



HOMEOWNER ASSISTANCE Voluntary Demolition Program Information Community Development Department

Voluntary Demolition: This funding provides demolition assistance to help property owners tear down and remove dilapidated houses which have been vacant for a minimum of 90 days for one of the three following activities:

1. **Demolition and New Affordable Housing Development:** The property owner executes a development contract with the City, agreeing to construct a new home built to minimum Community Development Standards on the property which is required to be occupied by a household earning up to 80% of the Area Median Income. Construction of the home must be complete within 12 months, or the amount of the demolition assistance and related soft costs will become repayable to the City. Property owners need not be income-eligible; however, buyers or occupants of homes constructed on the property must be qualified through the Community Development Department as meeting all program guidelines including income eligibility. Qualified applicants intending to purchase and owner-occupy the new home can also receive down payment assistance in the amount of up to \$7,500 at the close of permanent financing if funds are available. Properties must be developable (utilities availability, zoning, setbacks, minimum lot size, outside floodplain).

2. **Demolition and Sale to the City:** The property owner, who need not be income-eligible, may convey the property to the city for the Fair Market Value of the property (based on an appraisal approved by staff), and will reimburse the City for the cost of demolition and clearance from the seller's proceeds during settlement at the closing. Properties must be environmentally acceptable and developable as affordable housing.

3. **Demolition Grant:** A property owner with a household income under 80% of the Area Median Income (see table below), or a non-profit owner may receive a 100% grant for the demolition amount, paid directly to the contractor.

City of Bryan Income Limits for Consideration as Low to Moderate Income:

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

There is limited funding available, and applications will be accepted on a first-come, first-served basis. Once a sufficient number of eligible applications have been received, bids will be requested by demolition contractors. Properties must be environmentally acceptable.

Applications expire 12 months after submission. Applications must be renewed if the project does not begin within 12 months. Approval for assistance is on a first come, first served basis of those meeting all eligibility requirements and is contingent upon availability of funds. For more information, contact: Community Development at (979) 209-5175 or communitydevelopmentweb@bryantx.gov.