) Program

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 Community Development website: <https://www.bryantx.gov/community-development/public-services-facilities-funding/>

Map of Texas Internet Coverage by County



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

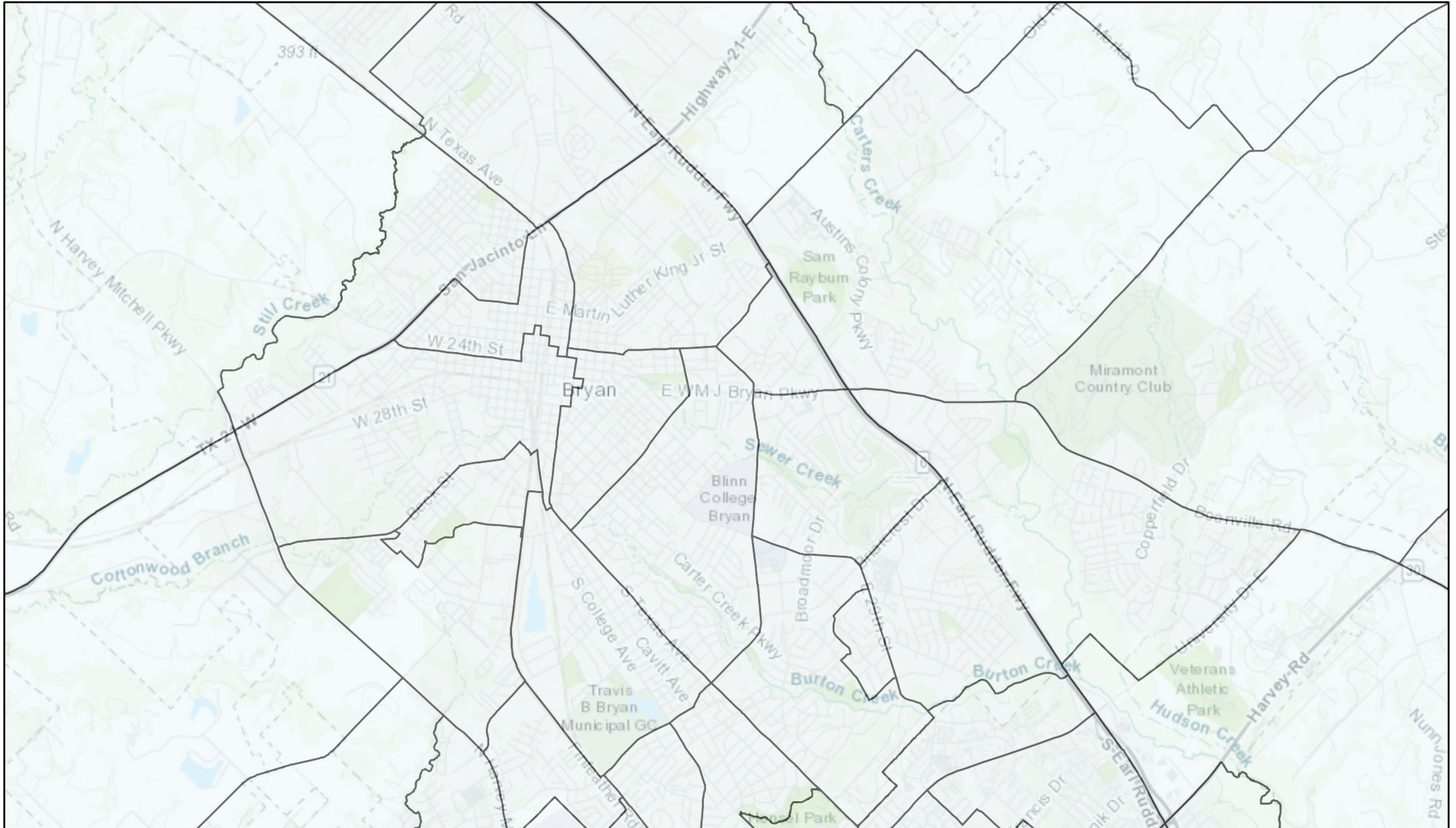
Bryan is fortunate to have multiple broadband providers. Bryan's Information Technology Office estimates that 85-95% of citizens wanting home connections, have access. Regarding connectivity, particularly for low- to moderate-income (LMI) households, it is noted that while some LMI households may not 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.

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.

Community Development Program Maps follow:

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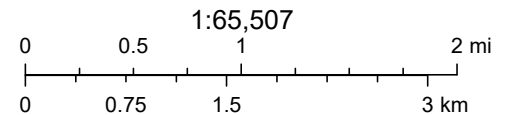
Bryan Census Tracts Where Black/African American Comprise Over 50% of Population



Black/African American Alone

 <50%

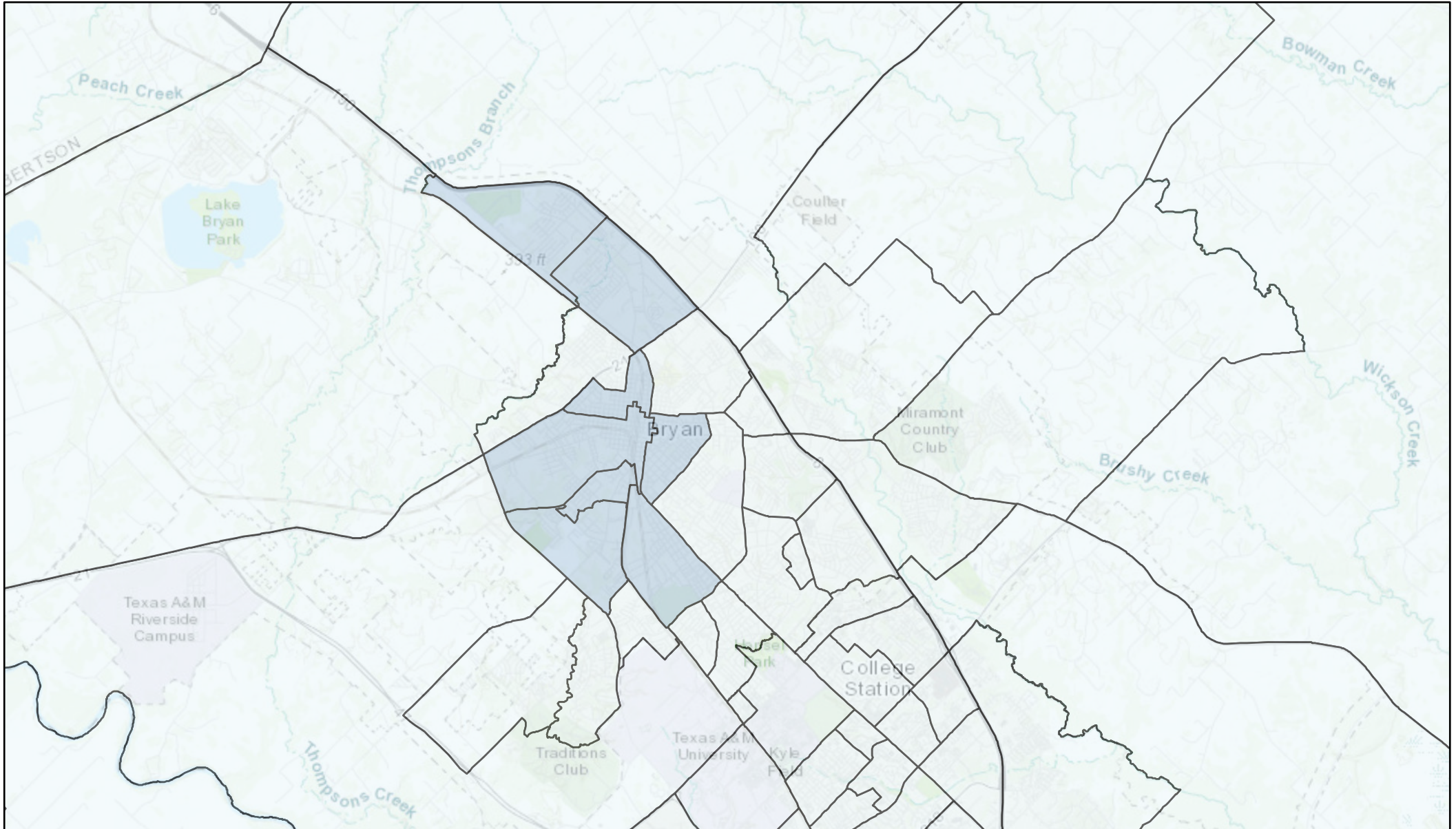
NOTE: No Census Tracts had majority Black/African American populations in PY2023.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Dec. 2024 CPD Maps / Dept. of HUD Map Application

Bryan Census Tracts Where Hispanics Comprise Over 50% of Population



Hispanic Origin

 <50%

 >50%

NOTE: Six Census Tracts had majority Hispanic populations in PY2023 as shown in the dark blue shaded areas.

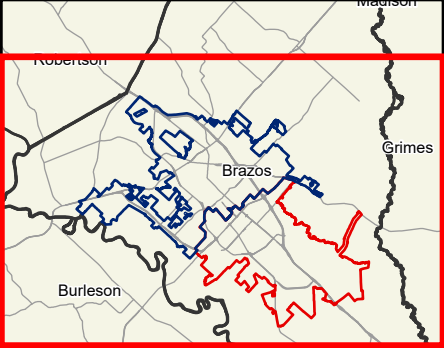
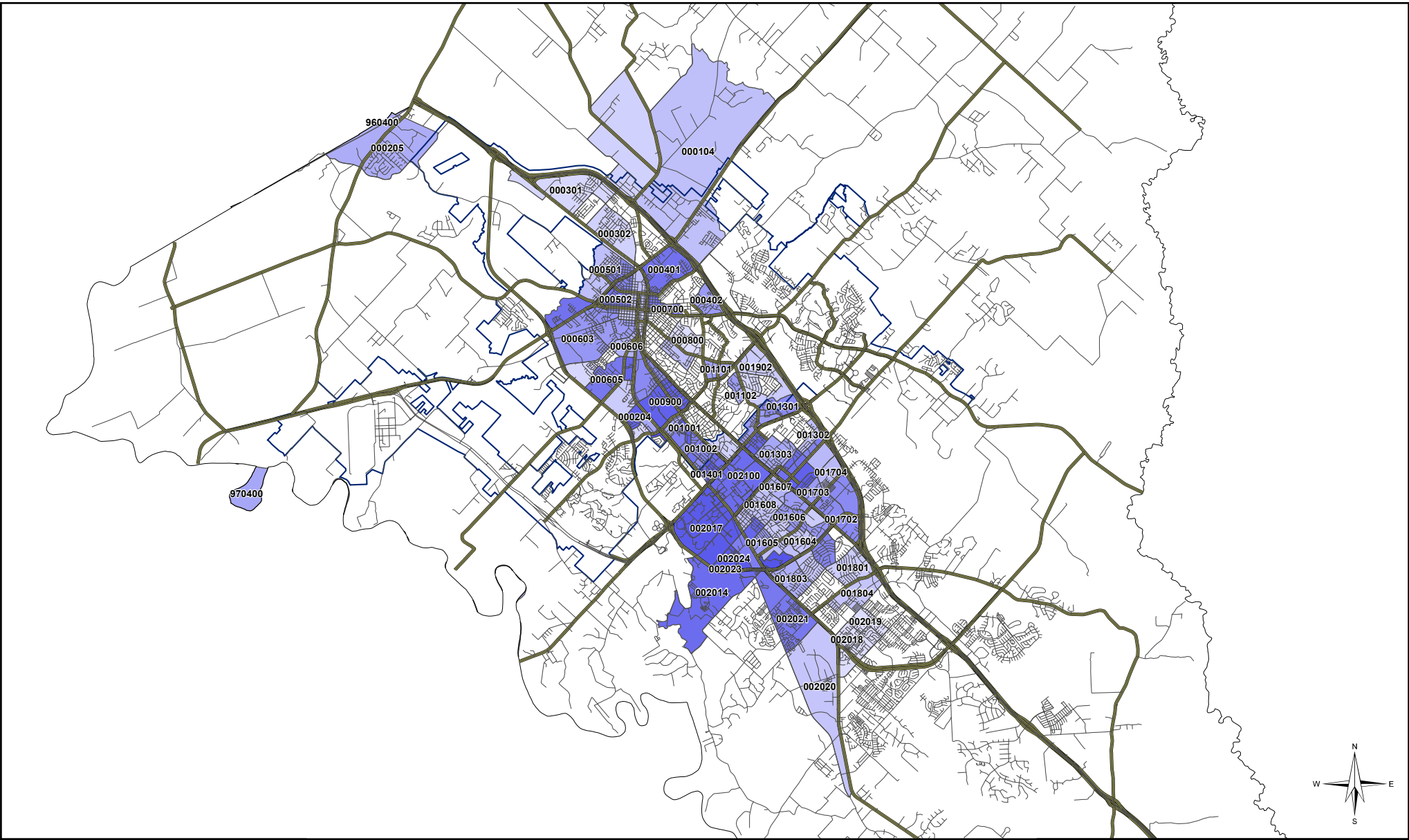
1:131,015

0 1 2 4 mi

0 1.5 3 6 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Low to Moderate Income Percentages

50.8	58.9	67.9	75.8	82.6	92.6
52.4	60.3	68.9	77.5	84.6	94.6
53.6	63.3	69.4	79.1	85.9	97.5
57.4	65.6	72.9	81.6	90.3	100

Low to Moderate Income Areas



Produced By: City of Bryan
Geographic Information Services (COBGIS)
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979.209.5470 www.bryantx.gov/gis
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