



CITY OF COLLEGE STATION

**Proposed  
2005 - 2009 Consolidated Plan  
and  
2005 - 2006 Action Plan**

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**CDBG B-05-MC-48-0007**

**HOME M-05-MC-48-0219**

**For Questions or Comments  
Please call the Community Development Office  
(979) 764-3778**

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## **EXECUTIVE SUMMARY**

### **Five-Year Consolidated Plan: 2005-2009**

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The Consolidated Plan is the City's "Course-Charting" document as it relates to housing and non-housing community development needs. More specifically, it's the City's proposed plan to the U.S. Department of Housing and Urban Development (HUD) as to what the local community development needs are and how those needs will be met in the next five years. As required by HUD at 24 CFR Part 91, the Consolidated Plan, along with the one-year Action Plan, serves as the City's formal application to HUD, and allows each to evaluate successes in meeting identified needs. A variety of agencies, consultants and data were reviewed in compiling this document. The Plan Development and Lead Agency Description section of this document will outline those agencies, offices and individuals that contributed to the Consolidated Plan.

As the City of College Station approaches 2006, it continues to experience dynamic growth and realization of the potential that is a result of the many resources invested in the community. As the City was preparing its last Consolidated Plan (the 2000-2004 version) the City's population was approximately 66,000 persons with approximately 26,000 total housing units. The current population, as estimated by the City's Planning Department for January 2005, is 80,219 with a projected population of 92,163 in 2010. The housing stock has expanded to an estimated 32,000 units, with approximately 40% of the new residential construction occurring since 1990.

This dynamic growth can often impact families in negative as well as positive ways. Community Development Block Grant and HOME funds are designated for the assistance of low/moderate income families, they being the least able to respond to pressures in housing availability and in the provision of other non-housing services. These pressures can be felt in all areas of housing including rental and purchasing, multi-family and single-family. As older neighborhoods most often offer the lowest-cost housing for low/moderate income families, there are also non-housing needs that include infrastructure systems such as streets, sidewalks, water and sewer that are in need of rehabilitation or replacement. Access to parks and recreational areas also becomes a priority as low income families are less mobile and special needs populations such as children and the elderly need easier access. Neighborhood integrity and revitalization will need support in the form of code enforcement and property renovations. As our community grows and expands, access to health and human services will require careful planning and development to insure efficient delivery of support to those families feeling those pressures the most. Following are highlights related to housing and non-housing issues challenging the community in the next several years.

## **Consolidated Plan**

The Five-Year Plan for 2005-2009 has been subdivided into five basic sections: (1) Lead Agency Description and Plan Development Process; (2) Housing and Homeless Needs Assessment; (3) Housing Market Analysis; (4) Strategic Plan, and; (5) the One-Year Action Plan.

The Strategic Plan addresses housing, homelessness, and non-housing goals through proposed objectives with accompanying strategies of programs and projects through partnerships with other departments, organizations, and/or non-profit agencies. These strategies include the continuation of existing local housing and non-housing programs and the development of new projects and programs designed to meet the changing and progressive nature of our community.

The City of College Station has also developed a separate Annual Action Plan for the 2005-06 Fiscal Year based on the needs, goals and objectives presented in this Five-Year Plan. The Action Plan describes the specific housing and non-housing programs and activities to be accomplished in the community during the 2005-06 Fiscal Year.

Please note that the required tables: 1A, 2A and 2B are included in the Appendix. Table 4, though required, is not applicable to College Station and is not included.

The Five-Year Plan for 2005-09 is the result of a collaborative effort by Community Development staff members, other city departments, local housing service providers, local non-profit providers of health and human services, Texas A&M University's Urban Planning Department, focus groups, members of the Joint Relief Funding Review Committee and the many residents of the community who responded to surveys and participated in public hearings. It is the intent of this effort that the proposed plan be a working document that will give direction to community development projects during the next five years, and that it will also allow the dynamics of a progressive and growing community to respond to changing needs and priorities on a yearly basis.

The 2005-2009 Consolidated Plan was developed through a process begun in the Fall of 2004 with surveys, public hearings, non-profit agency responses and consultation, committee input and focus group actions. The plan developed in response to the City's identified needs and priorities for the five year period of 2005-2009 covers the information shown in the following outline:

- **Plan Development Process and Lead Agency Description**
- **Housing and Homeless Needs Assessment**
- **A Housing Market Analysis**
- **A Strategic Plan**
  - Housing Goals, Objectives and Strategies
  - Homelessness / Continuum of Care Strategies
  - Non-Housing Goals, Objectives and Strategies
  - Barriers to Affordable Housing
  - Strategies to Remove or Ameliorate Barriers to Affordable Housing
  - Analysis of Impediments to Fair Housing Choice
  - Actions to Address Impediments to Fair Housing Choice
  - Actions Addressing Lead-Based Paint Hazards
  - Anti-Poverty Strategies
  - Geographic Distribution / Community Development Program
  - Institutional Structures

- Public Institutional / Public Non-Profit Organizations
- Private Sector Participation
- Non-Profit Organizations / Agencies
- 
- **The 2005-06 Action Plan**
  - Forms / Applications for Federal Assistance
  - Introductions
  - Grant Goals using CDBG & HOME Funds
  - Funding Summary
  - Citizen Participation
  - Procedures for Recaptured HOME Funded Home-Buyer and Home-Owner Programs
  - Program Monitoring
  - Review of Other Entities Compliance with Consolidated Plan Activities
  - Listing of Proposed Activities
  - Housing Community Development Strategies
  - Homelessness and the Continuum of Care Strategies
  - Non-Housing Community Development Strategies
  - Geographic Distribution / Community Development Program
  - Public Service Agency Support

## **THE** **PLAN DEVELOPMENT PROCESS AND LEAD AGENCY** **DESCRIPTION**

The development of the City of College Station's 2005-09 Consolidated Plan began officially in the Fall of 2004. The City's Community Development staff began to coordinate with local agencies, Texas A&M University, local governmental offices and other municipal departments, to include the City of Bryan Community Development Office (see pages 9 and 10 for list of participants). Data on the housing and non-housing needs for the community was also identified and organized.

Consultation with local private and public entities was combined with a variety of informational sources, to include Census data, city administered surveys, public hearing input, housing market analysis studies, and other demographic or informational studies and sources. Partnering with Texas A&M University's Urban Planning Department, a survey of health and human service providers, a housing study and a survey of city residents, were developed to identify citizen and agency needs to be used to set priorities for local, state and federal funding.

The survey and study included an investigation of local needs by both the agencies and citizens. Following is a description of the study time frame and activities, questionnaire, study population response, coding and analysis. Results were organized into three sections: a) provider funding and source of CDBG information, b) human service environment, and c) agency training and skills needed.

## **TIME FRAME & STUDY ACTIVITIES - COLLEGE STATION, BRYAN AND TEXAS A&M UNIVERSITY :**

October & November, 2004:	Questionnaire development and designed.
January, 2005:	University Institutional Review Board (IRB) approval.
January, 2005:	Training for students assisting in the study.
February, 2005:	Questionnaire survey administered to agencies participating in quarterly Community Partnership Board (CPB).
February & March, 2005:	Data coded and verified.
March & April, 2005:	Data analysis completed.
April, 2005:	Preparation of findings completed.
May, 2005:	Presentation of findings to agencies and staff.

### **QUESTIONNAIRE:**

A questionnaire was developed, consisting of three general sections: A) Provider Funding & Source of CDBG Information, B) Human Service Environment, C) Training & Volunteer Needs.

### **SURVEY ADMINISTRATION:**

The questionnaires were distributed to all health and human service providers attending the quarterly Community Partnership Board (CPB) meeting in February, 2005. Although not all service providers attended this meeting, those present represented major agencies serving Bryan and College Station as well as other communities in the Brazos Valley. Additional questionnaires were e-mailed or faxed to key providers not in attendances. Questionnaires not collected during the meeting were received by city staff for coding and analysis.

### **AGENCY RESPONSES:**

Forty-nine health and human service providers responded, representing 28 different agencies serving the Bryan and College Station areas. (see pages 85 and following for list of local agencies). This was a response rate of 24% of the 115 total health and human service agencies that serve the Bryan and College Station areas listed in the F.Y.I. Resource Directory for the Brazos Valley. These total agencies oversaw 1,239 programs serving health and human service needs of the two cities. The responding agencies represented approximately 267 programs -- 22% of all possible programs. Among the respondents, 10 of the agencies oversaw 220 programs. Thus, it was likely that the major agencies in the community were represented in the study population.

The objectives were to identify:

- Citizen concerns regarding municipal service, community, neighborhood and household issues
- Barriers to housing choice experienced by people seeking to rent or to purchase housing
- Health and human service care related issues
- Preferences for future services

### **SURVEY OF RESIDENTS' NEEDS:**

During February-March, 2005, a human services needs assessment survey was administered by Dr. Sherry Bame and associates for cities of Bryan and College Station, Texas. The survey population was adult residents of either City. The results of the 2005 survey provide a current database that is representative of attitudes of the adult citizens of the two communities. The objectives were to identify:

- Barriers to housing choice.
- Needs for health and human services.
- Preferences for future community services.
- Concerns regarding specific municipal services, community, neighborhood, and household issues.

A questionnaire was developed, consisting of seven general sections: 1) Parks, 2) Neighborhood Problems, 3) Housing Supply and Programs, 4) Fair Housing, 5) Health and Human Service Programs, 6) Future City Projects, and 7) Household Demographics. (see copy in attached appendix.)

A random sample of 523 telephone numbers was selected from the 2005 *Verizon* Phonebook for Bryan and College Station. The phone survey was conducted during February-March, 2005. Attempts to contact qualified survey participants included making up to three rounds of calls at various days and times. Prior to asking survey questions, three screening questions were asked to determine if 1) the home was within the city limits of Bryan or College Station, 2) the person lived in this home, and 3) the person was 18 years or older.

Of the 523 phone numbers in the sample, 149 were ineligible. Thus, there were 374 eligible numbers remaining on the calling list. A total of 100 surveys were completed. This was a response rate of 27%. The proportion of refusals was actually quite low, with most non-response from no-answer, even after 3 attempts.

Frequency descriptions and associations were analyzed using *DataDesk* statistical package. Statistically significant probabilities ( $P \leq 0.05$ ) are reported for relationships between variables that are remarkably different than expected. The findings are summarized below following the order of the questionnaire.

In February and March of 2005 Dr. Sherry Bame, Texas A&M Urban Planning Faculty, and 30 students under her direction conducted a housing condition survey of units in the City of College Station. This “windshield” survey was performed in conjunction with the City’s Community Development staff, by driving every low-moderate income neighborhood and classifying and rating property conditions. Some non-low income block groups were also evaluated. The low-moderate block group data are presented below. The upper-income block group data are combined with other neighborhood data collected by the City for its own analyses. The methods and findings are presented below. Maps of the findings are available on page 47 and in the appendix.

Prior to beginning the work, the participating students met with staff from the City's Community Development Department for orientation on the survey criteria. City staff provided photographs and instructions on how to identify the structures in the different rating categories. The following definitions were used to rate the housing structures, housing type and condition. Data were entered on forms prepared by the City -- organized by block group, street and R-numbers. The data was cross-checked and if any errors were found, all the data for that block group were re-verified. Additional information related to the housing survey is found under “Housing Market Analysis” beginning on page 36.

#### **ADDITIONAL CONSULTATION:**

Since August 2004, city staff has communicated with nonprofit public service providers, local citizens, and professional housing and real estate professionals about the housing and non-housing needs of the College Station community. As required by HUD, staff also engaged in consultation with local nonprofit and governmental entities to identify specific needs, to ensure proper coordination, and to

minimize duplication. Those agencies, and others, are listed below. This list identifies many of the groups and agencies consulted with and that contributed to the development of the Consolidated Plan:

The Joint Relief Funding Review Committee (JRFRC)  
Boys and Girls Club of Bryan-College Station  
Brazos County Judge's Office  
Brazos County Health Department  
Brazos Valley Community Action Agency (BVCAA)  
BVCAA AIDS/HIV Services  
Brazos Valley Council of Governments (BVCOG)  
Brazos Valley Mental Health Mental Retardation Authority (MHMR)  
Brazos County Community Council  
Brazos Valley Food Bank  
Brazos Valley Area Agency on Aging  
Brazos Valley Council on Alcohol and substance Abuse (BVCASA)  
Brazos Transit Authority  
City of Bryan Community Development Division  
Bryan-College Station Chamber of Commerce  
Bryan-College Station Economic Development Corporation (EDC)  
Bryan-College Station Home Builders Association  
Bryan-College Station Apartment Association  
Bryan- College Station Board of Realtors  
City of College Station Development Services Division  
City of College Station Emergency Management Department  
City of College Station Fire Department  
City of College Station Office of Information and Technology  
City of College Station Parks and Recreation Department  
City of College Station Police Department  
College Station Independent School District (CSISD)  
Habitat for Humanity  
Health for All Clinic  
Junior League of Bryan-College Station  
Project Unity  
Scotty's House  
The Salvation Army  
Texas Work Force Commission  
Texas Health and Human Commission  
Texas A&M University (TAMU)  
Twin City Mission  
United Way of Brazos Valley

**HOUSING MARKET SURVEYS:**

A Housing Market Survey was also prepared by City staff and was sent to members of the Bryan – College Station: Homebuilders Association; Board of Realtors, and; Apartment Association. The survey asked respondents to rank local housing needs from a list of eight different types of housing needs, and then asked respondents to rank their perception of obstacles to affordable housing from a list of ten potential obstacles. Other comments were also encouraged and received. The findings from the survey responses were tallied and then referred to in the Consolidated Plan development.

### **HOUSING MARKET ANALYSIS:**

City staff, using information from all of the above referenced informational and demographic studies and sources, prepared a Housing Market Analysis, which is found on page 21 of this Plan. That analysis, combined with the other input and findings, was used in the development of the housing goals and objectives found on page 61 of this Plan.

### **FOCUS GROUP RATINGS:**

On June 10, 2005, a group of local agency representatives, city officials and staff reviewed summary information from the various data collection sources available on local needs. Based on those findings, and their knowledge of local needs and resources, the focus group recommended priorities to be assigned to the various needs as required by HUD. Those recommendations and ratings are found in the HUD tables included in the Appendix.

### **PUBLIC HEARINGS:**

Three official public hearings were held during the Consolidated Planning Process. The first two were to gather information and comments regarding needs and the priority of needs in College Station. The third public hearing on July 7, 2005 was held to present the goals and objectives developed from the information gathered from the surveys and first two public hearings and to present the proposed Consolidated plan. A copy of the Consolidated Plan was presented and copies were also made available at the Public Library, the City Secretary's Office, the Lincoln Center, on the City's website and the Community Development Division Office.

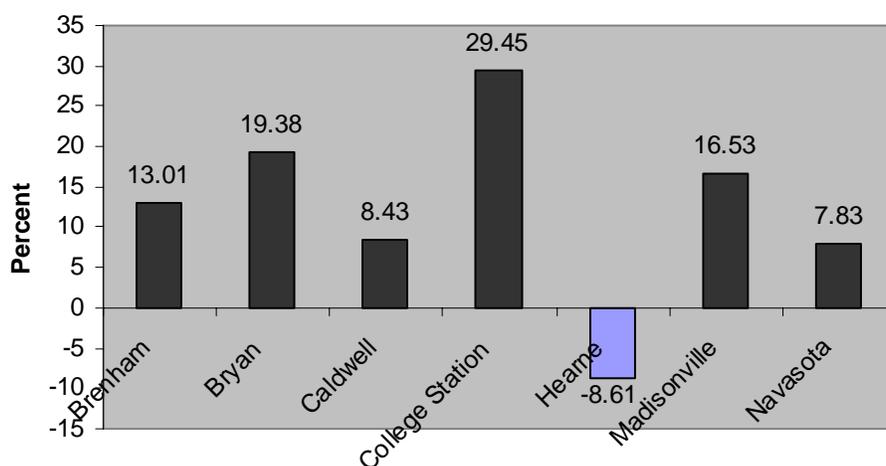
Comments from the public hearings and the housing surveys are summarized in the Appendix:

### **LEAD AGENCY CHARACTERISTICS AND DEMOGRAPHICS**

The Bryan/College Station (B/CS) Metropolitan Statistical Area (M.S.A.) is comprised of two independent and similarly-sized cities, Bryan and College Station, Texas, with a combined population of about 136,000. The M.S.A. encompasses 585.78 square miles, and is located in Brazos County in central Texas, in the South region of the U.S. The B/CS M.S.A. is roughly 95 miles northwest of Houston, 104 miles northeast of Austin, and 99 miles southeast of Waco in the center of a triangle formed by Dallas, Houston, and San Antonio. Seventy-six percent of the Texas population resides within a 3.5-hour drive. The neighboring small towns of Wellborn, Wixon Valley, Kurten, and Millican are included in the B/CS M.S.A.

College Station has seen much growth over the last ten to fifteen years as noted in the following chart.

## Regional Growth, 1990-2000



### ◆ Climate and Physical Features

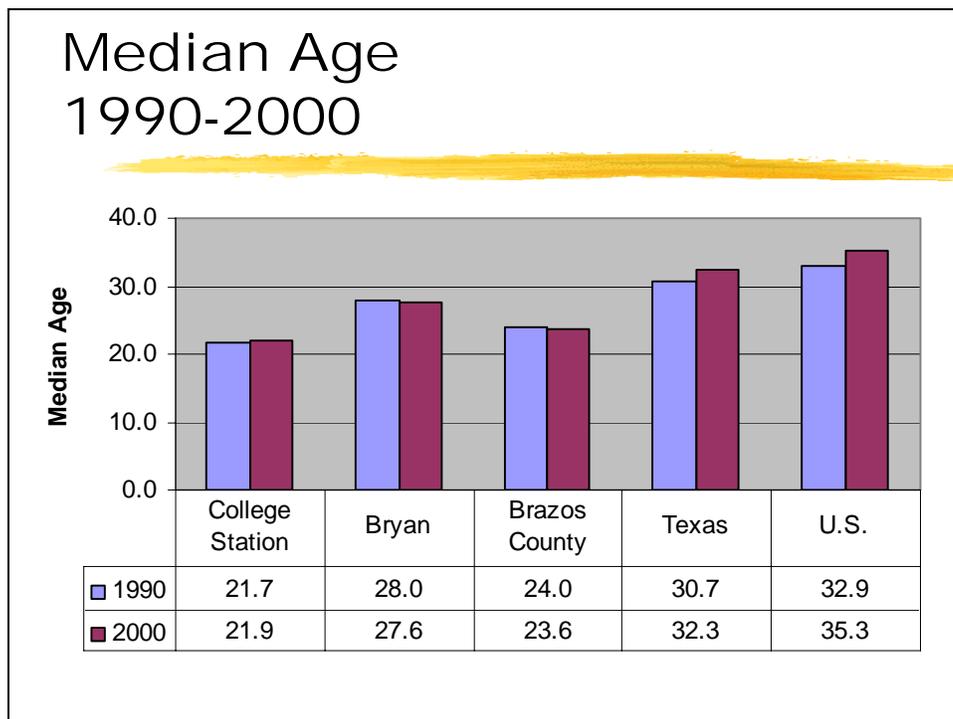
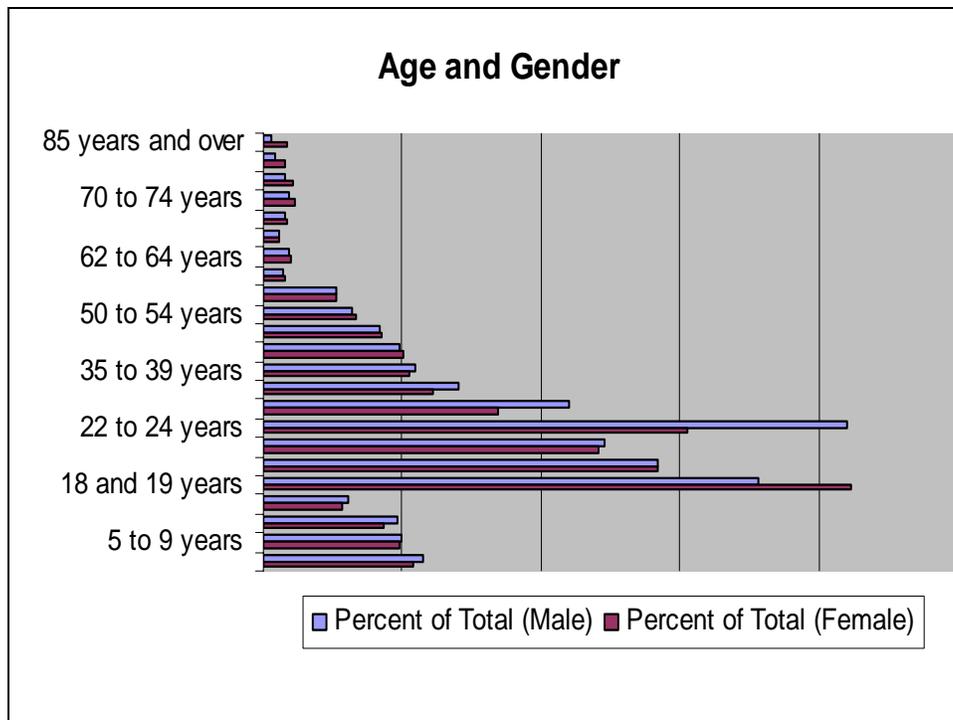
The climate is generally moderate, with mild winters and hot, humid summers. Soil is acidic with loamy, dark surface soil, and clay subsoil with 11 to 20% of the county considered prime farmland. Heavy clay soils in South College Station have contributed to many foundation failures because of soil movement. The western portion of the county near the Brazos River is classified as Blackland Prairie, with the remainder consisting mostly of Post Oak Savannah. The Navasota River borders the county to the East. Topography is flat to gently rolling, with elevation ranges between 197 to 312 feet above sea level.

annual rainfall	39.1 inches
January minimum temperature	39° F
July maximum temperature	94° F
growing season	274 days
date of first frost	November 30
date of last frost	March 1
hours of sunshine	8 hours per day
daily wind speed	4 mph
prevailing wind direction	southerly

### ◆ Education

Bryan and College Station each have their own independent school district. Bryan I.S.D. covers 453 square miles in north Brazos County and enrolls approximately 14,000 students. College Station I.S.D. encompasses 97 square miles in southern Brazos County with an enrollment of approximately 7,500 students. Both school districts perform well, with several schools in both districts receiving recognition for excellence. Several private and religious schools are also in the area, as are two institutions of higher learning. Blinn College, a local community college serving approximately

10,000. Texas A&M University, one of the largest universities in the United States. Enrollment is approximately 45,000 students, and the university employs over 12,000. Texas A&M University is the largest contributor to the area's economy, with an estimated economic impact of nearly \$2 billion in 2000. The following charts demonstrate the student impact on the community in terms of age.



◆ **Government**

Bryan and College Station are both home rule cities, operating under the Council - Manager system of government. Brazos County was created in 1841. The City of Bryan was incorporated in 1871, and College Station was founded in 1938. College Station employees approximately 800 employees and has been a HUD Entitlement City since 1975 and receives federal CDBG grant funds as such. The City is also a Participating Jurisdiction (PJ) for the HOME Investment Partnership Program and has been receiving HOME grant funds as a PJ since 1997.

◆ **Taxes**

**Sales Tax:** The total sales tax in the B/CS M.S.A. is 8.25%, which consists of the state sales tax of 6.25%, the city sales tax of 1.5%, and .5% county tax. Sales taxes are collected on non-exempt items over \$.08, when sold to the end user.

**Ad Valorem (Property) Tax:** The Brazos County Appraisal District appraises all properties within Brazos County to be assessed ad valorem taxes by the taxing entities. The basis of assessment is 100% of taxable value. The following chart illustrates the ad valorem tax rates per \$100 valuation:

Entity	Tax Rate
City of College Station	\$0.4653
College Station I.S.D.	\$1.7700
Brazos County	\$0.4725
<b>TOTAL</b>	<b>\$2.7078</b>

Annual property taxes for the average home sold in the City of College Station in 2004 with an appraised value of \$155,947 (Including the \$15,000 homestead exemption for school taxes) would be \$3,957.23. Property taxes for the median-priced home would be \$3,371.80. Tax rates have remained fairly steady over the past several years overall, but have recently been slightly lowered by the City of College Station because of increasing property values. Property Tax exemptions are available for homeowners through the homestead exemptions, disabled and veterans exemptions, and elderly exemptions.

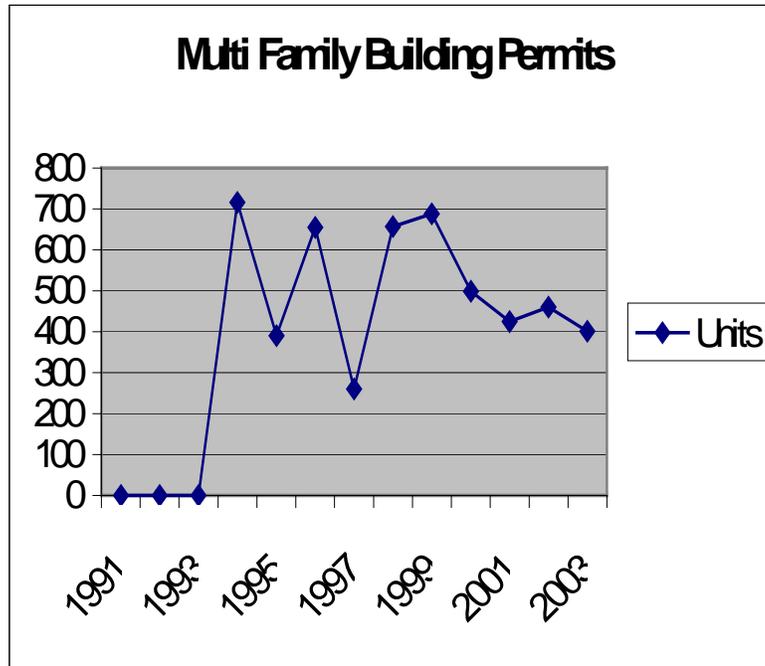
◆ **Leisure and Recreation**

The area has six lakes, 60 public parks and over 300 restaurants. Texas A&M University in College Station is home to the George H. W. Bush Presidential Library, which is the largest area tourist attraction. Texas A&M University's Opera and Performing Arts Society sponsors cultural programs at Rudder Theater on the Texas A&M campus. Texas A&M's football and other NCAA athletic programs draw many fans to the community. There are six 18-hole golf courses.

◆ **Transportation**

Easterwood Airport, located in West College Station, serves the area with regularly scheduled air service to and from George Bush Intercontinental Airport in Houston and the Dallas/Ft. Worth airport as well as general aviation services for private aircraft. Coulter Field in East Bryan also provides general aviation for private aircraft. The Brazos Transit Authority supplies public bus transportation throughout the community. Texas A&M provides shuttle bus service to the university and Blinn College from the surrounding community. Greyhound buses also serve the twin cities.

Railroad freight service is provided by Union Pacific. B/CS is served by three state highways: Highway 21 (East-West), Highway 6 (North-South), and Highway 30 East.



◆ **Employment**

Between 2004 and 2005, the number of jobs in B/CS increased 1.03% to 89,800, from 86,824. The State of Texas is the largest employer, providing nearly 30% of all jobs. This is directly attributable to Texas A&M University. Retail and Service sectors follow, with 18% and 14%, respectively. The unemployment rate was approximately 2% at the end of 2004 and has continue to be among the lowest unemployment rates in Texas.

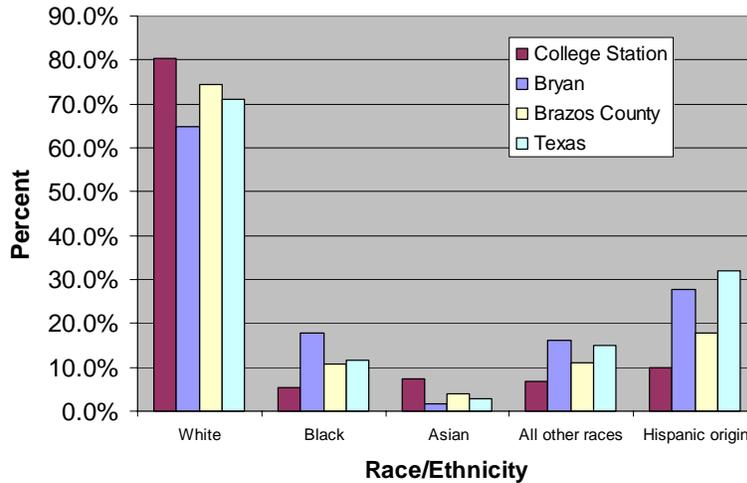
◆ **Cost of Living**

The cost of living index for the B/CS M.S.A. is 94.4%, or 8.36 points below the national average cost of living of 102.76%, making the Bryan – College Station area an affordable community to reside in, according to the American Chamber of Commerce Researchers Association.

◆ **Race and Ethnicity**

College Station enjoys a diverse race and ethnic population, primarily due to the influence of Texas A&M University, which attracts faculty and staff from across the country and literally from around the world. According to the 2000 Census, persons of Hispanic or Latino origin represented 10% of the local population. Persons of Black or African American origin represented 5.4%, and those of Asian decent, 7.3%. Persons of White or European decent represented 80.5 % The following chart illustrates these percentages and compares them to our sister-city, Bryan, and to Brazos County and the State of Texas.

## Race/Ethnicity Census 2000



### ◆ Housing

The local housing market is examined in detail in the Housing Market Analysis found on page 21 of this plan. In summary, College Station is a relatively new community, evidenced by the fact that almost 70% of its housing units have been built since 1980, resulting in fewer dilapidated units than are normally seen in most similarly sized communities. The 2000 Census indicated that, 94.77% of the 26,054 residential units were occupied. 60.9% of all residents lived in structures containing two or more housing units (apartments, duplexes, etc.). This suggests that, because of Texas A&M University and Blinn College, the housing market in College Station is heavily impacted by the student population. Regarding the single-family market, the trend evidenced by the chart below show that single-family detached homes are becoming a larger (albeit still smaller) percentage of the total housing stock. The 2000 Census also indicated that the median home value for owner-occupied homes was \$119,500. The average home sold in 2004 was \$155,947, and 37% of all homes sold in 2004 were over \$150,000. As is the case in much of the state, both rental and owner housing costs stretch the budgets of the lower-income citizens and needs are also noted in the elderly and special needs communities. Those are also discussed in more depth in the Housing Market Analysis and in the Housing Goals and Objective section of this Plan.

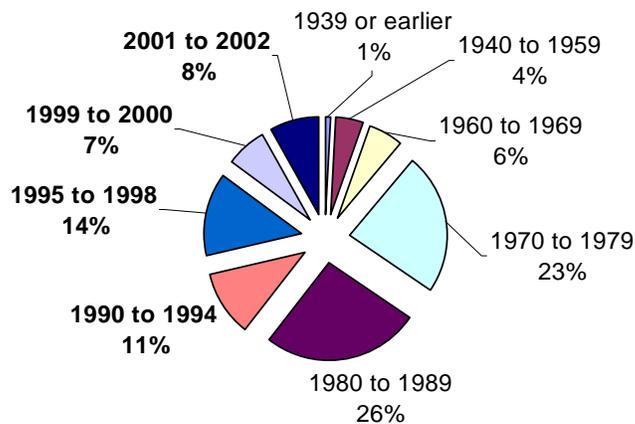
The following Chart compares percentages of various types of residential housing in College Station from 1990 Census data and the 2000 Census numbers. Note that single-family detached units have, as a percentage, increased as compared to larger, multi-family type properties.

# Housing Types in College Station

Housing type	1990		2000	
	Number	Percent	Number	Percent
Total Units	19845	100	26008	100
Single-family detached	5606	28.3	8706	33.8
Single-family attached	1086	5.5	1374	5.3
2-4 units	4246	21.4	5694	21.9
5-9 units	2508	12.6	2899	11.1
10 or more units	5980	30.1	6776	26.1
Mobile Home	419	2.1	469	1.8

The following chart, showing the percentage of housing based on age, demonstrates that up through 2002, the local housing stock built before 1980 only represented approximately one-third of the total housing stock.

# Age of Housing



## HOUSING AND HOMELESS NEEDS ASSESSMENT

The nature of homelessness in College Station, Bryan and the surrounding counties (Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington), is similar to the nature of homelessness throughout the nation. Homelessness is normally observed in individuals and families when, through life circumstances, there is an inability to pay for housing, food, child care, health care, and education. The types of life circumstances creating homelessness, while being unique to each individual, are typically a lack of education/information, abandonment, mental/physical disabilities, drug/alcohol abuse or some type of catastrophic life event. The individual or family must make difficult decisions when limited resources cover only a small portion of the necessities to live and function in society. Housing, which normally absorbs the highest proportion of individual or family income, must be eliminated, thus creating homelessness within that individual or family.

The local area homeless shelter, Twin City Mission (TCM), in partnership with area churches, public service agencies and individuals, is proactive in providing for the needs of area homeless clients. Services such as food, clothing, shelter, transitional housing, rental assistance, counseling, case management, work programs and tracking of the area homeless population, in an effort to meet the needs of each homeless client and/or family. Through the following homeless and special needs facilities and programs coordinated by the mission organization, efforts are made to move the homeless client and/or family from dependency to self-sufficiency.

- **The Bridge** is a series of long and short-term shelter facilities for temporary or chronic homeless men, women and families.  
Men's Shelter (short term) – 36 bed capacity; currently  
Women's Shelter (short term) – 12 bed capacity  
Family Shelter (short term) – 4 bed capacity  
Men's Dormitory (long term) – 12 bed capacity  
Women's Dormitory (long term) – 14 bed capacity
- **Phoebe's Home** is a 24-hour women and children's center for victims of domestic abuse.  
Space for 45 individuals / average stay is 30-45 days
- **Housing Services** is provided to TCM homeless clients, for a maximum of 24 months, to assist clients in transitioning from emergency shelter into permanent housing. Intensive case management and support service staff help clients obtain Tenant Based Rental Assistance (TBRA), resolve life crisis and gain access to community public services, so the clients may achieve more independent lives and transition into permanent housing.
- **TCM Support Services**
  - TCM has four area donation resale centers (Alice's Attic, Second Chance, Second Chance 2, and Second Chance 3) for community donations of clothing and household items. Items donated to the centers are used for the needs of the men, women and family shelters first, and any remaining items are sold to the general public for fiscal needs necessary for the operations of TCM
  - TCM Recycle Center is available for community residents to drop off recyclable materials, and the center is maintained and operated by shelter clients involved in the TCM work program.

-TCM Community Kitchen, located at The Bridge facility, provides nutritious meals to anyone that is hungry or in need.

-TCM Community Closet provides basic necessities to individuals in the community to assist them in gaining and/or maintaining self-sufficiency.

- **The Haven** is a 24-unit Housing Tax Credit (HTC) transitional housing apartment complex for the homeless clients of TCM's shelters preparing for self-sufficiency into permanent housing. The maximum length of tenancy at The Haven is two years. The Haven has four (4) two-bedroom units and twenty (20) one-bedroom units and tenants are provided Tenant Based Rental Assistance (TBRA) during their tenure there.

Other agencies assist individuals that are at-risk of becoming homeless or homeless due to aging, drug/alcohol dependency, HIV/AIDS, domestic violence, criminal records, mental and physical disabilities and other life altering situations or circumstances. Those agencies are listed below:

- **American Red Cross – Bryan Chapter** is an emergency disaster outreach organization that provides temporarily homeless individuals with food, clothing and three (3) nights of shelter at a local hotel. Funding is provided through the National American Red Cross. No obstacles to meeting the needs of their clients were identified with staff.
- **BVCOG Section 8 Housing Choice Voucher Program** coordinates with TCM Housing Services staff to provide previously homeless clients, that are moving from transitional housing into permanent housing, with rental assistance (as vouchers become available to those on waiting list). Staff reports the obstacles to meeting the needs of their clients as being limited federal funding for the Section 8 Housing Choice Voucher Program and a waiting list of approximately 2000 individuals and/or families.
- **Emmanuel Lighthouse Mission** operates a faith-based women's residential shelter, sponsored by Emmanuel Baptist Church in Bryan, consisting of two (2) buildings. One building has a capacity of nine (9) beds and the other a capacity of seven (7) beds. Staff reports the obstacles to meeting the needs of their clients as being limited private funding, property constraints and a limited volunteer base.
- **Elder-Aid** is a program of the Brazos Valley Community Action Agency (BVCAA) that administers assistance to the elderly low-income population of College Station, Bryan and a seven county region providing counseling, rental housing and minor owner-occupied housing repairs. Elder-Aid currently has nine (9) rental units fully occupied in Bryan, and four (4) elderly clients on the waiting list for a rental unit vacancy. Elder-Aid staff reports the obstacles to meeting the needs of their elderly clients as being limited funding and lack of affordable, decent rental units in the area.
- **Salvation Army** is a local organization that receives funding through a FEMA Anonymous Fund, local churches and foundations, that provides rental assistance to temporarily homeless individuals. The organization has recently obtained a church facility located in Bryan, and has future plans to convert the facility into a transitional housing and women's shelter facility. Staff reports the obstacles to meeting the needs of their clients as being limited funding and shelter facilities.
- **Save Our Streets (SOS) Ministries** is a local faith-based organization with a six (6) bed facility for young men, typical ages of 18-24, that are homeless or at-risk of being homeless. Staff of the facility counsel and instruct the young men in life skills, responsibilities and moral religious

principles. The organization has purchased 19.6 acres for a proposed 24-hour facility that will support, shelter and provide counseling services to at-risk youth that are run-aways, rejected, abused or abandoned. The facility would provide a teen club atmosphere, but provide spiritual counseling as well. Staff reports the obstacles to meeting the needs of the organizations target group are limited funding and lack of a larger shelter facility.

- **St. Vincent De Paul** is a local organization that provides at-risk homeless individuals with partial rent, utilities, food, clothing, vehicle fuel, medical, and eye examination assistance, as well as no cost corrective lenses upon approved eye exam need. The organization is self supporting through local funding and a donation center resale store, adjacent to Twin City Mission in Bryan. Staff reports the obstacles to meeting the needs of their clients as being limited funds and limited private donation items.
- **Still Creek Boys & Girls Ranch** is a local faith-based facility for at-risk youth that provides a home, ranch, educational and spiritual environment for boys and girls who are victims of rejection, abuse, abandonment or broken homes. The dual site facility provides spaces for 18 boys at the original site, and space for 8 girls at an additional site. The facility receives operational funding through various individuals, corporations, foundations, civic groups, and churches. There is also an on-site Bed & Breakfast and special events facility that generates a portion of the operational funds. With a fully accredited school, the children who reside at the facility are instructed in academics, industrial arts, agriculture, computer skills, moral religious principles and physical education.

In 1999, order to more efficiently address homeless and special needs issues, the sister cities of College Station and Bryan partnered with surrounding counties, agencies, service providers and volunteers to create the Brazos Valley Coalition for the Homeless (BVCH). The agencies, organizations and persons involved with the coalition, the geographical area they serve, the subpopulations they represent and the level they participate in the coalition are listed in the table below:

Specific Names of BHCH Organizations/Persons	Geographic Area Represented	Subpopulations Represented, if any*
<b>State agencies:</b>		
Department of State Health Services	Grimes County	HIV/AIDS, SA
<b>Local government agencies:</b>		
City of Bryan Community Development Department	Bryan, Texas	N/A
City of College Station Community Development Office	College Station, Texas	N/A
Brazos Valley Council of Governments – Section 8 Housing Program	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	N/A
Bryan ISD Homeless Education Program	Bryan, Texas	Y, DV
Project Head Start	Bryan and College Station, Texas	Y
College Station ISD	College Station, Texas	Y
Navasota ISD	Grimes County	Y, SA
Brenham ISD	Washington County	Y
Caldwell ISD	Burleson County	Y
<b>Public Housing Authorities (PHAs):</b>		
N/A	N/A	N/A
<b>Nonprofit organizations:</b>		
Twin City Mission	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	DV, Y
MHMR Authority of Brazos Valley	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	SMI, Y

Brazos Food Bank	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	N/A
Project Unity	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	N/A
Health For All Clinic, Inc.	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	HIV/AIDS,SMI
Brazos Valley Council on Alcohol and Substance Abuse (BVCASA)	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	SA
Brazos Valley Community Action Agency (BVCAA) AIDS Services & Elder Aid	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	HIV/AIDS, Y, VETS
United Way – 211	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	DV, SMI
Brazos Valley Affordable Housing Coalition	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	N/A
LULAC Oak Hill – HUD, Sect 202	Brazos county	N/A
<b>Faith-Based organizations:</b>		
UMC Lee Chapel	Brazos county	N/A
Emanuel Lighthouse	Brazos county	DV
Salvation Army	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	SMI, SA
Faith Mission	Washington county	DV
A&M United Methodist Church	College Station, Texas	N/A
Room For Us All	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	N/A
<b>Business / Business Associations:</b>		
Affordable Housing Corporation - The Heritage at Dartmouth – LIHTC Program	Brazos county	SMI, VETS
Community Solutions	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	N/A
<b>Homeless / Formerly homeless persons:</b>		
3 persons	Brazos County	DV,SA
<b>Other: e.g.: Law Enforcement Hospital/Medical, Funders</b>		
Bryan Police Department	Bryan, Texas	N/A
College Station Police Department	College Station, Texas	N/A
Blinn College of Nursing / Blinn College	Bryan, Texas	HIV/AIDS, SA

\***Subpopulations Key:** Seriously Mentally Ill (SMI), Substance Abuse (SA), Veterans (VETS), HIV/AIDS, Domestic Violence (DV), and Youth (Y).

The BVCH, spearheaded by the local homeless shelter, Twin City Mission, is able to take a more broad approach in addressing the needs of the homeless and special needs populations, and move ever closer to ending homelessness in our communities. The BVCH meets quarterly to discuss success stories and continuing needs, review issues involving the homeless, chronic homeless and special needs groups, and work in a collaborative effort to avoid duplication of services, investigate funding resources and take advantage of funding opportunities as they become available.

In an effort to address more detailed issues than time allows in quarterly meetings, the BVCH created the Resource Funds, Education, Public Awareness, and Membership Committees. These committees were charged with the task of meeting on a regular monthly basis to research funding sources, obtain information and communicate the issues of homelessness with the public and reach out to other partners (public or private) involved with providing assistance to the homeless and special needs population. A temporary “Ending Chronic Homelessness” committee was developed for the purpose of discussion and development of a plan to end chronic homelessness locally by 2012 for Twin City Mission’s Continuum of Care application. These various agencies and service providers of the BVCH have compiled a chart of unmet needs and gaps in services listed in Appendix. This chart reveals the local need for emergency assistance, emergency shelters, transitional housing and permanent supportive housing.

Homelessness results from a complex set of circumstances which require people to choose between food, shelter, and other basic needs. Only a concerted community effort to ensure homeless individuals and families are able to 1) obtain jobs that pay a living wage, 2) receive adequate support for those who cannot work, 3) locate affordable housing, and 4) access affordable health care will there ever be an end to the serious physical, mental and emotional effects of homelessness.

AIDS Services of Brazos Valley, a sub-agency of Brazos Valley Community Action Agency (BVCAA) reported a total of 518 persons with HIV / AIDS in their system database for College Station, Bryan and the seven county regional service area. Of those 518 persons, there are 133 active clients. The agency administers the HUD-HOPWA and Ryan White grants, providing assistance to their clients with housing, food, clothing, case management, medical programs, prescriptions, lab work, dental, doctor bills and various other type assistance providing for the client's needs. The characteristic breakdown of the 518 reported persons with HIV / AIDS is as follows:

-Gender

329 males and 189 females

-Transmission Categories

270 heterosexual, 166 homosexual, 35 bisexual, 26 pediatric transmission, 21 unknown / unreported

-Race / Ethnicity

183 White, 269 African American, 61 Hispanic, 1 Asian-Pacific Islander, 2 Native American, 2 Unknown / Other

-Age Groups

0 thru 18 years – 29

19 thru 20 years – 2

21 thru 24 years – 18

25 thru 29 years – 32

30 thru 34 years – 60

35 thru 39 years – 92

40 thru 44 years – 101

45 thru 49 years - 84

50 thru 54 years – 49

55 thru 59 years – 22

60 and over – 29

## **HOUSING MARKET ANALYSIS**

In conducting the following housing market analysis, statistical information was gathered from a variety of sources including:

- 2000 U.S. Census and Census Updates
- U. S. Department of Housing and Urban Development
- Texas A&M University
- Blinn College – Bryan Campus
- City of College Station 2000 - 2004 Consolidated Plan
- Bryan-College Station Chamber of Commerce
- Bryan-College Station Multiple Listing Service

- TAMU Real Estate Center
- City of College Station Planning Department
- City of College Station Building Department
- Multifamily Market Study, Allen & Associates Consulting, March, 2004
- Housing Market Survey of Housing Providers and Agencies, City of College Station Community Development, March 2005

## Housing Supply

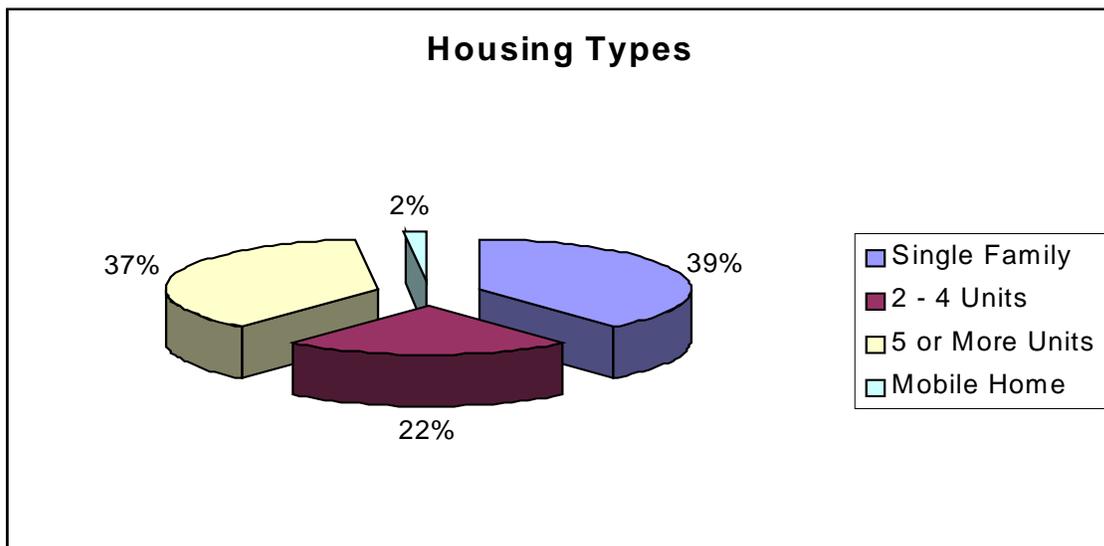
The 2000 Census indicated 26,054 housing units in the City, with 24,691 being occupied (an overall vacancy rate of 5.23%). The 2000 Census also indicated that 60.9% of College Station residents lived in structures containing two or more housing units, while only 39.10% lived in single-family structures. Only 1.8% lived in mobile homes.

Unit type	Number of Units	Percentage
Single, Detached	8,706	33.8%
Single, Attached	1,374	5.3%
2 - 4 Units	5,694	21.9%
5 - 9 Units	2,899	11.1%
10 or More Units	6,776	26.1%
Mobile Home	469	1.8%

Source: 2000 Census

The age of housing in a community can have significant impact in terms of affordability, housing condition, and neighborhood stabilization. The average age of all single family homes in College Station is 21 years, according to 2004 data from the Brazos County Appraisal District. Approximately 66% of the housing units in College Station were built since 1980.

## Housing Age

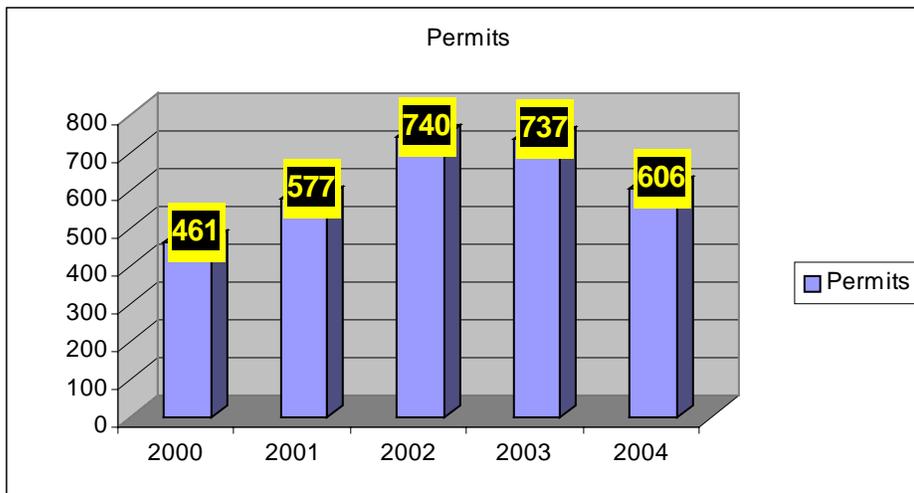


### Housing Units and Year Built

<i>Built</i>	<i>Percent</i>
2001-2002	8%
1990-2000	32%
1980-1989	26%
1970-1979	23%
1960-1969	6%
1940-1959	4%
1939 or earlier	1%

Source: 2000 Census

### Single Family Housing Permit Activity



Source: City of College Station Planning and Development Services

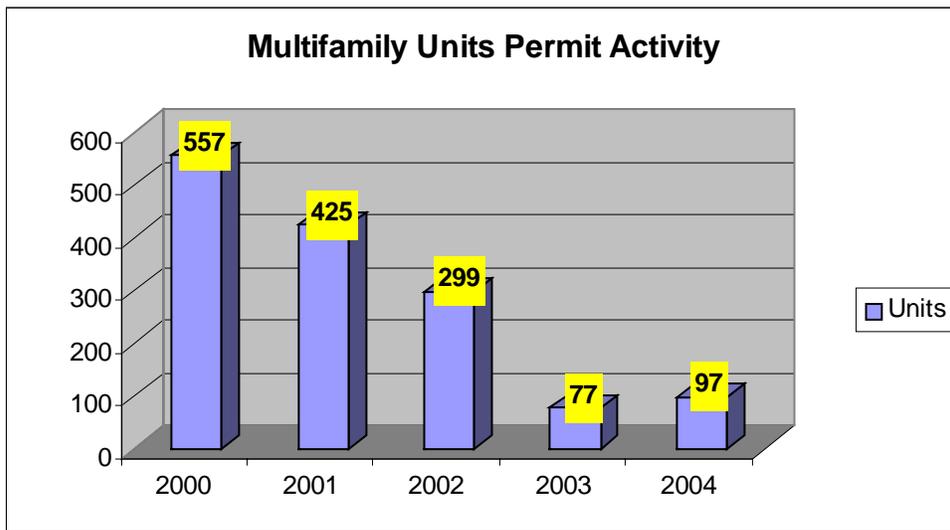
Single family housing starts are down 18% since 2003. The average permit value in 2004 was \$140,407 (Note that permit value does not include cost of land). Housing starts are 31% higher than in 2000, and value per unit constructed is significantly higher as well, up 27% from the average 2000 single family permit value of \$110,697. This reflects not only rising costs for materials, but also the strong demand for new homes as a result of an excellent employment market in the city and low mortgage interest rates.

**Multifamily Market Supply:** Primarily because of Texas A&M University being located within the area, and the large number of students seeking housing, the existing housing stock in College Station is composed of a high percentage of rental units. The 2000 U.S. Census identified approximately 30.6% ownership percentage of the 26,054 housing units in College Station. Thus, 69.4% of the housing market was rental property in College Station compared to an average of 36.2% rental property Texas-wide. New building permits in College Station typically had a greater proportion of multi-family vs. single-family housing units until a decreasing trend in proportion permits for multi-family units after 2000: (Source: City of College Station Planning and Development Services)

Year	% Multi-Family Units to Total New Units
1994	67.97%
1995	58.43%
1996	49.02%
1997	47.30%
1998	65.58%
1999	57.84%
2000	59.28%
2001	49.83%
2002	38.33%
2003	35.24%
2004	19.31%

Although Texas A&M University has limited enrollment growth since the late 1990's, the future local rental market will continue to be dominated by student housing needs.

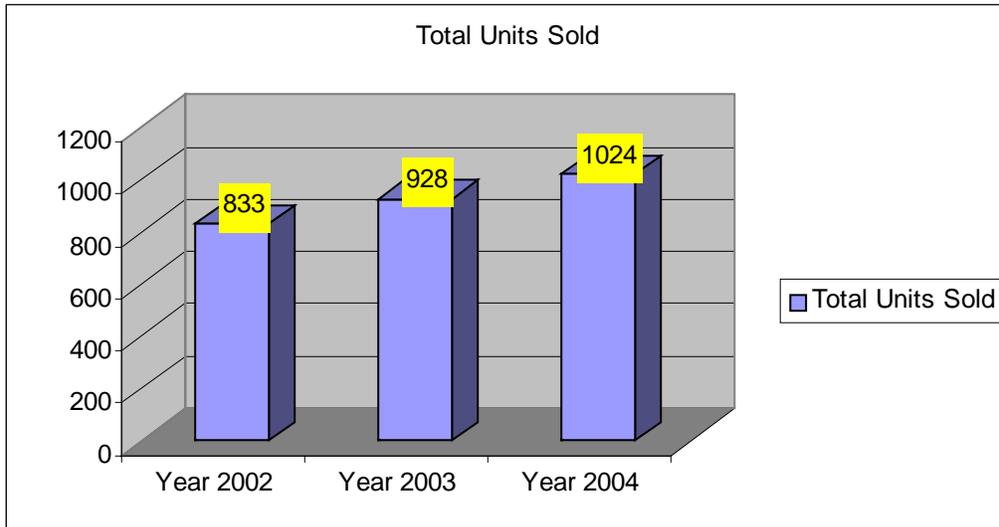
### Multifamily Housing Permit Activity



Source: City of College Station Planning and Development Services

Multifamily construction has rebounded somewhat (23%) since its 5-year low in 2003. Multifamily starts are still down significantly (-83%) since 2000, primarily because of higher than average market vacancy rates in older, existing apartments. Per unit permit values in 2004 were \$65,362 per unit, up 41% from \$46,226 per unit in 2000 (Note that per unit permit values do not include land cost). This significant increase can be attributed to increased cost of construction as well as to multifamily developers' inclusion of additional amenities and higher quality of construction to compete in the somewhat overbuilt apartment market.

## Multiple Listing Service Sales Activity



Source: Bryan College Station Regional Multiple Listing Service

Single family home sales in College Station have increased 10% since 2003, and 23% since 2002.

### Current College Station MLS Single Family Housing Availability

June 13, 2005 College Station Listings	Avg. \$ Price	Avg. \$/Sq.Ft.	# Units	% Total
Under \$50K	\$43,023	\$60.24	13	2.01%
\$50K-\$99,999	\$80,934	\$72.41	65	10.06%
\$100K - \$149,999	\$130,533	\$85.89	215	33.28%
\$150K - \$199,999	\$170,620	\$89.82	167	25.85%
\$200K - \$249,999	\$224,715	\$78.41	81	12.54%
\$250K - \$299,999	\$281,487	\$98.02	38	5.88%
\$300K and over	\$410,472	\$119.87	67	10.37%
<b>Overall Average</b>	<b>\$183,867</b>	<b>\$90.12</b>	<b>646 Total Units</b>	

Current single family inventory shows 646 units unsold, with an average listing price of \$183,867. The median price of unsold listings in College Station is \$154,950.

**Months Inventory:** Months inventory estimates the number of months it will take to deplete current active listings inventory based on the level of the previous 12 months sales activity. According to the Real Estate Center at Texas A&M University, the Bryan/College Station market area has 7.1 Months Inventory based upon the April 2005 MLS data. This figure is down slightly (-4.05%) from the year before. Estimating the June 2005 Months Inventory for College Station only shows an average of 7.6 Months Inventory. Dr. Jack Harris, research economist at the Texas A&M University Real Estate Center, says that, on average, six months of inventory is the point at which prices remain stable. More than six months of inventory signals a trend toward lower prices (Source: Texas A&M University Real Estate Center).

## Housing Demand

**Household Size and Composition:** Household size and composition impact the demand for each type of housing in a community. College Station has a significant proportion (65%) of small (1-2 member) households. An additional 18% of households contain only 3 members (2000 Census). In 2000, College Station had 67,890 persons (24,691 households) living in 26,054 housing units, and an average household size of 2.32 persons within the city limits (2000 Census also indicated a 5.2% housing vacancy rate). Census data also indicated 10,368 family households (42%) and 14,323 non-family households (58%). Since that time, as of March, 2005, the number of households has increased to 29,435. There were 1,678 female-headed households in 2000, with 58% of these households reporting children under age 18. Statistically, these households tend to be of lower income and consequently experience larger financial burdens in seeking and providing shelter.

**Population:** Housing demand is directly tied to increases in population. Since 2000, the city's population has increased from 67,890 by approximately 12,720 persons (18.74% increase) to make an estimated April 2005 population of 80,610 residents within College Station (College Station Planning Department). Comparatively, according to the table below, the Bryan-College Station MSA has observed a 16.32% increase in population during the ten year period 1994 - 2003. During the same period, the population for Texas increased by 19.15%.

### **Bryan-College Station Metropolitan (MSA) Population & Components of Change**

Date	Population	% Change	Total Population Change	Births	Deaths	Inter-national Immigration	Net Domestic Migration
1991	124,819	2.4	2,957	2,284	758	317	-814
1992	128,841	3.2	4,022	1,838	532	382	708
1993	134,590	4.5	5,749	1,922	624	490	2,269
1994	137,405	2.1	2,815	1,909	621	437	-608
1995	139,569	1.6	2,164	1,937	615	405	-1,207
1996	141,107	1.1	1,538	1,962	658	412	-1,846
1997	144,595	2.5	3,488	2,005	653	446	-264
1998	147,555	2	2,960	2,005	618	477	-1,171
1999	150,211	1.8	2,656	2,057	647	437	-540
2000	152,415	1.5	2,204	-	-	-	-
2001	153,621	0.8	1,206	2,739	934	1,574	-2,188
2002	156,445	1.8	2,824	2,215	719	1,259	147
2003	159,830	2.2	3,385	2,180	673	1,258	652

Source: Texas A&M University Real Estate Center

**Population Projections:** College Station's population projections for 2000-2020 were calculated for the City of College Station Development Services in 2002 (College Station Demographic Report, 2002). Based on an average of the three demographic methods used, there is expected to be almost a 20% growth in the City's population between 2000-2005, averaging approximately 4% per year. Subsequently, the rate of growth is expected to gradually decline, averaging 2.7% growth per year.

### Average Population Projections, 2000-2020

Year	Population	% Change/ 5 years	% Annual Average Change
2000	67,898	--	--
2005	80,726	18.9%	3.8%
2010	92,163	14.2%	2.8%
2015	104,307	13.2%	2.6%
2020	117,276	12.4%	2.5%

Source: City of College Station Development Services. College Station Demographic Report, 2002.

**Population Migration:** The 2000 Census reported location of birth for College Station residents, indicating migration into or out of the City. Over the 1990-2000 decade, the largest proportion of population increase in College Station was from those born in Texas (6.2%), followed by a 2.0% increase in foreign-born residents. There was a considerable decrease (-8.2%) in the proportion born in other U.S. locations over the past decade.

### College Station Population Migration, 2000

	1990	%	2000	%	% Change, College Station: 1990-'00
Born in Texas	29,667	56.6%	42,608	62.8%	6.2%
Born in Other U.S.	18,002	34.3%	17,724	26.1%	-8.2%
Foreign Born	4,787	9.1%	7,568	11.1%	2.0%
*TOTAL	52,456	100%	67,900	100%	

\*Based on Census Sample Data, U.S. Census Bureau: 2000 Summary File. <http://factfinder.census.gov>

The steady increase in population is expected to translate into continued strong demand for housing.

**Income:** Income is also a predominant indicator of housing demand. While population has increased steadily, household incomes have also increased substantially since 2000. The Median Family Income the Bryan/College Station MSA has increased 24%, from \$43,600 in 2000 to \$54,000 in 2005, according to the U.S. Department of Housing and Urban Development.

	Median Family Income	% Increase
2000	\$43,600	
2005	\$54,000	23.85%

Source: U.S. Dept. Housing & Urban Development

The median family income has increased 24% over the previous 5 years, while the average home sales price has increased from \$144,262 to \$155,947 (only 8.10%), and the median home sales price has increased from \$121,500 to \$134,500 (only 10.7%), so the rate of income growth in the area has actually outpaced rate of home price appreciation in College Station.

Sales \$ Median	CS \$ Median	% Change
2000*	\$121,500	
2001	\$128,000	5.35%
2002	\$129,900	1.48%
2003	\$134,500	3.54%
2004	\$134,500	0.00%

Sales \$ Average	CS \$ Average	% Difference
2000*	\$144,262	
2001	\$147,729	2.40%
2002	\$146,828	-0.61%
2003	\$153,744	4.71%
2004	\$155,947	1.43%

\*2000 MLS Data only June - December

Source: Bryan College Station Regional Multiple Listing Service

The 2000 average and sales data is derived from the Bryan College Station Multiple Listing Service, and the sales data available for that year is limited to June through December.

### Other Single Family Housing Demand Indicators:

- Only 40% of B/CS households can afford the median-priced home in the Bryan/College Station market vs. 50% statewide and 49% nationwide (Source: Texas A&M University Real Estate Center).
- There were 1,024 Single Family units sold in College Station 2004, which is 10% higher than 2003, and 23% higher than 2002. (Source: Bryan College Station Multiple Listing Service)
- The homeownership rate in College Station is 31%, vs. 64% in Texas and 68% in the U.S (Source: 2000 Census).
- Annual appreciation rate in the B/CS market is nearly 6% per year (Source: Texas A&M University Real Estate Center).
- The homeowner vacancy rate in College Station is only 1.4% (Source: 2000 Census)

These factors above indicate a strong demand for single family homes, though inventories are relatively high and prices seem to have peaked.

### Multifamily Demand:

BCS Apartment Market Statistics 2004		
	Bryan/College Station	Texas Metro Average
Average rent \$/Sq.Ft.	\$0.72	\$0.79
Average rent for units built since 2000	\$0.90	\$0.92

Average occupancy	90.60%	91.50%
Average occupancy for units built since 2000	95.10%	92.40%
Source: Apartment MarketData Research		

- For older apartments in the Bryan/College Station MSA, rents and occupancy are lower than average.
- For newer apartments in the Bryan/College Station MSA, rents are average, and occupancy is higher than average.
- For affordable elderly and special needs housing, occupancy is highest. (98.5%). There is unmet demand in the market for newer, affordable elderly and special needs housing (409-unit deficit, according to Allen & Associates consulting market study, March 2004). This figure excludes recently constructed units at the affordable senior communities Crestview Apartments in Bryan, and new construction soon to be completed at Terrace Pines in College Station.

**College Student Population Demand for Multifamily Housing:** Student enrollment for Spring 2004 and Fall 2005 semesters demonstrates the significant demand for local off-campus student housing. The most recent enrollment figures were obtained in April, 2005 from the Registrar’s Offices of Texas A&M University for undergraduate and graduate students, Texas A&M Health Science Center for medical and public health students, Texas A&M Veterinary School for their professional students, and Blinn College’s Bryan Campus. In 2005, data regarding where students lived off-campus (by zip code or city) was considered confidential, and thus was not available for this report. Maximum enrollment of either semester was used to indicate maximum housing demand.

<b>2004-'05 COLLEGE STUDENT ENROLLMENT:</b>	
Texas A&M University Undergrad & Graduate	44,435
TX A&M Veterinary School	994
TX A&M Medical School	153
TX A&M School of Rural Public Health	227
Blinn College/ Bryan Campus*	10,426
<b>TOTAL STUDENTS ENROLLED</b>	<b>56,110</b>
<b>On-Campus Housing (A&amp;M)</b>	<b>-9,110</b>
<hr/>	
<b>LOCAL STUDENT OFF-CAMPUS HOUSING DEMAND</b>	<b>47,000</b>

\*NOTE: An estimated number of 2,300 students were enrolled simultaneously at Blinn & TAMU. However, it is not known if these students lived on- or off-campus. Thus, the total count for local housing demand should be adjusted slightly lower.

Texas A&M students make up the bulk of student demand for local housing. There was a 9.4% increase in enrollment between 1999-2004. Combining this with a comparable decrease (-9.2%) in on-campus

student housing, there was a 15.5% increase of 4,733 additional Texas A&M students needing off-campus housing.

The major impact of Texas A&M and Blinn College students in the local multi-family market contribute toward a cyclical seasonality associated with semesters. Fall, Spring, and Summer occupancy must be considered when analyzing local housing data. Typically, occupancy ranges vary significantly. Fall semesters represent the highest occupancy (September through mid-December), followed by Spring (January through mid-May), followed by the lowest occupancy period during the Summer (Mid-May through mid-August). Many lease terms are for only nine months, for the Fall through Spring academic year. These factors have led to higher rental rates for leases beginning in the Fall semester in an effort to minimize the negative effect of the 9-month lease terms preferred by most student renters. Summer rental discounts are commonplace.

**On-Campus Housing:** Texas A&M undergraduate students have on-campus dormitory housing available. In Fall 2004, 9,110 students lived in TAMU on-campus housing as reported by the Office of Residence Life (7,324) and the Corps Housing Office (1,786). Fewer lived on-campus in Spring 2005 semester (8,873), but it was not known whether these students graduated, dropped out of school, or moved off campus. Thus, the maximum number was used to calculate local housing demand. The number of students living in married student housing was not assessed as this is considered “off-campus,” and although owned and managed by the University, this housing utilizes local city services, schools, and infrastructure.

**Housing Market Survey:** Additional information indicating housing demand was gathered from a survey of housing providers and agencies completed to determine perceived housing needs during March, 2005 by the City of College Station Community Development Department. Housing information obtained from this survey included, ranked by level of importance:

- #1 Affordable single family housing was identified as the #1 housing need in the city
- #2 Elderly or special needs housing
- #3 Down payment assistance
- #4 Affordable rental units
- #5 Home repair/rehabilitation
- #6 Emergency/Homeless shelters
- #7 Rental assistance programs
- #8 Security deposit assistance

## Housing Cost

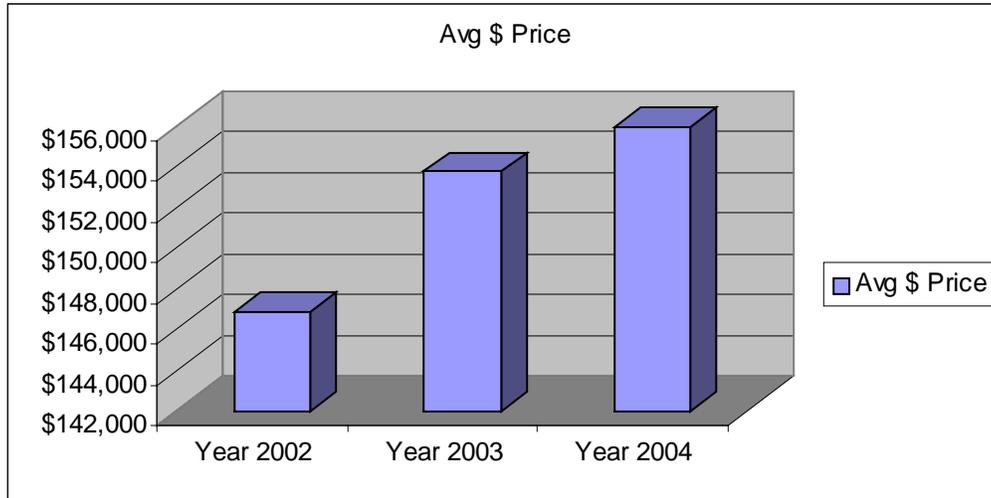
**Average Single Family Sold Price:** The average home sold in 2004 in College Station, according to the Bryan College Station Regional Association of Realtors Multiple Listing Service, was \$155,947. The chart below notes the breakdown of homes sold in College Station in 2004 by price range, and computes average sales price, average square footage, days on market, cost per square foot, and total units sold.

2004 College Station Sales Summary	Avg. \$ Price	Avg. Sq. Ft.	Avg. Days on Mkt	Avg. \$/Sq.Ft.	# Units	% Total
Under \$50K	\$39,283	673	102	\$58.39	15	1.46%
\$50K-\$99,999	\$79,919	1153	101	\$69.31	142	13.87%
\$100K - \$149,999	\$125,726	1584	103	\$79.36	486	47.46%

\$150K - \$199,999	\$172,967	2078	125	\$83.23	174	16.99%
\$200K - \$249,999	\$221,284	2518	117	\$87.90	101	9.86%
\$250K - \$299,999	\$271,561	2963	153	\$91.65	51	4.98%
\$300K and over	\$370,069	3549	154	\$104.28	55	5.37%
<b>Overall Average</b>	<b>\$155,947</b>	<b>1,861</b>	<b>113</b>	<b>\$81.91</b>	<b>1024 Total Units</b>	

Source: Bryan College Station Regional Association of Realtors® Multiple Listing Service

The highest proportion of homes sold (47%) were in the \$100,000 to \$149,000 price range. The next largest proportion was in the \$150,000 to \$199,000 price range (17%).

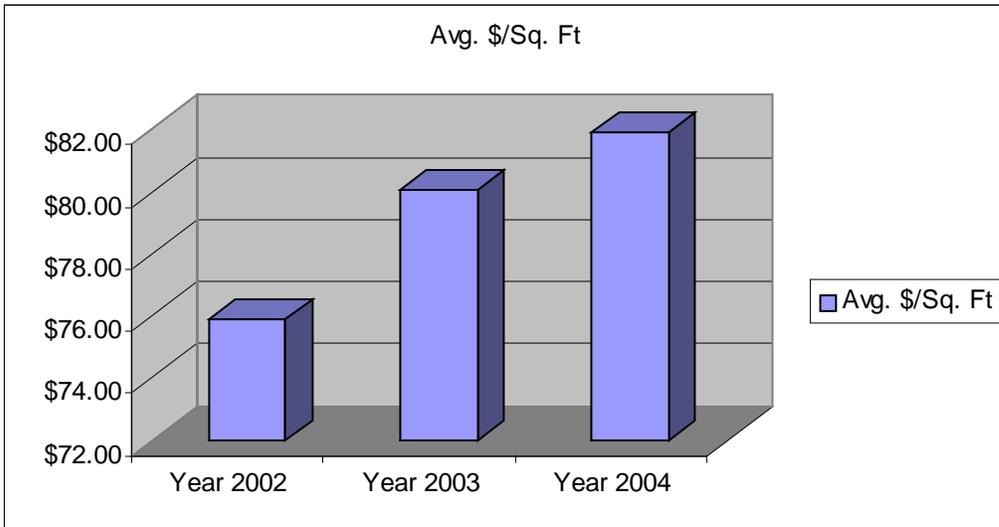


Source: Bryan College Station Regional Association of Realtors® Multiple Listing Service

	Avg \$ Price	% Increase
<b>Year 2002</b>	\$146,828	
<b>Year 2003</b>	\$153,744	4.71%
<b>Year 2004</b>	\$155,947	1.43%

Over the past year, the average price of homes sold increased 1.43%, and there has been an overall 6.2% increase in the average price of homes sold in the City of College Station since 2002.

**Average Single Family Price Per Square Foot:** Analysis of the average sold price per square foot data shows that homes sold are somewhat smaller and are becoming more expensive. Homes in the predominant \$100,000 - \$150,000 price range sold for an average \$79.36 per square foot. The overall average per square foot price in the City of College Station in 2004 was \$81.91.



Source: Bryan College Station Regional Association of Realtors® Multiple Listing Service

	Avg. \$/Sq. Ft	% Increase
Year 2002	\$75.91	
Year 2003	\$80.06	5.46%
Year 2004	\$81.91	2.31%

The average price per square foot has increased 2.31% in the past year, and there has been an overall increase in the average price per square foot of 7.9% since 2002.

**Median Single Family Sold Price:** Median Sold Price is the price at which half of sales occurred above and half of sales occurred below. The chart below indicates the median sold price of homes in College Station.

#### Median Single Family Sold Price

Sales \$ Median	CS \$ Median	% Change
2002	\$129,900	
2003	\$134,500	3.54%
2004	\$134,500	0.00%

The median sales price of single family homes in College Station in 2004 is unchanged from the year prior. This, combined with a 7.6 Months inventory of unsold single family listings, indicates that prices have softened.

**Ad Valorem Property Taxes:** A significant proportion of the cost of homeownership are ad valorem (Property) taxes: The Brazos County Appraisal District appraises all properties within Brazos County to be assessed ad valorem taxes by the taxing entities. The basis of assessment is 100% of taxable value. The following chart illustrates the ad valorem tax rates per \$100 valuation:

Entity	Tax Rate
City of College Station	\$0.4653
College Station I.S.D.	\$1.7700
Brazos County	\$0.4725
<b>TOTAL</b>	<b>\$2.7078</b>

Annual property taxes for the average home sold in the City of College Station in 2004 with an appraised value of \$155,947 (Including the \$15,000 homestead exemption for school taxes) would be \$3,957.23. Property taxes for the median-priced home would be \$3,371.80. Tax rates have remained fairly steady over the past several years overall, but have recently been slightly lowered by the City of College Station because of increasing property values. The rise in property tax appraisal values in the City of College Station has resulted in an increase in property tax revenues, even though the property tax rate was lowered 2.3% from \$0.4777 in 2003.

**Homeowners Insurance:** Another component of homeownership cost is insurance. Recent reports show that Texas homeowners insurance premiums are expected to decrease substantially. Because of record low insured losses in 2004, several insurers have filed to lower rates by as much as 14.5 percent (HoustonChronicle.com). Current average insurance premium rates for homes located in the City of College Station as reported by the Texas Department of Insurance are \$1,020.32 per year.

**Mortgage Interest:** Mortgage interest rates continue to remain low, and are expected to remain at low levels for the foreseeable future.

### Local Average Mortgage Interest Rates

Lender	15 Yr	Points	30 Yr	Points	FHA	Points	VA	Points
Commerce National Bank	5.250%	0.00%	5.625%	0.00%	5.250%	0.00%	5.500%	0.00%
First National Bank of Bryan	5.250%	0.00%	5.500%	0.00%	5.500%	0.00%		
Premier Home Mortgage	5.125%	0.00%	5.500%	0.00%	5.500%	0.00%	6.000%	0.00%
Texas Liberty Mortgage	5.125%	0.00%	5.375%	0.00%				
McAfee Mortgage	5.250%	0.00%	5.500%	0.00%	5.375%	0.00%	5.500%	0.00%
Consumer First Mortgage	4.875%	0.00%	5.250%	0.00%				
Legacy Mortgage	4.750%	1.00%	5.375%	0.25%	5.375%	0.25%	5.500%	0.00%
First Surety Mortgage	5.125%	0.00%	5.500%	0.00%			5.500%	0.00%
Texas First Mortgage	4.875%	0.00%	5.250%	0.00%				
Cornerstone Mortgage	5.375%	0.00%	5.625%	0.00%	5.375%	0.00%	5.375%	0.00%
<b>Average</b>	<b>5.100%</b>	<b>0.100%</b>	<b>5.450%</b>	<b>0.025%</b>	<b>5.396%</b>	<b>0.042%</b>	<b>5.563%</b>	<b>0.000%</b>

(Source - BCS Eagle/University Title)

### Homeownership Affordability

For housing in the city to be affordable, monthly payments must remain at or below 30% of household income. To remain affordable based upon the current Median Family Income, mortgage payments may not exceed \$1,350 per month for households in the City of College Station. The median home sold in 2004 was priced at \$134,500 based upon sales price data from the B/CS Multiple Listing Service. The current average local 30-year mortgage interest rate is 5.45%, according to the average of published local rates in the Bryan College Station Eagle newspaper. To determine if the median income family in College Station can afford the median priced home, several homeownership scenarios follow:

Assuming a conventional purchase of a median-priced home; \$134,500 purchase price, 20% down, 30 years, at 5.45%. Principal and interest on a conventionally financed loan with 20% down (\$26,900) is \$607.57 per month. Taxes total \$280.98 per month, and insurance is \$85.03. The total PITI payment is \$973.58, which is well within the affordability range for the median income family in College Station, although the homebuyer must have a large cash down payment, the equivalent of about 6 months gross income.

For a conventional purchase with 10% down and private mortgage insurance (required for purchases with less than 20% down payment), the monthly payment calculation is: \$134,500 purchase price, 10% down, 30 years, 5.45% interest, with private mortgage insurance (PMI). Principal and interest on a conventionally financed loan with 10% down (\$13,450) is \$683.52 per month, and PMI is \$78.68. Taxes total \$280.98 per month, and insurance is \$85.03, for a total PITI of \$1,128.21, which is also well within the affordability range for the median income family in College Station, although a fair-sized down payment (equal to about 3 months gross income) is still required.

For a conventional purchase with 5% down and private mortgage insurance (required for purchases with less than 20% down payment), the monthly payment calculation is: \$134,500 purchase price, 5% down, 30 years, 5.45% interest, with private mortgage insurance (PMI). Principal and interest on a conventionally financed loan with 5% down (\$6,725) is \$721.49 per month, and PMI is \$95.83. Taxes total \$280.98 per month, and insurance is \$85.03, for a total PITI of \$1,183.33, which is also well within the affordability range for the median income family in College Station, although a down payment (equal to about 1.5 months gross income) is still required.

Under an FHA purchase, first the transaction must not exceed the 203(b) FHA mortgage limit. In 2005, the FHA 203(b) limit for the Bryan/College Station MSA is \$172,632, so the median home in College Station qualifies for an FHA mortgage. \$134,500 purchase price, 2.25% down (\$3,026.25) plus 1.5% up-front FHA mortgage premium (1,972.10) financed with the mortgage for 30 years. The FHA Average local lending rate is 5.396% as published by the B/CS Eagle. Principal and interest is \$749.01 per month. Monthly FHA insurance premium is \$55.60. Taxes total \$280.98 per month, and insurance is \$85.03, for a total PITI of \$1,170.62, which is well within the affordability range for the median income family in the city.

The chart below illustrates the affordability of the median College Station home to the median income family in the area:

Loan Type	Total Monthly Pmt \$	Max Affordable Pmt. \$	Difference
20% down	\$973.58	\$1,350.00	\$376.42
10% down w/ PMI	\$1,128.21	\$1,350.00	\$221.79
5% down w/ PMI	\$1,183.33	\$1,350.00	\$166.67
FHA	\$1,170.62	\$1,350.00	\$179.38

It is likely that price appreciation in the city will continue at the overall market appreciation rate. It is anticipated that increases in wage rates and household incomes driven by a strong local employment market will keep pace with future property value increases.

## Multifamily Housing Cost:

### HUD Fair Market Rents

Fair Market Rents by Unit Bedrooms from 2000 to 2005					
Bryan--College Station, TX MSA					
FMR Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2000	\$377	\$438	\$554	\$772	\$911
FY 2001	\$381	\$443	\$560	\$781	\$921
FY 2002	\$394	\$458	\$579	\$808	\$953
FY 2003	\$404	\$470	\$594	\$829	\$978
FY 2004	\$405	\$472	\$596	\$832	\$981
FY 2005	\$484	\$550	\$674	\$876	\$903
FY 2005 Revised Final	\$484	\$550	\$674	\$876	\$903
<b>Average Annual Increase</b>	<b>5.68%</b>	<b>5.11%</b>	<b>4.33%</b>	<b>2.69%</b>	<b>-0.18%</b>

(Source - U.S. Dept. of Housing and Urban Development)

### Comparison of HUD FMR to College Station Market Rents

	0 BR	1 BR	2 BR	3 BR	4 BR
<b>Average CS Market Rent</b>	\$499	\$496	\$620	\$833	\$1,086
<b>FY 2004 HUD FMR</b>	\$405	\$472	\$596	\$832	\$981
<b>\$ Difference</b>	\$94	\$24	\$24	\$1	\$105
<b>% Difference</b>	18.84%	4.92%	3.89%	0.11%	9.67%

(Source - Allen & Associates Consulting and U.S. Dept. of Housing and Urban Development)

As 69% of all households in the City of College Station are renters (2000 U.S. Census), multifamily housing cost and affordability is of particular importance. The 2000 Census indicates that the median gross rent as a percentage of household income is 46.9%, significantly higher than the 30% generally considered the maximum affordable. The average multi-family rents found in College Station by the March 2004 market study by Allen & Associates, finds that average College Station market rents for all unit types exceed the HUD Fair Market Rents (FMR's) by .11% to 18.84%. HUD FMR's include all utilities except telephone, and are designed to represent the 40<sup>th</sup> percentile of rental units. An analysis of the HUD Fair Market Rents trend for the market area indicates that multi-family monthly rental rates have risen, on average, from 2.7% to 5.7% over the past five years for efficiencies, one, two and three bedroom units. HUD FMR's have fallen by .18% per year on average for four bedroom units. HUD FMR's for the market area do not necessarily accurately reflect the current rental rate trends for the 40<sup>th</sup> percentile of units in College Station specifically, but do give an idea of the trends in rents throughout the Bryan and College Station market area as a whole.

The 1990 College Station median rent of \$428 (1990 Census) had risen 39% to \$597 by 2000, while the area median family income increased comparably, from \$30,000 to \$43,600 in the 2000, an increase of 45% according to the U.S. Department of Housing and Urban Development. Assuming the average rate of increase in the median rent over the previous ten years yields an assumed median rent in 2005 of

\$723, with a median area family income of \$54,000 per year, making rents well within the range of affordability of the median family. However, median household income in 1999 was only \$21,180, and the median income of renter-occupied households was a mere \$13,575 per year. So, even if renter household incomes have kept pace with the increases in the area median family income and increased by 24% over the previous five years to a level of \$16,833 in 2004 (5 year projection from 2000 Census 1999 income data), then the maximum affordable rent level would be \$421 per month in 2004.

Median Household Income 1999	College Station, TX
<b>Total</b>	\$20,978
<b>Owner Occupied</b>	\$69,371
<b>Renter Occupied</b>	\$13,575

(Source: 2000 U.S. Census)

The chart above denotes the vast disparity between the incomes of renters and owners in College Station. Owners earned five times more household incomes than renters, according to the 2000 Census. It would not be appropriate, however, to assume that increasing the supply of multi-family units would lead to lower market rents and a decreased rental burden for low-income households or families with children. A high percentage of renters in College Station are university students. Many can either afford the current rental rates because of gifts provided by external sources and/or share rental costs with roommates. This tends to support higher prices in the market.

## Physical Condition of Housing Stock

Dr. Sherry I. Bame, Texas A&M Urban Planning Faculty, and 30 undergraduate planning students under her direction conducted a housing condition survey of resident units in the City of College Station, Texas, in February and March, 2005. This “windshield” survey was performed in conjunction with the City’s Community Development staff, with the City’s staff driving through every low-moderate income neighborhood while the accompanying students classified and rated the condition of each property. The students also evaluated some higher income block groups during the study. The low-moderate block group data are presented below. The upper-income block group data are combined with other neighborhood data collected by the City for their own analyses. The methods and findings are presented below. The maps of the findings are available through the City of College Station’s Community Development Department.

**Methods:** Prior to beginning the work, the participating students met with staff from the City's Community Development Department to get oriented to the criteria for the survey. The Community Development staff provided photographs and instructions on how to identify the structures in the different rating categories. The following definitions were used to rate the housing structures.

### Data Collection

Housing Type: Each property was classified as one of four categories:

- Single-Family: Residence structure with single address.
- Multi-Family: Residence structure with multiple addresses, including multiple structures on single property such as converted garage apartment.

- Commercial: A residential property address that is primarily for commercial purposes.
- Vacant: A residential address that is unoccupied, either a vacant built structure or property.

Two other categories were used to indicate housing type:

- No Address: If there was an “R-number”, i.e., registered property address, but no structure found at that address.
- Missing Info: If there was a property structure and a street address, but no R-number or registered address.

NOTE: For mapping housing missing R-numbers (Missing Info), the City staff would have to reconcile the problem in order to register a code to geo-locate the property.

Housing Condition: Each property was rated according to the following:

- Excellent - Houses that have been built in the last five (5) years (approximately). These houses were well maintained and did not obviously require any repairs.
- Conservable - Houses that are currently maintained and in generally good repair. Any required work is minor and can be accomplished in one weekend. Improvements include painting and repair of screens.
- Substandard - Houses that require significant repair. A substandard unit is one that needs additional repairs that are more than required in normal maintenance such as a damaged wall, plumbing problems, broken windows and overall general repairs. Examples of defects are:
  - major and minor dips in the roof, major cracks in the foundation exterior walls,
  - porches or additions that lean or sag with shaky or unsafe steps, rails,
  - siding that waves and or touches the ground (termite potential),
  - substandard plumbing indicated by location of exterior pipes,
  - questionable electrical connections,
  - exposed cinder blocks or beams,
  - broken or missing window frames or ones that are no longer rain or wind proof,
  - missing bricks or cracks in the chimney
  - makeshift chimneys, such as stovepipes on other un-insulated pipe leading directly from stoves to the outside through a hole in the window, wall or roof.

Any of the several deficiencies above are signs of neglect, which left un-repaired may lead to increasing structural problems.

- Dilapidated - Houses that do not provide safe or adequate shelter and endanger the health, safety and well being of the occupants. Repair costs could exceed 50% of the value of the house. Such units have one or more critical defects or a combination of a number of deficiencies to the extent as to require considerable repair or inadequate construction. Defects, in addition to those listed above for substandard units, include:
  - holes, open cracks, loose rotten, or missing materials over large areas of the foundation, walls or roof,
  - sagging roof ridges, eaves or out-of-plumb walls,
  - extensive damage caused by fire, storm, flooding, termites, etc.

The survey was conducted in two daily 4-hour shifts, Monday-Saturday during February and March. Thus, the City Development Staff were available for judgment on questionable ratings. Each student

signed and dated the data collection forms so that questions or comments could be traced. It should be noted that the students did not enter any of the housing units nor interview any residents.

## Data Coding & Analysis

Data were entered on forms prepared by the City -- organized by block group, street and R-numbers. Once all data were collected, students coded their own data regarding housing type and condition into Excel spreadsheets that were formatted identical to the data collection form, including R-numbers and addresses.

The students then cross-checked the coding, verifying 20% of data entered. If any errors were found in this stage, all the data for that block group were verified and corrections made as appropriate. The data from all low-moderate income block groups within the City were combined into a single file for analysis.

Descriptive and bivariate analyses were conducted using DataDesk. First number of cases by block group were analyzed, then housing type and condition overall. Next, bivariate analysis of housing condition by type was conducted, with subanalysis of occupied residential housing, deleting vacant, commercial, and missing data. Last, analysis of types and conditions by block group was conducted.

## Results

### 1) Housing Survey Size: College Station, 2005

In February, 2005, a total of 5,580 houses were evaluated in 26 block-group neighborhoods in College Station. There were 15 houses without R-numbers added to the study (< 1%) of all houses evaluated. Block group size ranged from 4 - 757 houses, with an average of 214 houses per block group. Twenty-one block groups (81%) were low-moderate income neighborhoods and 5 (19%) were ranked above median income. A majority of houses evaluated (N=3304; 59%) were in low/moderate income block groups vs. 41% (N=2265) in neighborhoods averaging higher than median income.

Table CS.1: Block Groups Evaluated in College Station, 2005

BLOCK GROUP			
N=5569		#Cat=26	miss=11
Group	Count	%	Low/Mod
202.2	19	0.34	YES
1000.5.CS	4	0.07	YES
1301.1	304	5.46	YES
1302.1	201	3.61	YES
1302.2	477	8.57	NO
1303.1	177	3.18	YES
1303.2	471	8.46	NO
1303.3	35	0.63	YES
1400.1	27	0.49	YES
1400.2	63	1.13	YES
1400.3	117	2.10	YES
1601.1	136	2.44	YES

1601.4	132	2.37	YES
1603.1	67	1.20	YES
1603.3	321	5.76	YES
1603.4	162	2.91	YES
1604.1	166	2.98	YES
1604.3	18	0.32	YES
1700.1	399	7.17	YES
1700.2	164	2.95	YES
1801.1	85	1.53	YES
1801.2	553	9.93	NO
1801.3	757	13.59	NO
1802.2	650	11.67	YES
1900.3	7	0.13	NO
2005.1	57	1.02	YES
TOTAL	5569	100.0	N=5; Y=21

## 2) Housing Types: College Station, 2005

All Property Housing Types: Almost of two-thirds of all properties evaluated were single family (65%), with over a quarter (28%) as multi-family. Four percent of properties in residential neighborhoods were noted as commercial and less than 1% were vacant. Of the expected residential properties, 9% had missing information.

Table CS.2a: All Property Types in College Station, 2005

HOUSING TYPE		
Total N= 5569		
Group	Count	%
Single Family	3644	65.43
Multi-Family	1518	27.56
Commercial	237	4.26
Vacant	18	0.32
No Address	0	0
Missing Info	152	2.73

Low-Moderate vs. Higher Income Neighborhood Housing Types: There was a significant difference ( $P < 0.0001$ ) in housing type according to whether the block group was low-moderate income or not. As noted in the table below in red, multi-family and commercial properties were significantly more likely in low-moderate block groups (79% & 83% respectively) than expected (59%). All vacant properties were found in the low-moderate neighborhoods. Surprisingly, single-family houses were about equally likely (49% vs. 51%) regardless of income level of the neighborhood. There were no vacant houses in the upper income block groups.

Table CS.2b: Housing Types by Block Group Income Level in College Station, 2005

LOW.MOD BLOCK	HOUSE TYPE					
	Single-Fam	Multi-Fam	Commc'l	Vacant	Missing	Total
YES	1779	1201	196	18	110	3304
row%	53.8	36.3	5.93	0.545	3.33	100

	col%	48.8	79.1	82.7	100	72.4	59.3
NO		1865	317	41	0	42	2265
	row%	82.3	14	1.81	0	1.85	100
	col%	51.2	20.9	17.3	0	27.6	40.7
Total		3644	1518	237	18	152	5569
	row%	65.4	27.3	4.26	0.323	2.73	100
	col%	100	100	100	100	100	100

Only Low-Mod Occupied Residential Property Housing Types: After deleting the commercial, vacant and missing information properties for just the low-moderate income block groups, the trends were similar but the percentages changed. In this adjusted analysis, 53.5% of all properties evaluated were occupied residences in low-moderate income neighborhoods (N=2980), of which:

59.7% were single-family houses (N=1779)

40.3% were multi-family houses (N=1201).

### 3) Housing Condition: College Station, 2005

All Property Housing Condition: Almost three-quarters (73%) of houses evaluated in College Station's block groups were Conservable, followed by 12% of homes in Excellent condition, then 10% rated as Substandard. Only 1% were rated as Dilapidated. About 3% of the properties were vacant (0.1%) or missing condition information (2.8%).

Table CS.3a: Housing Condition of All Evaluated Properties, College Station, 2005

HOUSING CONDITION		
Total N=		5569
Group	Count	%
Excellent	679	12.19
Conservable	4084	73.34
Substandard	584	10.49
Dilapidated	63	1.13
Vacant	5	0.09
Missing Info	154	2.76

Low-Moderate vs. Higher Income Neighborhood Housing Conditions: Housing conditions varied significantly ( $P < 0.0001$ ) by neighborhood income level of the block group in College Station. Substandard houses were significantly more likely in low-moderate block groups (79%) than expected (59%). All dilapidated properties except one were in low-mod neighborhoods (98%), as well as all vacant houses (100%). Interestingly, excellent condition housing was also significantly more likely in low-moderate income neighborhoods (86%) than expected (59%). Conservable houses were equally likely (51% & 49%) in both income level block groups evaluated.

Table CS.3b: Housing Condition by Block Group Income Level in College Station, 2005

LOW.MOD BLOCK	HOUSING CONDITION						
	Excellent	Conservable	Substandard	Dilapidated	Vacant	Missing	Total
YES	583	2086	459	62	5	109	3304
row%	17.6	63.1	13.9	1.88	0.151	3.3	100
col%	85.9	51.1	78.6	98.4	100	70.8	59.3
NO	96	1998	125	1	0	45	2265
row%	4.24	88.2	5.52	0.044	0	1.99	100
col%	14.1	48.9	21.4	1.59	0	29.2	40.7
Total	679	4084	584	63	5	154	5569
row%	12.2	73.3	10.5	1.13	0.09	2.77	100
col%	100	100	100	100	100	100	100

Only Low-Mod Occupied Residential Property Housing Conditions: Of the occupied residences in low-moderate income block groups, 83% were in good condition and 17% were in poor condition.

Figure 1: Housing Condition for Low-Moderate Income Block Group Occupied Residences, College Station, 2005

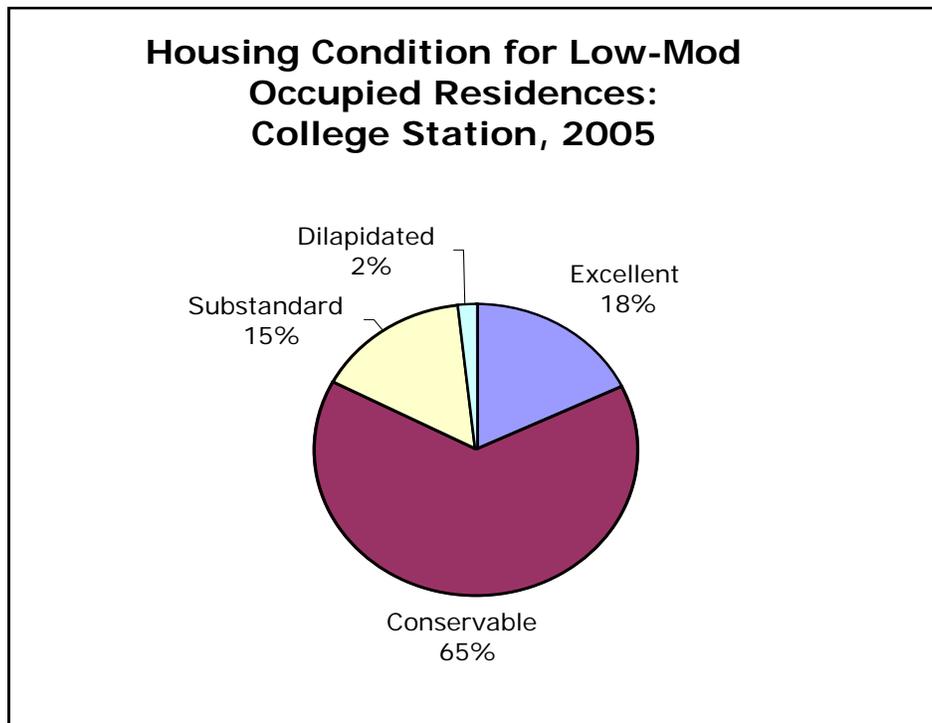


Table CS.3c: Housing Condition of Occupied Residences in Low-Moderate Income Block Groups, College Station, 2005.

CONDITION	N=	%=
Excellent	526	17.7%
Conservable	1940	65.1%
Substandard	453	15.2%
Dilapidated	60	2.0%
TOTAL	2979	100.0%

Of the occupied low-mod residences, almost a fifth were in excellent condition, indicating newer housing developments in these low-moderate income neighborhoods. Two-thirds of the occupied residences were conservable, requiring only minor repairs. Of houses in poor condition, only 2% were dilapidated – unsafe or unhealthy for occupants.

#### 4) Housing Type by Housing Condition College Station, 2005

All Properties: Type by Condition: Almost three-quarters (74%) of single-family homes evaluated in College Station were Conservable, with 12% in Excellent condition. Another 12% of the single-family houses were Substandard, and 1.5% were rated as Dilapidated (Table CS.4a).

The distribution for multi-family houses was similar, with 80% rated as Conservable, 11% as Excellent, 9% as Substandard, and 0.5% as Dilapidated.

Although not formally part of the residential housing stock, other property conditions were assessed. Commercial properties in these residential block groups followed a similar pattern as family homes, with a majority as Conservable (63%), followed by 22% Substandard. A small proportion were in Excellent condition (6%) and only 4% Dilapidated. Of the 6% of properties that were vacant, 3.6% had unoccupied houses. Almost 2/3 of those vacant houses were Conservable (62%) and another 8% were in Excellent condition; 23% of the vacant houses were Substandard and 8% were Dilapidated.

Table CS.4a: Housing Types by Condition in College Station, 2005

HOUSE TYPE	HOUSE CONDITION							total
	Excellent	Conservable	Substandard	Dilapidated	Vacant	Missing		
Single-Fam	454	2695	439	54	0	2		3644
row%	12.5	74.0	12.0	1.5	0.0	0.1		100.0
col%	66.9	66.0	75.2	85.7	0.0	1.3		65.4
Multi-Fam	162	1214	133	7	0	2		1518
row%	10.7	80.0	8.8	0.5	0.0	0.1		100.0
col%	23.9	29.7	22.8	11.1	0.0	1.3		27.3
Commercial	61	164	12	0	0	0		237
row%	25.7	69.2	5.1	0.0	0.0	0.0		100.0
col%	9.0	4.0	2.1	0.0	0.0	0.0		4.3
Vacant	2	9	0	2	5	0		18
row%	11.1	50.0	0.0	11.1	27.8	0.0		100.0
col%	0.3	0.2	0.0	3.2	100.0	0.0		0.3
Missing	0	2	0	0	0	150		152

row%	0.0	1.3	0.0	0.0	0.0	98.7	100.0
col%	0.0	0.0	0.0	0.0	0.0	97.4	2.7
Total	679	4084	584	63	5	154	5569
row%	12.2	73.3	10.5	1.1	0.1	2.8	100.0
col%	100.0	100.0	100.0	100.0	100.0	100.0	100.0

There was a statistically significant difference ( $P < 0.0001$ ) in housing condition by type of house. Single-family houses had a higher proportion of Substandard (75%) and Dilapidated (86%) properties than expected proportions (65%). Multi-family houses were over half as likely to be dilapidated (11%) than expected (27%).

Commercial properties in these residential neighborhoods were significantly more than twice as likely (9%) to be in Excellent condition than expected (4%). The condition of other types of properties were either not different than expected or too few to analyze.

Low-Moderate vs. Higher Income Neighborhoods: Type by Condition: A majority of houses evaluated (59%,  $N=3304$ ) were in low-moderate income block groups. In these low-moderate income neighborhoods, single-family houses were significantly ( $P < 0.0001$ ) more likely to be Substandard (71%) and Dilapidated (86%) than expected (54%). Surprisingly, single-family houses were also significantly more likely to be in Excellent condition (64%) than expected (54%). Multi-family houses in low-moderate neighborhoods had significantly fewer Dilapidated houses (11%) than expected (36%), but did not differ significantly in other housing conditions.

Commercial properties in the low-moderate residential neighborhoods were significantly more likely to be in Excellent condition (9%) than expected (6%), and much less likely to be Substandard (1%), with no Dilapidated structures. Vacant houses were significantly more likely to be dilapidated (3%) than expected (0.5%).

Table CS 4b: Housing Condition by Housing Type in Low-Moderate Income Neighborhoods in College Station, 2005

HOUSING TYPE	HOUSING CONDITION LOW -MOD INCOME GROUP						
	Excellent	Conservable	Substandard	Dilapidated	Vacant	Miss Info	total
Single-Fam.	370	1029	326	53	0	1	1779
row%	20.8	57.8	18.3	2.98	0	0.056	100
col%	63.5	49.3	71	85.5	0	0.917	53.8
Multi-Fam.	156	911	127	7	0	0	1201
row%	13	75.9	10.6	0.583	0	0	100
col%	26.8	43.7	27.7	11.3	0	0	36.3
Commrc'l	55	135	6	0	0	0	196
row%	28.1	68.9	3.06	0	0	0	100
col%	9.43	6.47	1.31	0	0	0	5.93
Vacant	2	9	0	2	5	0	18
row%	11.1	50	0	11.1	27.8	0	100
col%	0.343	0.431	0	3.23	100	0	0.545
Missing Info	0	2	0	0	0	108	110
row%	0	1.82	0	0	0	98.2	100
col%	0	0.096	0	0	0	99.1	3.33

total	583	2086	459	62	5	109	3304
row%	17.6	63.1	13.9	1.88	0.151	3.3	100
col%	100	100	100	100	100	100	100

Higher Income Block Group Properties: Type by Condition: Five block groups above median income were surveyed that included 41% houses (N=2265) evaluated in the College Station housing survey. Single-family houses in neighborhoods above median income did not differ significantly from conditions expected, with most (89%) in good (Conservable) shape. Multi-family houses were also largely (96%) in good (Conservable) shape, but they did have less than half the proportion of houses that were Excellent (6%) or Substandard (5%) than expected (14%) conditions. Commercial properties in these residential neighborhoods were largely (71%) in good shape (Conservable), but 3 times more were in Excellent shape (6%) than expected (2%). Over 2 times more (5%) than expected (2%) were in Substandard condition. There were no vacant houses in these higher income neighborhoods.

Table CS 4c: Housing Condition by Housing Type in Higher Income Neighborhoods in College Station, 2005

HOUSING TYPE	HOUSING CONDITION HIGHER INCOME GROUP						
	Excellent	Conservable	Substandard	Dilapidated	Vacant	Miss Info	total
Single-Fam.	84	1666	113	1	0	1	1865
row%	4.5	89.3	6.06	0.054	0	0.054	100
col%	87.5	83.4	90.4	100	•	2.22	82.3
Multi-Fam.	6	303	6	0	0	2	317
row%	1.89	95.6	1.89	0	0	0.631	100
col%	6.25	15.2	4.8	0	•	4.44	14.0
Commrc'l	6	29	6	0	0	0	41
row%	14.6	70.7	14.6	0	0	0	100
col%	6.25	1.45	4.8	0	•	0	1.81
Vacant	0	0	0	0	0	0	0
row%	•	•	•	•	•	•	100
col%	0	0	0	0	•	0	0
Miss Info	0	0	0	0	0	42	42
row%	0	0	0	0	0	100	100
col%	0	0	0	0	•	93.3	1.85
total	96	1998	125	1	0	45	2265
row%	4.24	88.2	5.52	0.044	0	1.99	100
col%	100	100	100	100	100	100	100

Thus, the majority of housing in College Station is Conservable, regardless of type of housing or income category. However, in low-moderate income neighborhoods, single-family housing had greater than expected proportion of substandard and dilapidated housing although this accounted for only 1% of housing overall. In contrast, multi-family housing in these neighborhoods had less than expected proportion in poor condition. Houses in higher income neighborhoods did not differ significantly, though there were trends of less than expected proportion of multi-family housing in substandard

condition and none dilapidated. Commercial properties in these residential neighborhoods tended to be in excellent condition, Vacant houses were rarely evident.

Only Low-Mod Occupied Residential Properties: Type by Condition: An analysis of single- vs. multi-family housing condition in low-moderate income block groups was conducted after excluding commercial, vacant and missing properties. A considerable majority of occupied residences were in good condition (83%), with a greater proportion of newer single-family houses in excellent condition and a greater proportion of multi-family houses in conservable condition. There were significantly greater proportion of single-family homes in poor condition.

Figure 2: Housing Condition by Type of Occupied Low-Moderate Income Neighborhoods in College Station, 2005.

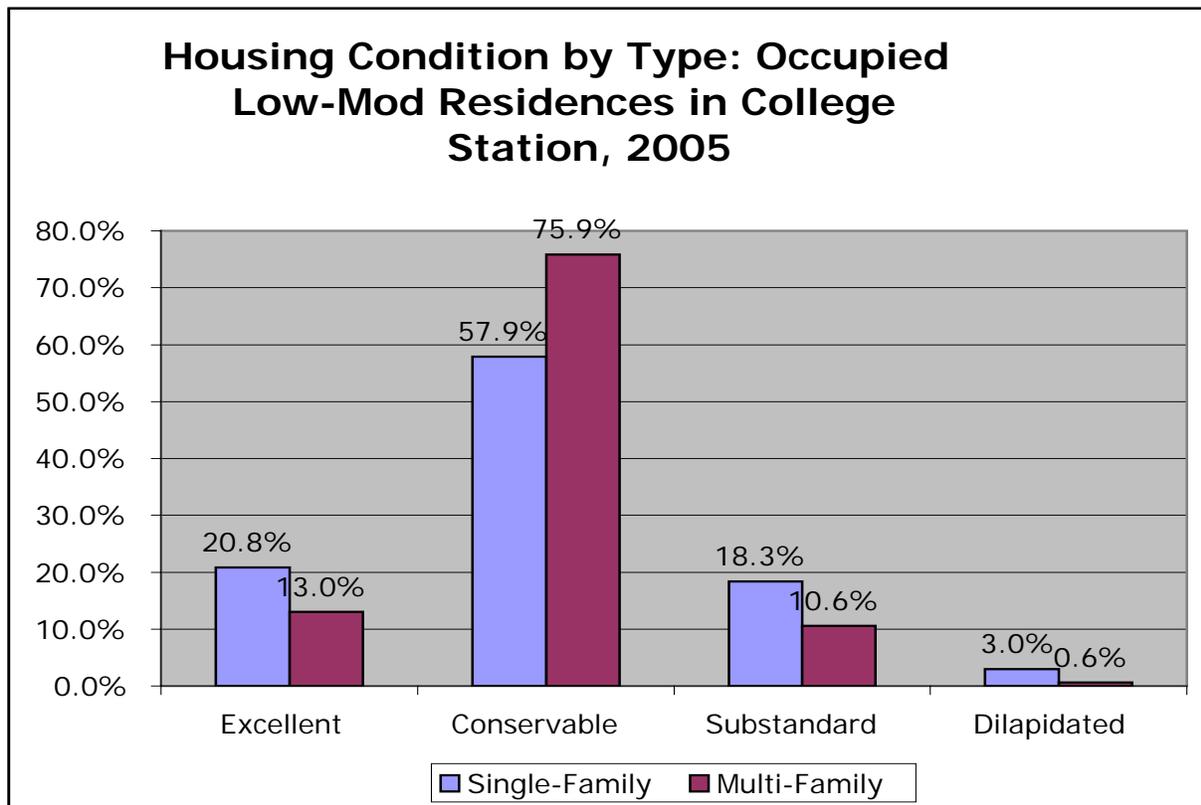


Table CS 4d: Housing Condition by Housing Type for Occupied Residences in Low-Moderate Income Neighborhoods in College Station, 2005.

CONDITION	Single-Family	Multi-Family	TOTAL
Excellent	370 20.8%	156 13.0%	526
Conservable	1029 57.9%	911 75.9%	1940
Substandard	326 18.3%	127 10.6%	453
Dilapidated	53 3.0%	7 0.6%	60
TOTAL	1778 100.0%	1201 100.0%	2980

Newer houses in excellent condition were approximately 40% more likely to be single-family than multi-family. This may reflect the more recent housing developments. Conservable occupied low-moderate income housing stock was approximately 70% more likely to be multi-family. This trend may reflect the previous housing expansion in multi-family housing for increasing student enrollment in the

late 1990's. Single family homes were about 40% more likely to be substandard, requiring considerable repairs. Dilapidated housing was 5 times more likely to be single-family homes than multi-family – unsafe and unhealthy for the occupants, requiring renovation or demolition.

### 5) Housing Type by Block Group, 2005

Housing types differed significantly ( $P \leq 0.0001$ ) by block group (Table CS5). Single-family houses were significantly less likely in 5 low-moderate block groups (1400.1, 1400.2, 1700.2, 1801.1, 2005.1), with correspondingly more than expected multi-family properties. Almost half of the low-moderate block groups had more than expected multi-family properties. Almost a quarter of the low-moderate block groups had fewer than expected multi-family properties compared to 60% of houses in the higher income neighborhoods. In several cases in the low-moderate neighborhoods, significantly more commercial properties were associated with more multi-family housing (202.2, 1400.1, 1603.1, 1700.1.). Five low-moderate block groups had more than expected vacant houses, but these did not follow a consistent pattern with other types of housing.

Table CS 5: Housing Type by Block Group in College Station, 2005

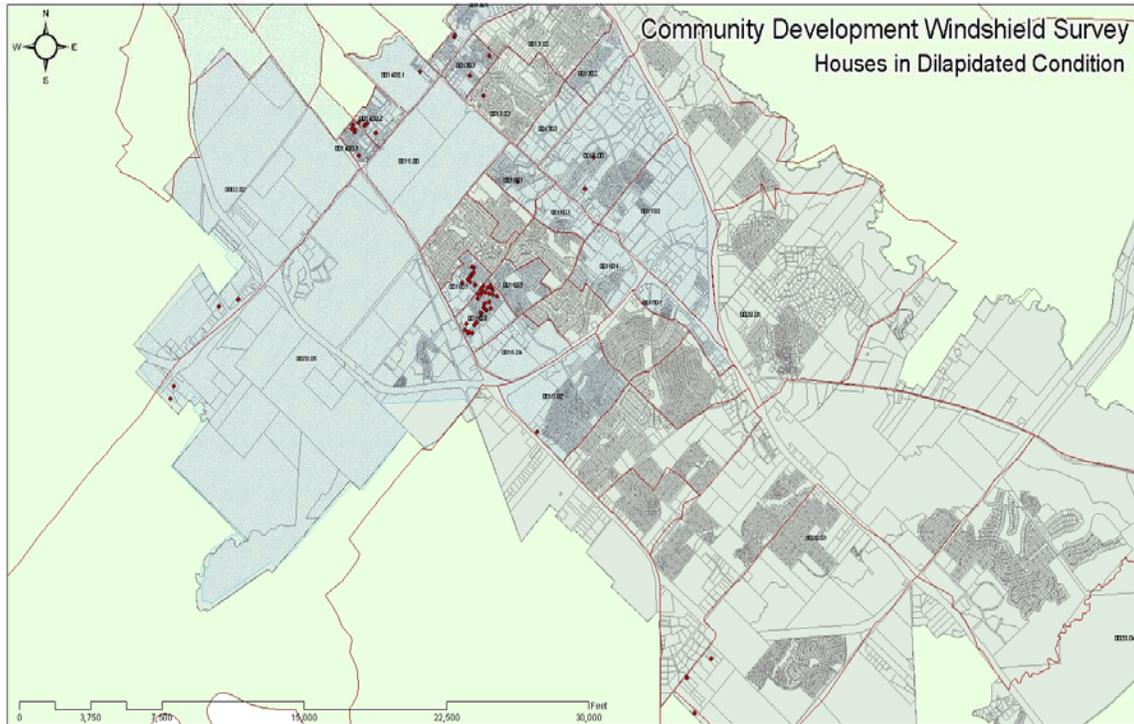
BLOCK GROUP	HOUSING TYPE			
	Single-Fam	Multi-Fam	Comm'r'l	Vacant
202.2		more	more	none
1000.5.CS	none	more	none	none
1301.1		more		more
1302.1		less	more	
1303.1		less	less	more
1303.3	none		more	none
1400.1	less	more	more	none
1400.2			more	more
1400.3	less	more		more
1601.1		less		more
1601.4		less	less	none
1603.1	none	more	more	none
1603.3			none	none
1603.4				none
1604.1		less		none
1604.3			more	none
1700.1		more	more	
1700.2	less	more		
1801.1	less		more	none
1802.2		more	less	none
2005.1	less	more	less	none
<b>Higher Income Block Groups</b>				
1302.2		less	less	none
1303.2		less		none
1801.2			less	none
1801.3	more	less	less	none
1900.3	none	more	none	none

### 6) Housing Condition by Block Group, 2005

Housing condition differed significantly ( $P \leq 0.0001$ ) by block group (Table CS6). Houses in *Excellent* condition were significantly more likely in 6 low-moderate block groups (1301.1, 1302.1, 1303.1, 1400.3, 1601.1, 1700.2). Seven block groups had greater than expected proportions of *Dilapidated* housing, with 5 of those also with more than expected *Substandard* housing (202.2, 1400.1, 1400.2, 1601.4, 1603.4). Three block groups had no substandard nor dilapidated housing (1000.5 & 1302.1, 1900.3). Eight additional block groups had less than expected proportion of substandard and dilapidated housing (1303.3, 1603.1, 1604.3, 1700.1, 1700.2, 1802.2, 1302.2, 1801.3). Thus, housing improvement needs seemed to be concentrated in a small set of block groups, with the majority of neighborhood housing in good condition regardless of economic level.

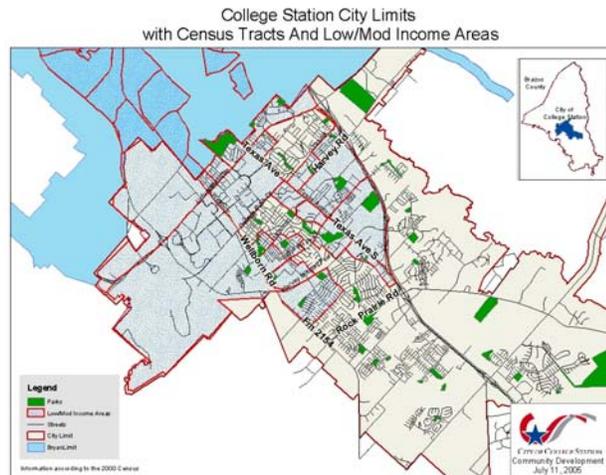
Table CS 6: Housing Condition by Block Group in College Station, 2005

BLOCK GROUP	HOUSING CONDITION				
	Excellent	Conservable	Substandard	Dilapidated	Vacant
202.2	none		more	more	none
1000.5.CS	none		none	none	none
1301.1	more	less			none
1302.1	more	less	none	none	none
1303.1					more
1303.3	more	less	less	none	none
1400.1		less	more	more	none
1400.2	less		more	more	none
1400.3	more			more	none
1601.1	more			less	more
1601.4	less		more	more	none
1603.1			less	none	none
1603.3	none		more	none	none
1603.4	none		more	more	none
1604.1	less		more	none	none
1604.3	none		less	none	none
1700.1	less		less	less	none
1700.2	more		less	none	none
1801.1				none	none
1802.2			less	less	none
2005.1	less		less	more	none
<b>Higher Income Block Groups</b>					
1302.2	none		less	none	none
1303.2			more	less	none
1801.2	less		none	none	none
1801.3	less		less	none	none
1900.3	none		none	none	none

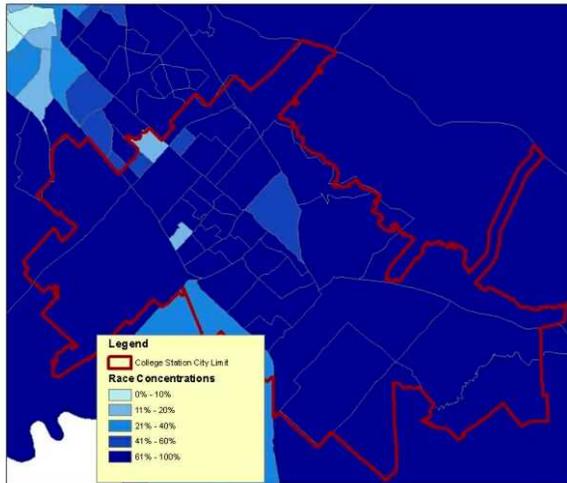


**Demolitions/Displacement:** Few properties are demolished in the city which would require displacement of residents. Most demolitions are of abandoned, unsafe structures, or structures that have burned. In 2004 there were only 13 units demolished, down 41% from 22 units demolished in 2003, and 32% from the 19 units demolished in 2002. Of those units demolished, almost all have been replaced with new units on the same lot. Displacements relating to replacement housing activities under the City's HOME reconstruction program are temporary and voluntary.

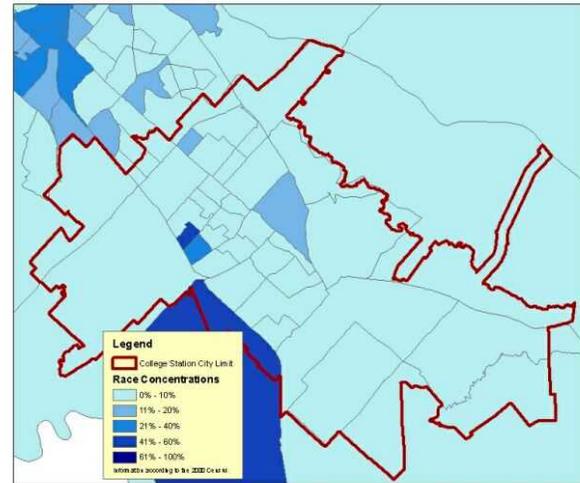
### Map of Low and Moderate Income Census Areas and Maps and Descriptions of Areas of Minority Concentrations



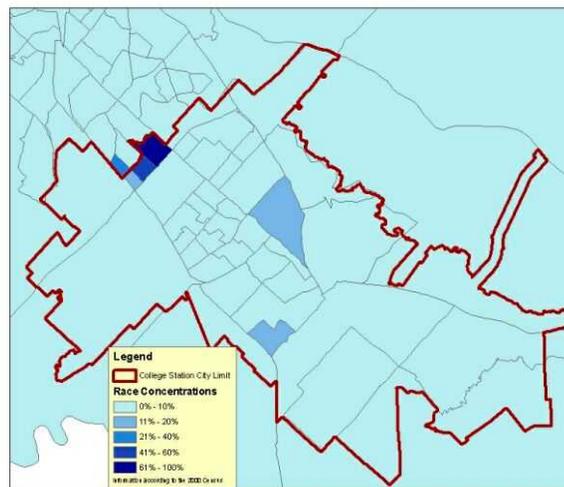
Non-Hispanic, White  
Concentrations within College Station



Non-Hispanic, African American  
Concentrations within College Station



Non-Hispanic, Asian  
Concentrations within College Station



The Racial Concentration maps were completed using information by Census Tract. The following racial groups have less than a 10% concentration people in any Census Tract in College Station: American Indian/Alaska Native, Native Hawaiian or Pacific Islander, or any race combination. College Station contains less than 10% Hispanic Concentration in all Census Tracts.

## **STRATEGIC PLAN**

### **Housing Needs, Priorities and Goals**

Information from this Housing Market Analysis has been combined with data obtained from input focus and citizen groups to develop Priority Needs related to Housing Tenure, Income Level, and Special

Needs. Rankings of High, Medium, and Low were assigned to illustrate relative need (as required by HUD) and will be utilized to evaluate the local allocation of available resources.

Additionally, for the purpose of this document, *“a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.”*

Based on this definition, there is only two disproportionate needs for minority renters. One was for Black households in the 30-50% of Median Income Range. In that category, there was 11.5% more Black households with housing problems (cost burden and/or repair needs) than the group as a whole. The other was among Native American renters and owners in the 0-30% of Median Income Range, where Native American renters were 16.2% and 22.4% (respectively) more likely to experience housing problems of some sort. Additionally, while not categorized as an ethnic or racial group, large families in both the 0-30% and 30-50% of Median Income Ranges were noted to experience a much higher incidence of housing problems or cost burden. Similarly, elderly renters in the 50-80% range demonstrate a higher incident of housing problems as compared to the category as a whole.

Also considered is data from the 2000 Census and surveys of local subsidized housing programs:

There are an estimated 1,200 units of subsidized housing available to B-CS homeless, low-income, elderly, and disabled tenants. About 300 of these units are set-aside for elderly or disabled tenants. Information obtained from housing providers regarding waiting lists indicate that several more hundred households with special needs are seeking assistance. Additionally, the local Section 8 Housing Program at BVCOG indicates that there are 1,900 rental vouchers/certificates being utilized by low income families in Brazos County. Additionally, there are currently more than 2,000 very low income families on waiting lists for vouchers/certificates.

In 2000:

- There were 10,368 family households (42%) and 14,323 non-family households (58%)
- 6.8% of the family households with children were female-headed
- 3.9% of the female-headed households had children under age 18
- 21.0% of all households had children under age 18
- 6.7% of all households had a member over age 65
- There are 1,665 households with members over age 65
- 1,377 of the low income households with elderly members report some type of physical limitation
- The average household size is 2.32 persons
- The average family size is 2.98 persons

In 2000:

- **7,967 households had incomes below 30% of the median, of those:**
  - 590 were owners
  - 6,086 were renters
  - 78.6% of renters spend more than 50% of income on housing
  - 55.4% of homeowners spend more than 50% of income on housing
  - 78.6% of homeowners in the 0-30% income range spend more than 50% of income on housing

- 78.6% of owners claim some form of housing problem
  
- **3,630 households had incomes between 30-50% of the median, of those:**
  - 277 were owners
  - 3,353 were renters
  - 90% of renters reported housing difficulties
  - 40.9% of homeowners spend more than 50% of income on housing
  - 61% of homeowners reported housing problems
  
- **3,404 households had incomes between 50-80% of the median, of those:**
  - 610 were owners
  - 2,794 were renters
  - Majority of the renters spend more than 30% of income for housing;
  - 55% of renters report some type of housing problem;
  - 44.6% of homeowners spend more than 30% of income for housing.
  - 45.2% of owners reported either cost burden problems, repair problems, or both
  
- **9,543 households had incomes above 80% of the median, of those:**
  - 6,082 were owners
  - 3,461 were renters

<u>Income Level</u>	<u>Percent of Median Income</u>	<u>Households</u>	<u>Percent</u>
Extremely Low Income	<30%	7,967	32%
Very Low Income	31%-50%	3,630	15%
Low Income	51%-80%	3,404	14%
Above Low Income	80%+	9,543	39%

Calculated from HUD CHAS Data Book

In summary, analysis of the documented income levels, cost and low availability of rental housing, purchase price of the average residence, numbers of low-income residents and families, and the number of residents and families seeking subsidized rental housing and assistance with homebuyer costs; the City has determined that the following prioritization of needs as demonstrated on Table 2A below is appropriate.

A **High priority** ranking is appropriate for **Related Renter Households** (small, large, and elderly) for Very Low and Extremely Low Households (incomes less than 50% of median); and a **Medium priority** ranking is appropriate for Low Income Households (incomes between 51% and 80% of median). There continues to be a need for rental properties that offer amenities for occupation by families and that do not concentrate low income and minority households.

A **Medium priority** ranking is appropriate for **All Other Renter Households** for all income levels. These households are typically student/roommate households that may have other financial resources and/or the ability to live with roommates in order to reduce rental costs. Additionally, the

majority of new residential construction activity in recent years has been targeted at these households.

A **High priority** ranking is appropriate for **Owner Households** for all income levels in order to encourage the expansion of homeownership and the subsequent stabilization of neighborhoods. Additionally, it is important to assist existing low-income owner households through the provision of rehabilitation funds in order to maintain their occupancy and improve the City’s existing housing stock.

A **High priority** ranking is appropriate for **Special Populations** for all income levels in order to encourage the expansion of housing opportunities available for the homeless, elderly, frail elderly, disabled, and other special need populations. These special populations, while relatively low in number in comparison to other household types in College Station, have unique accommodation and housing needs that are typically more expensive and more difficult to address. Additionally, it is appropriate to support the endeavors and efforts of other private and non-profit organizations as they seek and request funding to support these populations.

**Table 2A  
Priority Needs Summary Table**

<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority Need Level High, Medium, Low</b>		<b>Unmet Need</b>	<b>Goals</b>	
Renter	Small Related	0-30%	H	844	84	
		31-50%	H	625	63	
		51-80%	H	448	22	
	Large Related	0-30%	H	95	10	
		31-50%	H	95	10	
		51-80%	M	89	9	
	Elderly	0-30%	H	60	6	
		31-50%	H	60	6	
		51-80%	H	85	9	
	All Other	0-30%	M	5,212	261	
		31-50%	M	2,271	114	
		51-80%	L	923	0	
			0-30%	H	458	46

Owner	31-50%	H	175	18
	51-80%	H	276	28
Special Populations	0-80%	H	119	12
Total Goals				698
Total 215 Renter Goals				594
Total 215 Owner Goals				104

There continues to be a need for affordable rental units in College Station for non-student households, especially units designed with amenities for family-occupation and that do not concentrate minority and low-income households. With these factors in mind, the City should consider requests for statements of support from developers utilizing state and federal resources (i.e., Housing Tax Credit -HTC, Section 202, Section 236, and other state and HUD subsidy programs) on a case by case basis. Favorable consideration will generally be considered for projects that provide housing and other services for elderly and special needs populations, amenities and designs suitable for family living, and complexes containing less than 40% subsidized units. Data and public input also pointed to a need for elderly, handicapped and special needs units and larger family units, for both renters and owners.

Other solutions to address the need include supporting and encouraging the rehabilitation of existing substandard rental properties, the new development of affordable single-family dwellings for low-income homebuyers, the expansion of homebuyer programs to assist low-income households with the purchase of single-family dwellings, and the continuation of owner-occupied assistance programs addressing handicapped accessibility, repair, weatherization and rehabilitation issues.

Finally, it is appropriate to note that the expansion of economic opportunities for low-income families (thereby increasing their income) will also assist in easing their housing burdens.

## **A. HOUSING GOALS, OBJECTIVES, AND STRATEGIES**

The previously discussed data, survey results, market analysis, focus group deliberations, and citizen input resulted in five broad ranged housing goals and related housing objectives under each of those goals. Tied to each objective are strategies designed to provide guidance to the applicable entities involved in ensuring success in achieving housing goals set for the community. The strategies also provide projected outcomes to assist in the assessment of progress achieving goals. This will help to ensure that meaningful and measurable progress is realized. It is important to note that goals, objectives and strategies were formulated to be comprehensive, in that every effort is made to include likely and potential contributors. Consequently, projected outcomes are also measures for the total effort, not just the City or other public entities. This also demands that every potential source of support and funding be identified by the contributing entities, both private and public. The following matrixes tie together strategies with the necessary plans, resources, and agencies in providing a means to ensure that goals and objectives are achieved.

**GOAL: ENSURE ADEQUATE AFFORDABLE RENTAL HOUSING OPPORTUNITIES FOR LOWER INCOME INDIVIDUALS AND FAMILIES.**

Strategy	Investment Plan	Potential Resources	Agency Involvement	Geographic Eligibility	Target Population	Projected Outcome
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**Objective: Encourage new construction and rehabilitation of affordable rental units, and the continuation of rental assistance programs as needed.**

As needed, maintain or increase the number of certificates/units available for rental assistance.	Continued administration of rental assistance programs.	Section 202 and 236 Rental Subsidy, the LIHTC programs, the HOME TBRA program and Section-8 Rental Assistance Programs.	Brazos Valley Council of Governments, City of College Station, LULAC, Southgate Village, Cedar Creek and other subsidy providers (see narrative in Housing Market Analysis).	Community Wide	Low and Very low income renters	Number of available rental subsidy units (vouchers and/or certificates) maintained or increased as needed.
Encourage/facilitate the rehabilitation of affordable rental units.	Encourage/facilitate renovation of substandard rental units	TDHCA, Section 202, Section 236, other HUD funds, private sector funds and bond funding options, etc.	Texas Dept. of Housing and Community Affairs; HUD; BVCOG, CHDO's, private and non-profit entities, and the City of College Station	Community Wide	Lower income renters	Rehabilitation of 20 affordable rental units/year for a total of 100 units during the five year plan period
Encourage/facilitate the construction of affordable rental units.	Encourage/facilitate construction of affordable rental units	HTC, Section 202, Section 236, and City of College Station HOME/CDBG funding.	Texas Dept. of Housing and Community Affairs; HUD; BVCOG and the City of College Station	Community Wide	Lower income renters	Construction of 100 affordable rental units during the five year plan period

**Objective: Encourage programs that promote self-sufficiency.**

Encourage/facilitate lower income tenants in becoming homeowners.	Provide home buyer counseling; Promote and facilitate construction of affordable single-family properties; continue and expand home buyer programs and assistance	City of College Station CDBG/HOME funding; TDHCA Home Buyer funds; Habitat for Humanity resources; Federal Home Loan Bank funds; Brazos County Affordable Housing Corporation funding; other non-profit funding; and other lender available incentives	Texas Dept. of Housing and Community Affairs; HUD; Habitat for Humanity; BVCOG; private developers, non-profit agencies, and the City of College Station	Community Wide	Lower income renters	50 low and moderate income tenants become homeowners over the five year plan period
Encourage/facilitate programs helping households move from rental subsidies to self-sufficiency.	In addition to the home buyer assistance noted above, organizations will maintain existing and develop new self-sufficiency programs designed to help persons achieve self-sufficiency.	In addition to the resources noted above, additional local, state and federal funds may be requested to facilitate this strategy.	The City of College Station; Twin City Mission Housing Services; the Haven; Brazos Valley Community Action Agency; Brazos Valley Council of Governments; ; Habitat for Humanity and other various public agencies to include the Workforce Commission.	Community Wide	Lower income renters	10 rental recipient households move off rental subsidies and achieve self-sufficiency

**GOAL: ENSURE ADEQUATE AFFORDABLE HOUSING ASSISTANCE FOR LOWER INCOME HOME OWNERS.**

Strategy	Investment Plan	Potential Resources	Agency Involvement	Geographic Eligibility	Target Population	Projected Outcome
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**Objective: Encourage and facilitate the maintenance, rehabilitation, and continued affordability of owner-occupied residential properties.**

Encourage and facilitate maintenance of residential units by lower income owners.	Continue existing owner-occupied rehabilitation program efforts and code compliance efforts.	City of College Station CDBG and HOME grants; Federal Home Loan Bank funds; TDHCA funds; and other local public or private contributions.	City of College Station Community Development Office; Brazos Valley Council of Governments; Brazos Valley Community Action Agency and other HUD affiliated entities.	City-wide for city sponsored activities. Area-wide for other non-profit efforts.	Lower-income home owners.	5 residential properties will be renovated per year to total 25 rehabilitations in the 5 year period.
Assist lower-income home owners with emergency repair and/or weatherization assistance.	Continue existing emergency repair and/or weatherization programs.	City of College Station CDBG and HOME grants; Federal Home Loan Bank funds; TDHCA funds; and other local public or private contributions.	City of College Station Community Development Office; Brazos Valley Council of Governments; Brazos Valley Community Action Agency and other HUD affiliated entities.	City-wide for city sponsored activities. Area-wide for other non-profit efforts.	Lower-income home owners.	5 emergency and/or weatherization projects will take place in College Station per year, for a total of 25 during the 5 year planning period.
Educate lower-income home owners regarding city code issues and maintenance, budgeting issue related to home ownership.	Continue and expand counseling efforts related to code compliance, maintenance, budgeting and ownership.	City of College Station CDBG and HOME grants; Federal Home Loan Bank funds; TDHCA funds; CCCS programs; and other local public or private contributions.	City of College Station Community Development Office; Brazos Valley Council of Governments; Brazos Valley Community Action Agency and other HUD affiliated entities.	City-wide for city sponsored activities. Area-wide for other non-profit efforts.	Lower-income home owners.	500 L/M persons counseled and provided information on ownership, codes, budgeting and maintenance issues.

**Objective: Encourage and facilitate the removal and replacement of dilapidated residential structures.**

Encourage and facilitate the removal and replacement of dilapidated single family residential structures.	Continue demolition and reconstruction program efforts.	City of College Station CDBG and HOME grants; Federal Home Loan Bank funds; TDHCA funds; Habitat for Humanity; and other local public or private contributions.	City of College Station Community Development and Building Departments; and other HUD affiliated entities.	City-wide for city sponsored activities. Area-wide for other non-profit efforts.	Lower-income home owners and/or prospective home owners.	20 dilapidated structures demolished and reconstructed during the five year period.
Educate lower-income home owners regarding city code issues, maintenance and budgeting issue related to home ownership.	Continue and expand counseling efforts related to code compliance, maintenance, budgeting and ownership.	City of College Station CDBG and HOME grants; Federal Home Loan Bank funds; TDHCA funds; CCCS programs; and other local public or private contributions.	College Station CD Office; Brazos Valley Council of Governments; Brazos Valley Community Action Agency; CCCS; Habitat for Humanity and other HUD affiliated entities.	City-wide for city sponsored activities. Area-wide for other non-profit efforts.	Lower-income home owners and/or prospective home owners.	500 lower income persons counseled and provided information on ownership, codes, budgeting and maintenance issues.

**GOAL: RETAIN AND EXPAND AFFORDABLE HOUSING OPPORTUNITIES FOR LOWER INCOME HOME BUYERS.**

Strategy	Investment Plan	Potential Resources	Agency Involvement	Geographic Eligibility	Target Population	Projected Outcome
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**Objective: Encourage and facilitate home buyer assistance programs helping lower-income, home buyers purchase existing and newly constructed properties.**

Encourage and support programs and projects that provide assistance to lower-income purchasers of existing affordable homes.	Continue and expand downpayment assistance programs. Collaborate with public and private entities where appropriate.	City of College Station CDBG and/or HOME funds; FHLB funding; TDHCA funding; County Housing Finance Corp. funding; and other private/public funds.	City of College Station Community Development Office; BVCAA; BVAHC; Habitat for Humanity; Brazos County Housing Finance Corp.; FHLB; and private lenders	City-wide	Lower-income first-time home buyers.	15 L/M first-time home buyers assisted each year for a total of 75 assisted during the 5 year reporting period
Encourage and support programs and projects that provide education and counseling to lower-income home-buyer hopefuls.	Continue and expand home-buyer counseling programs. Collaborate with public and private entities where appropriate.	City of College Station CDBG and/or HOME funds; FHLB funding; TDHCA funding; County Housing Finance Corp. funding; and other private/public funds.	City of College Station Community Development Office; BVCAA; BVAHC; Habitat for Humanity; CCCS; and private lenders	City-wide	Lower-income first-time home buyers	50 L/M home buyers counseled each year for a total of 250 assisted during the 5 year reporting period

**Objective: Encourage and facilitate the construction of affordable single-family residential property, available to lower income buyers.**

Encourage and support programs and projects that provide assistance to lower-income purchasers of newly constructed affordable homes.	Continue and expand downpayment assistance programs. Collaborate with public and private entities (i.e. developers, non-profits, lenders, etc.) where appropriate.	City of College Station CDBG and/or HOME funds; FHLB funding; TDHCA funding; County Housing Finance Corp. funding; and other private/public funds.	City of College Station Community Development Office; BVCAA; BVAHC; Habitat for Humanity; Brazos County Housing Finance Corp.; FHLB; and private lenders	City-wide	Lower-income first-time home buyers	5 new affordable SF units constructed annually and sold to L/M first-time home-buyers, for a total of 20 during the 5 year reporting period.
Encourage and support programs and projects that provide incentives to developers of new affordable single-family residential units.	Continue and expand downpayment assistance programs. Collaborate with public and private entities (i.e. developers, non-profits, lenders, etc.) where appropriate.	City of College Station CDBG and/or HOME funds; FHLB funding; TDHCA funding; County Housing Finance Corp. funding; and other private/public funds.	City of College Station Community Development Office; BVCAA; BVAHC; Habitat for Humanity; Brazos County Housing Finance Corp.; FHLB; and private lenders	City-wide	Lower-income first-time home buyers	5 new affordable SF units constructed annually due to public or private incentives for affordable units. A total of 20 constructed during the 5 year reporting period.

**GOAL: ENSURE ADEQUATE AFFORDABLE HOUSING OPPORTUNITIES FOR LOWER INCOME SPECIAL NEEDS POPULATIONS.**

Strategy	Investment Plan	Potential Resources	Agency Involvement	Geographic Eligibility	Target Population	Projected Outcome
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**Objective: Encourage and facilitate programs that maintain and/or create housing options for special needs populations.**

Increase effectiveness and/or capacity of existing and/or new special needs housing assistance programs.	Continue support for various special needs providers/programs in community. See housing section related to public assisted housing, homeless, elderly and special needs narratives.	Local, state and federal funding as well as private contributions (i.e. foundation funds). See housing section related to public assisted housing, homeless, elderly and special needs narratives.	See housing section related to public assisted housing, homeless, elderly and special needs narratives.	City-wide	Lower income special needs populations, to include: elderly, disabled, and the homeless.	An increased capacity and/or efficiency in delivery of assistance to targeted populations.
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**Objective: Encourage and facilitate organizations that provide social and/or housing services to special needs populations.**

Increase number and/or capacity of special needs housing assistance providers and to promote collaborative efforts between providers, thereby avoiding fragmented services.	Continue support for various special needs providers/programs in community. See housing section related to public assisted housing, homeless, elderly and special needs narratives.	Local, state and federal funding as well as private contributions (i.e. foundation funds). See housing section related to public assisted housing, homeless, elderly and special needs narratives.	See housing section related to public assisted housing, homeless, elderly and special needs narratives.	City-wide	Lower income special needs populations, to include: elderly, disabled, and the homeless.	An increased number and/or capacity for agencies delivering assistance to targeted populations.
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**GOAL: ENSURE AFFORDABLE, SAFE AND SECURE HOUSING OPPORTUNITIES FOR LOWER INCOME OCCUPANTS.**

Strategy	Investment Plan	Potential Resources	Agency Involvement	Geographic Eligibility	Target Population	Projected Outcome
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**Objective: Mitigate health and safety issues in residential properties occupied by lower income persons.**

Educate lower income homeowners, home-buyers and tenants	Provide brochures, etc. with relevant information.	CDBG and/or HOME funding, private funds and other private and public funds.	City of College Station CD Office, local lenders, Board of Realtors, CCCS, TAA, and university agencies	City wide. Note that efforts may be concentrated in lower income census tracts or older neighborhoods	Lower income homeowners, home-buyers, and tenants.	100 lower income persons provide information and/or counseling annually.
Reduce lead paint hazards in project properties	Perform lead paint reduction activities in compliance with applicable regulatory requirements.	City of College Station CDBG and HOME grant funding. Other available state and federal funds.	City of College Station CD Office and other affiliated for-profit and/or non-profit entities (i.e., contractors, CHDO's, state agencies, etc.).	City wide. Note that efforts may be concentrated in L/M census tracts or older neighborhoods	Lower income homeowners, home-buyers, and tenants.	Lead paint hazard reduction achieved on 4 properties annually, for a total of 20 in the five year period.
Encourage and facilitate training and certification for local contractors and employees	Encourage and facilitate certification of new inspectors, contractors and workers to perform lead paint activities	CDBG and/or HOME funding, private funds and other private and public funds.	City of College Station CD Office and other affiliated for-profit and/or non-profit entities (i.e., contractors, CHDO's, state agencies, etc.).	City wide.	Lower income homeowners, home-buyers, and tenants.	An increase in the number of trained and certified contractors, workers and employees

## **B. HOMELESSNESS / CONTINUUM OF CARE STRATEGIES**

The City of College Station and the City of Bryan have determined not to prioritize homeless needs geographically. Homeless persons live throughout the Bryan-College Station community and homeless assistance should not be on a geographic basis, but rather based on an individual's needs. The homeless concentration located in downtown Bryan is an artificial creation, because the majority of the shelters are located in that area.

Geographic concerns will be considered for funding homeless projects and programs, with particular concern for the homeless population's ability to identify and access facilities and programs. But, to limit geographically the City's options would be an unnecessary burden to place on the community when considering programs and projects to assist the homeless population.

### **Priority Need:**

With regard to homeless needs, the City assigned MEDIUM and HIGH designation to all categories, noting that even where relatively small numbers of individuals were involved, the homeless situation is still critical in nature.

### Family Homeless Needs

The emergency and transitional needs of homeless families locally is considered high priority because of the lack of family shelters (emergency and transitional) for homeless families in the Bryan-College Station area. Outreach assessment services and permanent supportive housing was determined to be as less critical when considering providers. Permanent supportive housing was also considered to be less critical. The City considered the local Section-8 Rental Assistance Program to be the major provider of permanent supportive housing locally. Other providers of permanent supportive housing include the local MHMR group homes the local retirement and geriatric facilities. The community has seen a recent increase in area elderly housing homes with supportive services over the last five years. These new homes are mainly private pay and unaffordable for the elderly who are on a fixed income.

### Individual Homeless Needs

With regard to individual needs the City assigned a medium need for all categories. This decision was due to the higher number of providers meeting the needs of individuals locally. Family needs were rated as a higher priority due to the higher number of providers for individuals, relatively speaking, compared to those providing services to homeless families.

### Special Homeless Needs

A high priority was designated for the emergency shelter, transitional shelter and permanent supportive housing portions of the special needs category. Due to the continued increasing need for HIV/AIDS infected individuals, the mentally handicapped, elderly and disabled, transitional shelters for single parents with children and transitional shelters for those being treated for substance addictions, it was determined that these special needs categories require increased attention. Outreach assessment and permanent housing for special needs categories was deemed less critical than those earlier mentioned categories.

**Summary of Homelessness Continuum of Care:**

The following objectives address these priorities in partnership with the City of Bryan in a comprehensive approach to serving the homeless population of our community:

1. **Help low-income families avoid becoming homeless**
2. **Reach out to homeless persons and assess their individual needs**
3. **Address the emergency shelter and transitional housing needs of homeless persons**
4. **Help homeless persons make the transition to permanent housing and independent living through established self-sufficiency programs**

**HOMELESSNESS AND THE CONTINUUM OF CARE STRATEGY**

<i>Strategy</i>	<i>Investment Plan</i>	<i>Anticipated Resources</i>	<i>Service Delivery</i>	<i>Geographic Distribution</i>	<i>Target Population</i>	<i>Outcome Measures</i>
<b>Objective: Help low-income families avoid becoming homeless.</b>						
Rental Rehabilitation	Existing, vacant or substandard rental units should be rehabilitated if economically feasible to maximize the supply of decent affordable housing.	Private and public sources of funding, technical assistance provided by Community Development Department staff through participation in the Homeless Coalition Group	Brazos Valley Council of Governments	Community-Wide	Low/mod income renters, homeless, elderly and special needs populations	Existing rental vouchers or subsidies should be increased reflecting funds available from other financial resources
Rental/Mortgage Assistance	Existing, vacant or substandard rental units should be rehabilitated if economically feasible to maximize the supply of decent affordable housing.	Private and public sources of funding, technical assistance provided by Community Development Department staff through participation in the Homeless Coalition Group	Brazos Valley Council of Governments, MHMR and Twin City Mission	Community-Wide	Low/mod income renters, homeless, elderly and special needs populations	Demonstration of coordinated effort among non-profits providing rental subsidies
Legal Assistance - Involving tenant/landlord disputes, particularly fair housing issues and matters of eviction	Existing, vacant or substandard rental units should be rehabilitated if economically feasible to maximize the supply of decent affordable housing	Private and public sources of funding	Brazos Valley Council of Governments, Project Unity and United Way	Community-Wide	Low/mod income renters, homeless, elderly and special needs populations	Demonstration of coordinated effort among non-profits providing eviction prevention assistance
<b>Objective: Reach out to homeless persons and assess their individual needs.</b>						
Provide access to services to the homeless through intake assessment, counseling, job training and referrals, personal hygiene needs, etc.	Promote and facilitate the development of a day shelter by local homeless providers	Private and public sources of funding	The Housing Services Program of Twin City Mission	Community-Wide	Homeless individuals and families	Establish a job training program during the five year planning period

Support and expand collaboration and networking of local non-profit agencies through out the community	Joint efforts will be facilitated to seek funding opportunities through proposals for various grants	Homeless Continuum of Care Grant and other private and public sources of funding	Homeless Coalition	Community-Wide	Homeless individuals and families	Establish an evaluation tool during five year planning period to monitor the status of the homeless in our community
Coordinate among appropriate entities regarding potential referrals to local shelters	Promote and facilitate the development of a day shelter by local homeless providers	Local resources	MHMR and local law enforcement agencies	Community-Wide	Homeless individuals and families	Continuation of a network of organizations providing information regarding unidentified homeless persons

**Objective: Address the emergency shelter and transitional housing needs of homeless persons.**

Increase the capacity or number of emergency and transitional shelters for families	Promote and facilitate the development of facilities meeting emergency, transitional and permanent housing needs for local homeless individuals and families to include those with special needs	CDBG and other private and public sources of funds	Twin City Mission, MHMR and other agencies providing shelter for homeless individuals and families	Community-Wide	Homeless individuals and families in need of emergency and transitional shelters	Expansion of 20 additional spaces for families within the next five years
Increase the capacity or number of emergency and transitional shelters for persons with special needs	Promote and facilitate the development of facilities meeting emergency, transitional and permanent housing needs for local homeless individuals and families to include those with special needs	CDBG and other private and public sources of funds	Twin City Mission, Martin Luther Homes, BVCAA, MHMR and other agencies providing shelter for homeless individuals and families	Community-Wide	Homeless persons with permanent supportive housing needs who are either elderly, frail elderly, persons with disabilities, persons with substance abuse addictions and persons with HIV/AIDS	Expansion of at least 5 additional units for homeless persons with special needs

**Objective: Help homeless persons make the transition to permanent housing and independent living.**

Provide employment training and counseling to homeless individuals	Work with local public service providers in assisting local homeless persons to become independent and self sufficient with their housing and living needs	CDBG and other private and public sources of funds	Public Service Agency programs through the Joint Relief Funding Review Committee	Community-Wide	Unemployed homeless persons	Assist 40 homeless persons during 5 year planning period
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Assist homeless persons in meeting various human and health service needs	Work with local public service providers in assisting local homeless persons to become independent and self sufficient with their housing and living needs	CDBG and other private and public sources of funds	TCM Housing Services, Public Service Agency programs through the Joint Relief Funding Review Committee	Community-Wide	Homeless persons	To assist 100 homeless persons through coordinated efforts of local agencies during 5 year planning period
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**Rational for Homeless Priorities**

*It should be noted that the numbers in Table 1.A (see appendix) represent inventory and need for the entire Bryan-College Station community. Based on the typical public services percentages regarding use between the two communities, it is assumed that approximately 25% of the services are being made available to College Station citizens. While most, if not all facilities and services are located in Bryan, College Station citizens realize a benefit by having that assistance available to them in the B/CS community. For example, if victims of domestic violence from College Station need emergency or transitional shelter, facilities funded, in part, by College Station, but located in Bryan are available. Finally, while the numbers of homeless and special needs persons in College Station may be somewhat lower than those represented by Bryan, the critical nature of such needs necessitates many being ranked as a high priority. This also facilitates future funding efforts by helping providers document the community’s support in ensuring available assistance.*

**C. NONHOUSING GOALS, OBJECTIVES AND STRATEGIES**

**Development of Non-Housing Community Development Goals**

Collaboration and cooperation among the cities of Bryan and College Station and other local agencies, as well as participation by the citizens of College Station in a series of public hearings and surveys have resulted in establishing four goals in the **Non-Housing Community Development Plan** to address the needs voiced by the community. The following goals will be used to focus the continuous assessment of community needs through the collaborative and cooperative efforts described below:

- I. Encourage and Support the delivery of Health and Human Services to assist families in reaching their fullest potentials***
- II. Support Public Facilities/Infrastructures to provide safe, secure and healthy environments for families***
- III. Provide Economic Opportunities for development of a strong and diverse economic environment to break cycle of poverty***

*IV. Revitalize Declining Neighborhoods in support of well-planned neighborhoods for development of families*

**I. Encourage and Support the delivery of Health and Human Services to assist families in reaching their fullest potentials**

*Collaboration and Cooperation:*

The following is an outline of non-housing needs in the City of College Station and surrounding area and of the collaborative and cooperative efforts providing input for prioritization of those needs. Because the City of College Station shares common borders with the City of Bryan, it is often difficult to specifically delineate College Station's needs from those of its neighbor. Because of this, area-wide statistics are provided where appropriate.

In February, 2005, the City of College Station, City of Bryan, and Texas A&M University Urban Planning Program partnered to conduct a survey of residents and service providers regarding health and human services. The partnership also conducted a housing condition windshield study. As mentioned under the Plan Development Process section of this plan, these findings have been used to identify housing and community development needs. Staff and focus groups reviewed these findings when determining the priorities.

The focus on families by coordinating the delivery of health and human services in the Bryan and College Station community has been enhanced by the coordination, collaboration, and communication provided by Project Unity and the Community Partnership Board. The Community Partnership Board consists of over 80 health and human service partner agencies who meet on a quarterly basis and discuss a variety of topics including community needs, gaps in services, funding, client perspective of services, and other topics.

Together, Project Unity and the Community Partnership Board have developed an innovative and comprehensive approach to helping families successfully nurture their families. It involves systemic changes in human service delivery by increasing communication and collaboration among existing providers. Through this approach, service providers have been able to reduce the duplication of services, increase the efficiency and effectiveness of community-based programs, increase client access to needed services, and identify additional funding sources. The focus of the collaborative efforts of the public service agencies is to decrease the need for these services by our families. The target population is not only families in crises, but also agencies and community groups who provide services to those families.

The collaborative spirit has been further enhanced and demonstrated by the work of the Bryan/College Station Joint Relief Funding Review Committee (JRFRC) appointed by the City Councils of both Bryan and College Station. This process has allowed the Cities

and area agencies to work together to address the priorities and needs identified by the Consolidated and Annual Action Plans. After a public service agency application process that began in April, the JRFRC selected agency programs on June 8, 2005 to receive CDBG funds for the fiscal year 2005-2006. These programs represent community concerns in the areas of Family Health Care, Teen Pregnancy, Food Distribution, Prenatal Health Care, Crime and Violence, Homeless Shelter, Rehabilitation Services, Computer Training, Mental Health Care, and Child Abuse.

These collaborative efforts in Bryan and College Station are directed as follows:

- To develop working relationships and interaction among local agencies and organizations to positively impact the lives of families served by the health and human services delivery system;
- To provide a system of evaluation of health and human service agencies and of the effectiveness of their programs;
- To encourage the development of self-sustaining funding resources;
- To educate the public on community needs and the importance of individual involvement in the provision of financial and time resources;
- To recommend action for implementation that would improve the delivery of health and human services in College Station and Bryan while decreasing the need for those services.

Due to the endeavors of the organizations involved in these collaborative efforts, the City of College Station supports a variety of health and human services to address issues such as:

- Crime and Violence, i.e. Youth Gangs
- Education/Job Training
- Drug and Alcohol Abuse
- Safe and Affordable Housing
- Family Deterioration
- Health Care
- Affordable Child Care
- Teen Pregnancy
- Hunger
- At-Risk Youth
- Services to the Elderly
- Information, Referral, Service Coordination, and Client Tracking

The City of College Station, in partnership with the City Bryan , Brazos County and other local governmental entities and local agencies has been committed to creating a model human service delivery system for its citizens. In addition to identifying community needs, city staff actively participates in collaborative meetings to assist partners in identifying critical barriers that prevent families from receiving efficient, high quality services. Through its intensive efforts and technical support, local organizations are working cooperatively to create a “seamless web of services” for its families. An example

of the collaborative spirit can be seen in the creation of the local 211 Area Information Center, the Information and Referral system implemented by United Way of the Brazos Valley. The City staff actively participated on a regional information and referral committee who provided leadership in the creation of the system. This system offers callers the ability to access local and statewide information on health and human services.

***Determination of Needs to be Addressed by the Non-Housing Community Development Plan:***

The partnerships, studies and cooperative efforts noted above, along with a series of public hearings and focus group meetings highlighted a number of needs that will be addressed by goals, objectives and strategies during the 2005-2009 five year planning period. The comments, concerns and assessments fall within the following general categories of needs (that will be addressed in both the "Housing" and "Non-Housing" plans):

- Safe/Affordable Housing
- Teenage Pregnancy/Youth Services
- Crime/Violence
- Alcohol/Substance Abuse
- Affordable and Accessible Child Care
- Health and Dental Care
- Transportation
- Education/Job Training
- Underemployment (As opposed to unemployment)
- Food/Hunger
- Family Deterioration
- Neighborhood Preservation
- Information and Referral/Case Management/Outreach
- Shelters
- Services, Assistance and Programs for Senior Citizens
- Parenting and Public School Issues
- Cultural Issues
- Services for the Disabled

In the following discussion of these needs most of the comparative information is derived from the **Community Needs Assessment** prepared by Dr. Sherry I. Bame, Pd.D, Department of Landscape Architecture and Urban Planning, Texas A&M University with assistance of PLAN 631 students for the cities of Bryan and College Station. Other sources of information are noted to expand on some of the points. The referenced Focus Group was made up of representatives of City Departments and other governmental and non-governmental agencies. The Group was facilitated by the Executive Director of Project Unity, Jeannie McGuire in order to review gathered data in light of the perspectives of the agencies formed in daily interaction with residents and issues.

Health Care:

71% of service providers listed health care as a high need and 27% as a moderate need. The Focus group listed Health Care has a **high priority**. The 2000 – 2004 Consolidated Plan ranked it as a high priority.

Dental Care:

67% of service providers listed Dental Care as a high need and 33% as a moderate need. The Focus group listed Dental Care has a **high priority**. The 2000 – 2004 Consolidated Plan ranked it as a high priority.

Transportation Services:

58% of service providers listed Transportation Services as a high need and 27% as a moderate need. The Focus group listed Transportation Services has a **high priority**. The 2000 – 2004 Consolidated Plan ranked it as a high priority.

Education & Job Skills:

57% of service providers listed Education and Job Skills as a high need and 38% as a moderate need. The Focus group listed Education and Job Skills has a **high priority**. The 2000 – 2004 Consolidated Plan ranked it as a high priority.

Affordable and Accessible Child Care:

57% of service providers listed Affordable Childcare as a high need and 36% as a moderate need. The Focus group listed Childcare services has a **high priority**. 71% of residents surveyed considered Childcare Centers as very important and 29 % considered them as important. The 2000 – 2004 Consolidated Plan ranked it as a high priority.

Substance Abuse:

49% of service providers listed Substance Abuse as a high need and 43% as a moderate need. The Focus group listed Substance Abuse has a **high priority**. The 2000 – 2004 Consolidated Plan ranked it as a high priority.

Crime Awareness:

38% of service providers listed Crime Awareness care as a high need and 51% as a moderate need. The Focus group listed Crime Awareness has a **high priority**. 79% of residents surveyed considered crime prevention as very important and 21% considered it important. The 2000 – 2004 Consolidated Plan ranked it as a medium priority.

Food and Hunger:

45% of service providers listed Food and Hunger as a high need and 53% as a moderate need. The Focus group listed Food and Hunger has a **high priority**. The 2000 – 2004 Consolidated Plan ranked it as a high priority.

Family Deterioration:

38% of service providers listed Family Deterioration as a high need and 50% as a moderate need. The Focus group listed Family Deterioration has a **medium priority**. The 2000 – 2004 Consolidated Plan ranked it as a high priority.

Information and Referral/Outreach Services:

46% of service providers considered that the lack of knowledge of available services was often/always a barrier in clients accessing services. 44% considered it as sometimes a barrier. The Focus group listed Information and Referral has a **high priority**. The 2000 – 2004 Consolidated Plan ranked it as a high priority.

Senior Services:

The Focus Group listed Senior Services as a **high priority** and Senior Centers as a **high priority**. The 2000 – 2004 Consolidated Plan ranked it as a high priority.

Handicapped Services:

85% of service providers considered that the mentally handicapped as sometimes to always under served and 74% considered physically handicapped as sometimes to always under served. The Focus Group listed Handicapped Services as a **high priority**. The 2000 – 2004 Consolidated Plan ranked is as a medium/high priority.

Youth Services:

82% of service providers considered that teens (13 – 18) are sometimes to always under served and 75% considered that children (0 – 12) are sometimes to always under served. The Focus Group listed Handicapped Services as a **high priority**. The 2000 – 2004 Consolidated Plan ranked is as a high priority.

To address these needs and focus on the Goal to *ENCOURAGE THE DELIVERY OF HEALTH AND HUMAN SERVICES TO ASSIST FAMILIES IN REACHING THEIR FULLEST POTENTIALS*, the following objectives have been developed and are the foundation of the strategy plan to target these needs and goal:

1. Improve the accessibility to health and dental care services available to low-income families
2. Develop support system for senior citizens
3. Develop child care options for low/moderate income families
4. Implement system of information, referral, case coordination and community needs assessment
5. Insure that the provision of health and human services is approached within a holistic framework to enable families in breaking the cycle of poverty.

**GOAL: ENCOURAGE THE DELIVERY OF HEALTH AND HUMAN SERVICES TO ASSIST FAMILIES IN REACHING THEIR FULLEST POTENTIALS**

Strategy	Investment Plan	Potential Resources	Agency Involvement	Geographic Eligibility	Target Population	Projected Outcome
<b>Objective: Improve health and dental care services available to low-income households</b>						
Encourage, support and continue the access of health and dental care services to all community residents	Community assessment study group to conduct studies	Participatory funding by school districts, hospitals, non-profit agencies, College Station and Bryan CDBG funds	Community assessment study group and specialized assessment studies, Cities of Bryan and College Station, B/CS	Community-wide	Low and moderate income families, uninsured and underinsured households	Continued and/or increased access to health and dental facilities

			Community Health Center, and other agencies			
Work with nonprofit providers of health and dental care to deliver programs to low and moderate income families	Client tracking, narrative reports, monitoring visits of agencies and feedback during annual public hearings	CDBG Public Service funds, other state and/or federal funds, public and/or private foundations, private donations	Community assessment study group and specialized assessment studies, Cities of Bryan and College Station, B/CS Community Health Center, and other agencies	Community-wide	Low and moderate income families, uninsured and underinsured households	Maintain and/or increase the number of clients receiving health and/or dental services

**Objective: Develop support system for senior citizens**

Facilitate development of services directed to the growing population of senior citizens	Provide direction to the Joint Relief Funding Review Committee to consider programs for senior citizens as a high priority	CDBG Public Service funds	CDBG staff of Bryan and College Station, appointed committee members and local non-profit agencies	Bryan and College Station	Residents meeting age requirements for designation as senior citizens	Evidence of additional senior care opportunities
Encourage continued development of senior citizen programs for the City of College Station	Administer recreational programs for senior citizens	City Parks and Recreational Department	City staff and advisory board and Project Unity collaboration	College Station	Residents meeting age requirements for designation as senior citizens	Evidence of additional senior care opportunities

**Objective: Develop child care options for low/moderate income families**

Facilitate development of child care programs	Provide direction to the Joint Relief Funding Review Committee to consider programs for child care as a high priority	CDBG Public Service funds	CDBG staff of Bryan and College Station, appointed committee members and local non-profit agencies	Bryan and College Station	Low and moderate income households where parents are working and/or training for employment or attending school	Evidence of additional child care opportunities
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**Objective: Continue, maintain and support information, referral, case coordination and community needs assessment systems**

Support information and Referral systems that inform and educate those in most need of health and human services available in the community	Provide technical assistance for the administration of information and referral services	Public and private grants	United Way, Brazos Valley and other local non-profit service agencies	Seven county Brazos Valley Council of Governments area	Providers and consumers of health and human services	Increased client usage of information and referral services
Support the continued development of a family based intake system to insure the access of low and moderate income families to health and human services	Participate in community partnership and focus on family needs and delivery systems	CDBG funds, public and private grants	Project Unity, City of College Station, City of Bryan and local non-profit public service agencies	Community wide (Bryan and College Station)	Providers and consumers of health and human services	Agency focus group studies on how specific needs are being met in the community
Work with non-profit public service agencies to deliver programs to low and moderate income families	The cities of Bryan and College Station will continue to cooperate through the Joint Relief Funding Review	CDBG Public Service funds	CDBG staff of Bryan and College Station, appointed committee	Community wide (Bryan and College Station)	Low and moderate income families	Increase lower-income persons receiving services provided by programs of

	Committee to review and fund public service programs		members and local non-profit agencies			local agencies
Assist non-profit agencies in developing other sources of funding for health and human service programs	Participate in partnership with local non-profit agencies through technical assistance	Community Development Division staff support and United Way staff	CD Staff of College Station and Bryan, United Way, and Texas A&M University	Bryan and College Station	Low and moderate income families	Increased number of funding sources available for health and human service programs of local non-profit agencies

**Objective: Insure that the provision of health and human services is approached within a holistic framework to enable families in breaking the cycle of poverty**

Facilitate the provision of Health & Human services and promote effective collaboration among non-profit agencies	Provide technical assistance and funding for efforts	Cities of Bryan and College Station, United Way, BVCAA, BVCOG, Project Unity and other local agencies	Cities of Bryan and College Station, United Way, BVCAA, BVCOG, Project Unity and other local agencies	Bryan and College Station	Low and moderate income families	Increased number of families that achieve self sufficiency
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**II. Support Public Facilities/Infrastructures to provide safe, secure and healthy environments for families**

The expansion of public facilities and infrastructures is due to deterioration of existing facilities and the increase in population as shown in the "Demographics" section. Various neighborhoods serve densities of population for which sewer and water lines, streets and sidewalks were not designed. The continuing pressures of providing health and human services also have an impact on the provision and location of public facilities. The results of a questionnaire on the use of CDBG and HOME funding indicated that Infrastructure Improvement was ranked the second highest need for use of funds.

Information from the collaborative efforts described above and the continuous updating of data provided by ongoing needs assessment will assist the City Council in making decisions on using CDBG funds for public facility and infrastructure projects. The following factors will be used in analyzing that data:

- Recent public input regarding infrastructure and facility needs
- Demonstration of a substantial benefit to low and moderate-income residents
- CDBG funds are required in order to carry out the project in a timely manner
- CDBG funds leverage funding from other resources

To address these factors and focus on the Goal to *SUPPORT PUBLIC FACILITIES/INFRASTRUCTURES TO PROVIDE SAFE, SECURE AND HEALTHY ENVIRONMENTS FOR FAMILIES*, the following objectives have been developed and are the foundation of the strategy plan to target this goal:

1. Improvement of accessibility to health and human service facilities

2. Improvement of infrastructure systems affecting the health and safety of neighborhood residents
3. Rehabilitation and improved accessibility of public services facilities

**GOAL: Support Public Facilities/Infrastructures to provide safe, secure and healthy environments for families**

Strategy	Investment Plan	Anticipated Resources	Service Delivery	Geographic Distribution	Target Population	Outcome Measures
<b>Objective: Improvement of accessibility to health and human service facilities</b>						
Centralized and improved accessibility to health services	Continue assessment and analysis of health and dental delivery systems to include facility improvements and expansion	CDBG Public Facility funds and grants from public and private sources	Non-profit health and dental care organizations	Centralized locations to serve low/mod income residents	Low/mod income households and uninsured or underinsured families	Improved access to health and dental care delivery systems
Centralized and improved accessibility to human services	Continue study to develop facilities to improve access to human services in College Station	Investigate various leveraged sources based on CDBG Public Facility funding	Local non-profit providers of services to low/mod income residents of College Station	Centralized locations to serve low/mod income residents	Low/mod income households and uninsured or underinsured families	Improved access to local providers of human services
<b>Objective: Improvement of infrastructure systems affecting the health and safety of neighborhood residents</b>						
Rehabilitation and expansion of water and sewer lines, street and sidewalk, and flood drain improvements	Use funds to rehabilitate infrastructure to meet current standards and density and type of land use	CDBG and Capital Improvement Project funds	Public Works Department of the City of College Station	Low/mod neighborhoods	Residents and property owners of low/mod neighborhoods	Completion of rehabilitation projects in designated low/mod income neighborhoods
<b>Objective: Rehabilitation and improved accessibility of public services facilities</b>						
Improve or expand park facilities including green space, neighborhood parks and recreational facilities	Implement the College Station Recreation, Parks, and Open Space Master Plan	CDBG and Capital Improvement Project funds	Parks and Recreation Department of the City of College Station	Low/mod neighborhoods	Residents of low/mod neighborhoods	Completion of Parks projects in designated low/mod income neighborhoods

**III. Provide Economic Opportunities for Development of Strong and Diverse Economic Environment to Break Cycle of Poverty**

Demographic data indicates that the Bryan/College Station MSA has the lowest unemployment rate of the 25 districts in Texas at approximately 2% at the end of 2004. However, U. S. Census information indicates that Brazos County residents earn about \$10,000 less than the median income for the state and about \$12,000 less than the US. median income. The poverty level for households in Brazos County is 22.8% compared to the national rate of 10.3%. This indicates a concern of *underemployment* among residents. This further indicates a need to provide programs designed to support higher paying employment in the community.

To address these concerns and to focus on the Goal to *PROVIDE ECONOMIC OPPORTUNITIES FOR DEVELOPMENT OF STRONG AND DIVERSE ECONOMIC ENVIRONMENT TO BREAK CYCLE OF POVERTY*, the following objectives have been developed and are the foundation of the strategy plan to target this goal:

1. The City will encourage and support the continued expansion of existing economic activities; the emergence of high technology applications; tourism and the hospitality industry; and expansion of the service sector of the economy
2. The City will work to retain support for healthy existing businesses and industry and to increase the number of jobs
3. The City will support training and educational opportunities for underemployed residents and for those seeking transitional housing or other housing support services

**GOAL: PROVIDE ECONOMIC OPPORTUNITIES FOR DEVELOPMENT OF STRONG AND DIVERSE ECONOMIC ENVIRONMENT TO BREAK THE CYCLE OF POVERTY**

Strategy	Investment Plan	Anticipated Resources	Service Delivery	Geographic Distribution	Target Population	Outcome Measures
<b>Objective: Encourage and support the continued development of existing economic activities; the emergence of high technology applications; tourism and the hospitality industry; and expansion of the service sector of the economy</b>						
Provide businesses seeking to locate in College Station with a high quality environment	The Department of Economic Development is proactive in seeking employment opportunities	Private and public sources of funding	The Dept of Economic Development coordinates with the Chamber of Commerce and the Brazos Valley Council of Governments	City of College Station	All residents seeking employment opportunities in College Station	Measurable increase in job opportunities for residents of College Station
<b>Objective: Retain support for healthy existing businesses and industry and to increase the number of jobs</b>						
Facilitate city financing mechanisms where applicable to assist business and industry with expansion; as well as providing and maintaining needed infrastructure	Private-public partnerships and agreements and encourage multiple funding sources	Private and public sources of funding	Cooperation among private institutions and public agencies	City of College Station	All residents seeking employment opportunities in College Station	Measurable increase in job opportunities for residents of College Station
<b>Objective: Support and expand training and employment activities for the under employed</b>						
Support and expand community wide training and employment activities targeted to low/mod income households	Programs include Brazos Workforce Solutions, school districts and various non-profit agencies in the Bryan/College Station community	CDBG Public Service Agency funding, state funds and other private and public grants	Cities of Bryan and College Station CDBG programs, local school districts and non-profit agencies	Community-wide	Low/mod income unemployed and under-employed residents	Increase the number of participants in training programs

**IV. Revitalize Declining Neighborhoods in Support of Well-Planned Neighborhoods for Development of Families**

The integrity of neighborhoods is a key element mentioned in public hearings. The purpose of this goal is to maintain the focus of revitalization of neighborhoods through partnerships with neighborhood groups, other City departments and external groups such as Texas A&M University and non-profit organizations. This focus is designed to heighten the appearance, safety, and quality of College Station neighborhoods.

To address these concerns and to focus on the Goal to *REVITALIZE DECLINING NEIGHBORHOODS*, the following objectives have been developed and are the foundation of the strategy plan to target this goal:

1. Emphasize neighborhood integrity
2. Clearance of vacant and dilapidated structures providing benefits to a designated low/mod income area or benefits to low/mod income limited clientele

**GOAL: REVITALIZE DECLINING NEIGHBORHOODS IN SUPPORT OF WELL-PLANNED NEIGHBORHOODS FOR DEVELOPMENT OF FAMILIES**

Strategy	Investment Plan	Anticipated Resources	Service Delivery	Geographic Distribution	Target Population	Outcome Measures
<b>Objective: Emphasize Neighborhood Integrity</b>						
Utilize code enforcement regulations to maintain the integrity of older neighborhoods	City departments will focus the regulatory authority and education of code enforcement in neighborhoods	CDBG Code Enforcement funds will be utilized to expand code enforcement efforts in low/mod income areas	Community Enhancement Division of the Fire Department	Low/mod income neighborhoods	Residential lots located in low/mod income neighborhoods	Increased compliance to city codes and ordinances in low/mod income neighborhoods
Annual partnership of Texas A&M students, neighborhood residents, and City employees to provide “sweat equity” for improvements in low/mod income neighborhoods through the “BIG EVENT”	Student groups, neighborhood residents, and employees of City departments will focus efforts to “clean up” and “beautify” low/mod income neighborhoods	Cities of Bryan and College Station and other private or corporate donations and contributions	Coordinated efforts of the Community Development Division and Texas A&M University student groups	Low/mod income neighborhoods	Residential lots located in low/mod income neighborhoods	Increased property maintenance and compliance to city codes and ordinances in low/mod income neighborhoods
<b>Objective: Clearance of vacant and dilapidated structures providing benefits to a designated low/mod income area</b>						
Demolition of vacant structures in low/mod income areas to provide space for park facilities	Provide support for the implementation of the College Station Recreation, Parks, and Open Space Master Plan	CDBG and Capital Improvement Project funds	Parks and Recreation Department of the City of College Station	Low/mod neighborhoods	Residents of low/mod neighborhoods	Completion of Parks projects in designated low/mod income neighborhoods

**D. BARRIERS TO AFFORDABLE HOUSING**

Jurisdictional public policies can effect the costs to develop, maintain, or improve affordable housing. Ad valorem property taxes, development fees and charges, impact fees, building codes, zoning and land use control ordinances all significantly impact the cost of housing. The City of College Station is aware of the affect these policies have on affordable housing, and have taken steps to ensure that related costs are reasonable and that there is an adequate supply of safe, decent, affordable, and sustainable housing in the City.

First and foremost, ad valorem property tax rates directly affect housing affordability. The City of College Station staff and elected officials have worked diligently to keep the city property tax rate as low as possible while still delivering an excellent level of service to the citizens. This has been done through prudent and award-winning fiscal policies and a controlled but vigorous expansion of the tax base.

<b>2004 Property Tax Rates For Similar Sized Texas Cities</b>		
<b>City</b>	<b>Population</b>	<b>Tax Rate</b>
Tyler	85,482	0.2490
Sugar Land	70,758	0.3260
Round Rock	79,568	0.3800
Frisco	69,759	0.4230
Lewisville	86,091	0.4510
<b>College Station</b>	<b>73,550</b>	<b>0.4640</b>
Longview	74,583	0.4830
Allen	65,663	0.5600
North Richland Hills	60,400	0.5700
Harlingen	62,665	0.5910
McKinney	85,868	0.5930
Bryan	66,669	0.6360
Victoria	60,893	0.6900
San Angelo	88,500	0.8680
Source: TML 2005 Tax & Debt Survey		

The chart above shows the City of College Station with the 6<sup>th</sup> lowest ad valorem property tax rate in the state for cities of similar population (60,000 to 90,000 population) in the most recent Texas Municipal League survey of tax and debt.

Secondly, zoning and land use controls impact housing affordability by increasing the initial cost per unit. The City of College Station has worked closely with the development community to make certain these costs and controls are reasonable and necessary. Initially adopted in June 2003, the first annual review of the Comprehensive Plan and Unified Development Ordinance (UDO) was completed in September 2004.

Section 1.8 of the UDO requires the City Council to review the UDO and Comprehensive Plan annually. Feedback from the public and the development community is an important aspect of balancing the need for affordability with the desire to preserve property values, aesthetics, and safety.

Regarding building safety, the City of College Station has adopted the family of International Codes to regulate construction. Specifically, the following codes have been adopted:

- The International Building Code (2003 Edition)
- The International Residential Code (2003 Edition)
- The International Plumbing Code (2003 Edition)
- The International Mechanical Code (2003 Edition)
- The International Fuel Gas Code (2003 Edition)
- The International Energy Conservation Code (2003 Edition)
- The International Property Maintenance Code (2003 Edition)
- The National Electrical Code (2002 Edition)

A recent survey of housing providers in March 2005 indicated the greatest barrier to affordable housing in College Station was the high cost of land for development. The market for developable land in College Station is highly competitive. Demand remains high, and the supply of land is not increasing at the same pace as the quantity demanded. It can be concluded that increasing land prices are the result of high demand brought about by prudent and effective local government efforts to institute reasonable and necessary zoning and land use controls, providing excellent and timely expansion and maintenance of public infrastructure, while keeping property tax rates as low as possible.

In addition to the cost of land, another significant cost borne by developers is interim financing. Development delays attributable to City development review could potentially increase overall development costs. Toward that end the City has streamlined the development process to provide a "one-stop-shop" and significantly reduce the time necessary for development review.

One affordable housing practice which the City of College Station used previously to reduce the burden to affordable housing developers, homebuyers, and tenants was the waiver of building, development, and utility tap fees for developments sponsored by the Community Development Department or its affiliates. This practice is commonly in use by other Texas cities to reduce the cost of affordable housing development and to contribute toward HOME match requirements. The College Station City Charter has recently been determined to preclude the waiver of fees, even for affordable developments by the City itself using federal grant funds, is not allowed. This has resulted in significant cost increases for those developing, purchasing, or renting affordable housing in the City.

A second affordable housing practice, which the city used previously, that has since been eliminated, was providing down payment homebuyer assistance to income-eligible city

employees through the Community Development Department's HOME program. Because of the high cost of housing relative to city employee pay for lower-income City workers, down payment assistance is often necessary to allow the employee to own a home and live in the jurisdiction which he or she serves. The practice of assisting low-income City of College Station employees with their down payments was halted based upon an interpretation of the city charter, which disallowed city employees from benefiting from contracting with the City. This interpretation has resulted in low-income employees of the City (predominantly Parks, Public Works, and administrative staff) to have to live outside the jurisdiction or to bear housing costs that are less affordable. The first attempt to remove the charter prohibition during the most recent charter election failed.

## **E. STRATEGY TO REMOVE OR AMELIORATE BARRIERS TO AFFORDABLE HOUSING**

The following are recommendations to ameliorate barriers to affordable housing in the City of College Station:

First, it is recommended that the City continue to hold down ad valorem property tax rates through sound fiscal management and economic development.

It is also recommended that the City continue its policy of soliciting input from the public and working closely with the development community to keep zoning and land use regulations, development and building fees to those which are reasonable and necessary.

In addition, it is recommended that the City Charter provisions previously interpreted to disallow fee waivers for affordable housing developments be revisited, and, if necessary, a draft of the necessary language to waive such fees should be included in the next City charter election.

Finally, one other recommendation is that the a new City Charter provision be drafted for inclusion on the next City Charter election that will allow down payment assistance, and home-owner repair assistance, to income-eligible City of College Station employees.

## **F. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

An Analysis of Impediments to Fair Housing Choice has been performed to coincide with the City of College Station's 2005-2010 Consolidated Plan. The study was performed in order to satisfy the requirements of 24 CFR 91.225(a)(1) titled "Certifications", which states:

"Affirmatively furthering fair housing. Each jurisdiction is required to submit a certification that it will affirmatively further fair housing, which means that it will

conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard."

Impediments to fair housing choice are considered by the U.S. Department of Housing and Urban Development (HUD) to be any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status or national origin that restrict housing choices or the availability of housing choices.

The analysis of impediments to fair housing choice in the City of College Station identified the following fair housing observations and/or concerns:

- Most reported discriminatory incidences were related to sex, race, disability, or national origin. The recent increase in the number of complaints indicates that fair housing public education outreach and efforts have been successful.
- Most dilapidated housing is located in low to moderate-income areas, which are also areas of minority concentration.
- A review of advertising indicates that local housing providers, lenders, and insurers should be diligent to include fair housing logos and diverse human models, as well as bilingual advertising.
- Review of the most recent home mortgage loan data (HMDA) from 2003 indicated no disparity of lending denials between Whites and Minorities in the Bryan/College Station MSA.
- 90% of all fair housing complaints in the city related to the denial of rental housing.
- The City's zoning and land use policies discourage development of large, high-density multifamily developments, particularly those concentrated in areas the City is interested in improving with retail or other economic development activity, or in maintaining neighborhood integrity.
- In addition, the City promotes scattered site, low-density low-moderate income housing rather than concentrated affordable housing. Such efforts are important to limiting the concentration of poverty in the City. Minimizing the concentration of low income populations is also a goal of the U.S. Dept. of HUD.
- Current limits on the numbers of unrelated occupants in a single family dwelling likely meet the test of reasonableness under the Fair Housing Act, however further arbitrary reductions may not and would warrant further review.

## **G. ACTIONS TO ADDRESS IMPEDIMENTS TO FAIR HOUSING CHOICE**

Given these concerns and potential barriers to fair housing in College Station, the following actions are recommended:

- The City, and other public entities, should continue and increase its successful fair housing educational and outreach activities to ensure a greater distribution of bilingual materials on the Internet, in the public library and through public service radio and/or television ads that inform citizens on their rights and how to file complaints about housing discrimination.
- The City of College Station should continue its rehabilitation and reconstruction programs, and particularly target clusters of dilapidated housing in low-mod minority areas.
- The City should also provide outreach to work with local lenders, insurers, and housing providers to ensure non-discrimination in advertising and in providing housing and housing services.
- The City also should continue to support and partner with private Housing Tax Credit developers to construct new, safe, decent, affordable and sustainable rental housing, particularly for low-income elderly and/or special needs populations.
- The City should carefully review any future requests to reduce the allowable number of unrelated occupants in a single-family dwelling to ensure that the test of reasonableness under the Fair Housing Act is met.

## **H. ACTIONS ADDRESSING LEAD-BASED PAINT HAZARDS**

On September 15, 2000, the housing assistance programs of the sister cities of College Station and Bryan have been under the cross cutting federal regulations of 24 CFR Part 35 otherwise known as “The Lead Safe Housing Rule”. This regulation came into effect to protect low-income children and families from the hazards of lead-based paint. Since then, both cities have worked together to encourage local contractor participation in becoming state certified to inspect, test and remediate lead-based paint hazards in accordance with the federal regulations. Staff contacted local painting and general contractors by phone. Flyers were placed in local “do-it-yourself” and professional building supply stores, encouraging contractors to take advantage of initial free HUD sponsored training to become eligible for certification as lead hazard professionals. To date, no local contractors have acknowledged their certification to perform lead hazard remediation activities, nor have any local contractors been listed on the Texas Department of Health-Environmental Lead Branch website as certified lead hazard professionals.

Despite efforts by staff, a non-local environmental contractor have had to be hired to perform risk assessment on one rehabilitation project since the initiation of the new lead based paint regulation. The costs to perform the lead remediation activities on the rehab project were prohibitively expensive. It should also be noted that, due to the relatively new age of residential properties in College Station, the limited number of homes estimated to have lead-based paint, and the fact that in the most recently received Health Department information reported that there were no recorded incidents of elevated blood-levels for lead in College Station residents and children, that lead-based paint hazards are considered to be a minimal threat in College Station. Therefore, the City elects to target rehabilitation projects that target homes constructed after 1978.

It is estimated that the City has approximately 850 housing units (both owner-occupied and rental) that contain lead based paint hazards and that are occupied by lower and moderate income families. This estimate is based on the low number of pre-1978 housing units in the city, as well as the high number of older rental units occupied by students from Blinn and Texas A&M University. Additionally, the majority of the well constructed, older housing stock in the city has been sold, renovated and occupied by middle to upper income households resulting in even fewer lead-based hazards in both older housing and among lower income families.

In an effort not to exclude housing rehabilitation assistance to low-income households with homes constructed before 1978, the city (in collaboration with the Brazos County Health Department) will consider providing assistance to low-income households where a child has a dangerously elevated blood lead level. When a child exhibits symptoms of lead poisoning, the health department would perform a blood test on the child. If the child has a dangerously elevated blood lead level, the health department would report its findings to the city, and the city would then evaluate the household to ensure qualification for housing assistance. If the household qualifies for housing assistance, lead hazard remediation activities would be performed on the house in accordance with the federal regulations and the city's rehabilitation assistance guidelines.

The city will continue encouraging local contractors to become certified as lead hazard professionals by providing information, as well as guiding them to the appropriate governmental websites and agencies. The city will work to educate the community about the hazards of lead-based paint by providing information through apartment associations, rental property managers, realtors and members of the Bryan-College Station Homebuilders Association. The city will also continue to distribute information to the community through flyers at building supply stores, as well as utilization of electronic and media broadcasting to the public. Staff will also continue to participate in training designed to address lead-based paint hazards and will encourage local contractors to do likewise.

City housing staff, and other area housing agencies working with federal funding, will evaluate individual housing needs of those households that apply for housing assistance programs. Each applicant that is interviewed with city staff for housing assistance, will

be notified and counseled on the hazards of lead based paint and are provided with EPA brochure 747-K-94-001 entitled “Protect Your Family From Lead in Your Home”. Every effort will be taken to inform low-income homeowners and the community of the hazards of lead based paint through personal interviews and public / private presentation opportunities.

As households with children having dangerous elevated blood lead levels (EBLL) are reported to city staff by the county health department, staff will continue to examine the city’s ability to assist the households in remediating lead hazards in their homes. As previously stated, since the city currently has no local contractor pool to perform necessary lead hazard elimination or remediation work, the city will make every effort to provide assistance as it is feasible through programatic and budgetary constraints.

Additionally, city staff will remain proactive in providing local contractors with information regarding lead hazard training opportunities and state certification processes. It is the desire of both the cities of College Station and Bryan to have a local certified contractor base to perform lead hazard remediation activities as the need may arise. City staff will also continue to participate in state and federal sponsored training designed to address lead-based paint hazards.

## **I. ANTI-POVERTY STRATEGIES**

The city, through its JRFRC process, provides the maximum allowed PSA (Public Service Agency) funding through its CDBG grant allocation. The JRFRC, through multiple public meetings and site visits, recommends to Council, those agencies best meeting the most critical health and human service needs among the lowest-income groups in our community. Additionally, the City typically provides additional non-federal funds to local agencies serving the lower income community, but not receiving CDBG funds. The City’s Consolidated Plan goals and objectives also identify and recognize contributions to the local “Anti-Poverty” Strategy, such as those efforts by: Brazos Valley United Way; Twin-City Mission; Brazos Valley Community Action Agency; Brazos Valley Council of Governments; Unity Partners; Health for All; Workforce Solutions; Bryan-College Station Health Clinic, and many other local health and human service providers as identified in “Institutional Structure” on the following pages of this plan. Finally, see the discussion on page 118, titled “Provide Economic Opportunities for Development of a Strong and Diverse Economic Environment to Break the Cycle of Poverty” for information on economic development efforts in the community.

## **J. GEOGRAPHIC DISTRIBUTIONS / COMMUNITY DEVELOPMENT PROGRAM**

For the purposes of satisfying the requirements of Chapter-373 of the Texas Local Government Code and to establish a Community Development Program as defined by that statute, the City identifies the areas of the municipality in which predominately low and moderate income persons reside, areas that are blighted or slum areas, or that are federally assisted new communities, as the Census Block Groups that have 51% or more low and moderate income populations, as documented by data from the 2000 Census (see map of eligible Community Development areas on page 48 and the low-income Census Block Group table that follows). Further, these low and moderate income areas represent Community Development program areas in which building rehabilitation and the acquisition of privately owned buildings and/or land may take place, using federal funds, to advance one or more of HUD's National Objectives. Public facilities and infrastructure improvements will also be provided in areas of the city where 51% or more of the service population (defined as citizens benefiting from the activity) meets low and moderate-income guidelines, or where the nature and use of a facility can be documented and reasonably assumed to benefit and serve low-income citizens. Public facility projects identified for funding also fall with geographic areas of minority concentrations. Specifically, the park improvements at Tarrow Park (Lincoln Center) fall within a concentration of African American and Hispanic citizens. Park improvements at Lions Park fall within a concentration of African American citizens. The proposed street and sidewalk improvements are located in the Northgate District, which has a concentration of Asian citizens (see maps). The only exception is the Steeplechase Park proposal that, while in a low-income census tract, does not have a significant concentration of minorities. Eligible projects will be defined and approved by City Council as the need for new or improved infrastructure improvements and/or public or private public facility projects are identified. Currently, improvements to First, Maple and Louise Streets are underway and design and engineering for the Lincoln Center Expansion Project has been completed and the project has begun. Finally, funds are being recommended in this fiscal year for design and engineering on future residential streets in low-income service areas. The construction and design on those streets will be funded and carried out in a subsequent program year.

While the City does not prioritize single-family housing assistance on a geographical basis, a large majority of the housing rehabilitation, replacement and construction is performed in low-income census tracts that contain concentrations of minorities (see maps). Home-buyer assistance is more evenly distributed throughout the community. Because most areas of the City contain lower income populations, the City has decided to provide assistance based on household income and need only. Like HUD, the City's goal is to reduce concentrations of lower-income populations. Therefore, limiting housing activities on a geographic basis, rather than an individual income basis, would be contradictory to local and federal goals. As noted above, there are two neighborhoods that have been identified in Presumption of Affordability Studies that do have somewhat higher concentrations of lower-income persons and concentrations of Hispanic and African American citizens. Higher numbers of certain housing assistance programs are

processed for applicants in those areas due to the larger percentage of low-income families living in those neighborhoods. More Owner-Occupied Rehabilitations, Optional Relocations (Reconstructions) and New Construction Projects are typically seen in these neighborhoods because the homes are more modest, and the available lots are more affordable. In those instances, the City's projects help encourage and promote redevelopment in those neighborhoods. Multi-family developments are, however, considered and recommended based on a variety of geographical criteria, to include: proximity to amenities; appropriateness of site; access; environmental appropriateness; zoning, and; whether the site is designated as a Qualifying Census Tract, or other such designations that might strengthen the financial viability of the development.

<b>Block Group Low Mod Estimates for College Station</b>				
Census Tract	Block Group	Low/Mod	Low/Mod Univ	Low/Mod Pct
002002	3	0	0	0.0%
002001	2	37	1772	2.1%
002001	2	0	485	0.0%
002001	1	229	1627	14.1%
001802	1	26	2014	1.3%
002002	3	0	60	0.0%
002005	1	3217	3546	90.7%
001801	3	782	2251	34.7%
001801	2	805	2401	33.5%
001802	2	1889	3641	51.9%
002003	1	370	1152	32.1%
002003	2	26	503	5.2%
002003	2	0	237	0.0%
002003	3	54	338	16.0%
002003	3	43	694	6.2%
002003	4	15	513	2.9%
002003	4	71	1522	4.7%
002005	1	0	133	0.0%
002005	2	0	0	
002005	2	0	0	
001801	1	505	661	76.4%
001601	4	722	913	79.1%
002004	1	0	43	0.0%
001303	3	1862	2191	85.0%
001603	2	606	1252	48.4%
001700	2	1456	1799	80.9%
001301	1	1261	1724	73.1%
001302	1	1921	2340	82.1%
001302	2	486	1573	30.9%
001303	2	412	1171	35.2%
000202	2	26	39	66.7%
001400	1	1334	1454	91.7%
001400	2	825	1028	80.3%
001400	3	604	739	81.7%
001604	3	698	855	81.6%
001303	1	590	877	67.3%

001700	1	3496	4351	80.3%
001500	1	10	10	100.0%
001604	2	250	885	28.2%
001604	1	1386	1995	69.5%
001603	4	1275	1662	76.7%
001603	3	1000	1368	73.1%
001603	1	1396	1711	81.6%
001601	3	574	1362	42.1%
001601	2	116	562	20.6%
001601	1	1301	1741	74.7%

## K. INSTITUTIONAL STRUCTURES

*Focus, Direction, Leadership, Cooperation, and Collaboration* are essential strategic planning components of a community desiring to achieve success with its efforts to enhance the standard of living for all citizens. The City of College Station recognizes that needs and gaps in services exist in our community, and is actively participating in efforts to improve services. Other important factors necessary for success include the maximum leveraging of limited program funds and the provision of local match necessary to receive state/federal funds.

The City of College Station will help promote and administer the identified goals, objectives, and strategies discussed in this document through its Community Development Division. The City will utilize and administer its CDBG, HOME, and other local, state, and federally-funded programs to fund numerous affordable housing programs and other community development activities to assist low-income citizens and revitalize declining neighborhoods. Other possible resources state funds and other local public and private funds. The City will also consider and offer letters of support when appropriate to other organizations and agencies seeking grant or state/federal funding for projects that advance Consolidated Plan goals. When appropriate, the Community Development Division shall act as liaison to coordinate with volunteer groups who offer free labor assistance to low-income homeowners, other public and private groups providing housing assistance, and public and private groups who provide supportive services to low-income families. In addition, funding of public services through non-profit organizations will continue to include the maximum amount allowable by HUD for public service funding.

Development and planning of programs eligible to receive federal funding will be approached with the concept of maximizing the extent of the federal dollar commitment with the least actual dollar commitment required to make the project feasible. Leveraging will be accomplished through coordination of programs, with volunteer work groups providing labor and assistance, and by encouraging and partnering with agencies and other governmental groups that administer programs meeting Consolidated Plan goals.

As needed, the City will also consider programs that require local matching funds.

Possible sources of local match include:

- City general and other local funds;
- City donated services as approved by HUD in a Cost Allocation Plan;
- Locally-funded infrastructure in CDBG eligible areas;
- Administrative costs, program delivery costs, and actual program expenses provided by non-profit organizations as supportive programming;
- Funds provided by private lending institutions; and
- Private investment.

Thriving communities contain strong active partnerships with commitments from public and governmental institutions, the private sector, and private non-profit organizations. Bryan-College Station is fortunate to be experiencing a trend amongst local public and private groups to work cooperatively to assist families forward to the goal of self-sufficiency.

## **L. PUBLIC INSTITUTIONS / PUBLIC NON-PROFIT ORGANIZATIONS**

**U. S. Department of Housing and Urban Development** - The City of College Station became a CDBG entitlement in 1974, and a HOME Participating Jurisdiction in 1994. The City will continue a proactive approach to making housing opportunities available to very-low and low income citizens through participation in the CDBG and HOME programs and other federal programs that may develop. This list of future HUD programs may include, but is not limited to, HOPWA, and ESG.

**Local Governments** - The cities of **Bryan and College Station** shall offer technical support and assistance to one another, continuing a cooperative approach to meeting housing and non-housing needs of the entire Bryan-College Station community. This will include regular meetings between the two **Community Development** staffs to discuss community housing and non-housing issues and to share information regarding CDBG and HUD activities and programs. The two Cities currently operate a joint committee process to provide recommendations to both city councils on the expenditure of CDBG funds for area-wide health and human services. The non-profit agencies funded through this joint effort provide much of the supportive housing services and other public services currently being offered to low-income residents in the community. Staff in both cities also serve on numerous committees and task forces related to services and needs of low-income citizens.

**Texas Department of Housing and Community Affairs (TDHCA)** - The City of College Station received HOME Grant funding from the Texas Department of Housing and Community Affairs (TDHCA) for Fiscal Years 1992 and 1993. In 1994, the City became a Participating Jurisdiction (PJ) and now receives HOME grant funds directly

from the federal government. With the City’s support, in 2004 – 2005 a developer was successful in obtaining Housing Tax Credit funding from TDHCA for the development of a 100–unit affordable apartment complex. The City anticipates the possibility of participating in additional future TDHCA affordable housing opportunities and will again consider partnerships with other private and public organizations seeking TDHCA funds for affordable housing developments.

**Brazos Valley Council of Governments (previously Brazos Valley Development Council)** - The local Council of Governments administers a **Section 8 Existing Rental Assistance Program** providing aid with rental costs to very-low and extremely low income residents of Bryan and College Station. The City of College Station agrees with the urgent need for additional rental assistance funding and offers support for BVCOG's application for future funding. BVCOG is also the **Area Agency on Aging**, providing supportive information and referral services for the elderly community and administers the **County Indigent Health Care Program** for the 7-county Brazos Valley region.

**Mental Health-Mental Retardation Authority of Brazos Valley** - MHMR provides supportive mental health and mental retardation services to residents who are mentally disabled or children who are developmentally delayed. MHMR also administers supportive housing facilities for the mentally retarded and for persons experiencing mental health problems. MHMR services include case management, developmental services for children with disabilities, prescription assistance and counseling. College Station supports MHMR's efforts to identify and operate supportive housing for their clients.

**Texas A&M University** - The Community Development Office coordinates with Texas A&M University student leaders for an annual neighborhood clean-up campaign, the Big Event, to assist low-income neighborhoods and elderly residents with special clean-up and weatherization projects. This program compliments the City's goal of improving the community appearance, in addition to providing assistance that directly benefits very-low and low-income citizens with home repairs and accessibility needs.

City staff also work with various departments at Texas A&M University to utilize volunteer student interns to assist on various housing or public service projects. Research and data gathering efforts have also been offered as “class projects” on Community Development issues, sometimes in exchange for staff participation in class lectures. This approach was utilized in the studies performed by Dr. Sherry’s Bame’s classes in the spring of 2005 in preparation of this plan.

**Texas Health and Human Services Commission** provides financial and supportive assistance to low and very low-income residents. Programs include Medicaid, Childrens Health Insurance Program (CHIP), Aging and Disability Services, Family and Protective Services, State Health Services, Family Services, Assistance and Referral System, Temporary Assistance for Needy Families (TANF), and Food Stamps.

**Brazos County Health Department** provides preventative services and education for

basic public health issues, including immunizations, TB screening, septic system inspections, health education, STD screening, other basic health screenings, and emergency management.

**Brazos Valley Community Action Agency** is a public non-profit organization serving a multi-county area surrounding Bryan-College Station. Services provided include housing assistance, public transportation, job training, weatherization, health care, dental care, nutritional needs, counseling, education, assistance for homeless and persons with AIDS, and emergency utility assistance.

The City continues to coordinate, on an “as-needed” basis, with other various federal and state agencies such as **Texas Rehabilitation Commission, Texas Department of Health, Texas Cooperative Extension Service, Veterans’ Administration, Farmer’s Home Administration, FNMA, FDIC, and FMAC.**

## **M. PRIVATE SECTOR PARTICIPATION**

Local **private lending institutions** provide homebuyer and credit counseling programs as part of their affordable home ownership programs. Several local banks have been active in assisting with the development of these classes. Many local banks have developed home ownership loan programs that complement city programs. Many local lenders provide affordable and flexible mortgage services to lower-income and first-time home buyers, to include veterans.

**Consumer Credit Counseling Service (CCCS)**, of the Greater Houston and Gulf Coast Area, Inc. provides free credit counseling services to the local community. This non-profit is supported by local businesses, and is affiliated with the National Foundation for Consumer Credit, Inc.

Through the City’s **Façade Improvement Program**, the City partners with commercial merchants/property owners by providing matching funds for exterior façade improvements to commercial properties located in designated slum and blighted areas, or citywide on a spot basis. This activity may be funded with federal and non-federal funds.

Local fraternities, sororities, and other **student groups**, such as The Aggie Men’s Club, provide volunteer workers to assist low-income homeowners or social service agencies, which serve low-income citizens with minor repair, landscaping, and weatherization projects.

Several local **churches** provide supportive and, in some cases, financial services for low-income families, such as emergency assistance for utilities, deposits, and rent. Several churches also provide emergency food and clothing. Services are also provided to support the efforts of local non-profit organizations.

The **Bryan/College Station Homebuilders Association** has provided assistance to Habitat for Humanity and remodeling assistance to the offices of service providers.

**N. NON-PROFIT ORGANIZATIONS / AGENCIES**

In the last few years, great improvements have been experienced locally regarding the philosophical approach to the delivery of health and human services. Most organizations are realizing the value of the collaborative process to providing an effective “continuum of care” approach to providing assistance to families. **Project Unity** serves as the facilitator of many of these projects by providing an organizational partnership framework and processes to accomplish collaborative efforts. Beginning with a core group of 8 local agencies in 1992, Project Unity has grown to include more than 80+ member organizations and programs and more than 250 professional members. Additionally, a commitment to providing comprehensive and excellent services is being evidenced by the **United Way of the Brazos Valley** in the development of the Area’s Information Center for the 211 Texas **Information and Referral System**. Through a collaborative approach and the use of a local task force consisting of city staff and local agencies, a comprehensive plan has been developed to enhance the information database accessible to citizens and agencies regarding the availability of programs and services. This new I&R system and Project Unity’s comprehensive case management system, will greatly increase the accessibility of services for families in need. These systems provide excellent supportive and technical assistance and resources to the multiple health and human service providers.

*Numerous non-profit organizations exist in the B-CS area to provide health and human services to persons in need. These programs provide invaluable supportive services in a continuum of care approach to resolving critical needs and issues that persons and families in need face on a daily basis:*

<b>COUNSELING</b>	
<i>Resources</i>	<i>Services Provided</i>
Aggieland Pregnancy Outreach	Pregnancy counseling
AIDS Services of Brazos Valley - BVCAA	Provides testing, education and case management
Benefits Counseling	Assistance on problems with benefits and insurance
Brazos Counseling Association	Family and individual counseling
Brazos County Civil Legal Aid Referral	Helps financially disadvantaged and low income families in civil matters
Brazos County Crisis Pregnancy Service	Counseling/support services for crisis pregnancies
Brazos County Rape Crisis Center	Provides support to male and female sexual assault survivors, family members and friends
Brazos Valley Council on Alcohol and Substance Abuse	Individual and group counseling services on alcohol and drug abuse
Consumer Credit Counseling Service	Provides budget, debt and housing counseling
Dispute Resolution Center	Volunteer trained mediators to resolve conflicts
Day School for the Deaf	Sign language classes and counseling services for the deaf

Family Health Psychological Services	Provides mental health services aimed at assessing and alleviating emotional, psychological and behavioral problems
Family Outreach	In-home services to educate and provide emotional support for parents
Family Violence Unit	Provides legal counseling, legal aid and/or referrals to victims of domestic violence
Gulf Coast Legal Foundation	Provides legal services for qualified individuals
Hope Pregnancy Center of Brazos Valley	Counseling and supportive services for crisis pregnancies
Inner Wisdom Counseling Center	Helps meet the special needs of women struggling with depression, life changes, or losses
MHMR of Brazos Valley	Counseling and support services for mentally disabled persons
Planned Parenthood	Counseling and support services for women
Scotty's House	Provides individual counseling and intervention to child victims of physical and sexual abuse and counseling to non-offending family members
TAMU Student Counseling Helpline	Telephone service provides crisis intervention, information, support and referral for TAMU students
TAMU Counseling and Assessment Center	Assessment and therapy services for children, adolescents, adults, couples and families
Twin City Mission – Phoebe's Home	Counseling services for victims of domestic violence
Twin City Mission – STAR Program	Counseling for youth and their families
Veteran's Assistance	Assist servicemen and women and their dependents in processing claims and advisory work

<b>ELDERLY SERVICES</b>	
<b><i>Resources</i></b>	<b><i>Services Provided</i></b>
AARP	Information, education, community, and member services for seniors over 50
Assemblage of Praise Church Senior Center	Activities, meals and snack for seniors over 60
Brazos County Health Department	Free health screening for seniors over 65
Brazos County Senior Center	Socialization, reassurance
Brazos County Senior Citizens Association	Social needs of seniors over 55
Brazos Transit	Accessible transportation services for Medicaid recipients to physician/pharmacy
Brazos Valley Alzheimer Association	Supportive services to families of victims of Alzheimer's and related diseases
BVCAA – Elder-Aid	I&R, transportation, telephone reassurance, case management for seniors, minor repairs
BVCOG Area Agency on Aging	Telephone reassurance for elderly and homebound persons, ombudsman services, carrier alert program
College Station Senior Health Center/Senior Friends	Medical care, social services, nutrition counseling
Crestview Retirement Community	Subsidized rental housing for elderly
Hospice of Brazos County	Supportive services with terminally ill and their families
Lincoln Recreation Center	Senior social services on a daily basis
LULAC Apartments	Subsidized rental units for elderly/disabled
Retired Senior Volunteer Program	Places senior citizens in volunteer positions with

	local non-profit agencies
Service Corps of Retired Execs	Volunteer program for senior volunteers
Social Security Administration	SS, SSI, Medicare
St. Joseph's Gold Medallion Club	Assistance with insurance claims, social activities, discounts on other services
Texas Dept. of Human Services Community Care for the Aged	Meals on wheels, home health/homemaker services, transportation, family support, emergency response system

<b>EMPLOYMENT/JOB TRAINING/ADULT EDUCATION SERVICES</b>	
<i>Resources</i>	<i>Services Provided</i>
Adult Learning Center	Literacy program which includes GED preparation, job readiness, and life skills
Barbara Bush Parent Center – CSISD	Supportive programming for parents
Blinn College	Specialized skill training
Brazos Valley Workforce Solutions	Job training and Employment opportunities
Bryan Adult Learning Center	Literacy training
Bryan ISD Vocational Education	Vocational skills training for teens
Charles & Sue's School of Cosmetology	Cosmetology training/certification
City of College Station – Teen Apprenticeship Program	Provide at-risk low-income teens with job mentoring and skills training
Family Outreach	Volunteers offer in-home support and education to parents experiencing stress and child-related problems
Goodwill Industries	Rehabilitation services and employment for disadvantaged persons
Job Corps	Vocational and educational training
Junction 5-0-5	Job training and employment or mentally and physically handicapped
MHMR - New Trends	Sheltered workshop for mentally disabled individuals, provides training in personal/social adjustment and sheltered work production
Options for Young Parents	Supportive services for young parents
Project Unity – Self-Sufficient Worker's Achievement Training	Supportive services for clients who are enrolled in job training programs
Texas Commission for the Blind	Help blind and visually impaired secure and maintain employment
Texas Dept. of Human Services (TDHS) Job Opportunities and Basic Skills (JOBS)	AFDC clients receive assistance in gaining employment through training and support services
Texas Rehabilitation Commission	Rehabilitation for gainful employment
Texas Workforce Commission	Job training and placement

<b>FOOD and CLOTHING</b>	
<i>Resources</i>	<i>Services Provided</i>
Aids Services	Food Pantry
Area Agency on Aging	On-site meals/snacks – Recreational
Barbara Bush Parent Center	Food pantry
Boys & Girls Club	On-site meals/snacks
Brazos Church Pantry	Food pantry & commodities to various church food pantries
Brazos County Red Cross	On-site meals/snacks

Brazos Food Bank	Food items & commodities to 35+ food pantries
Brazos Girls Club	On-site meals/snacks
Brazos Maternal and Child Health Center	Food pantry
Bryan Church of Christ	Food Pantry
Bryan and College Station I.S.D.	Free or reduced breakfast and lunch
Bryan Housing Authority	Food Pantry
BVCAA-Meals on Wheels	Noon-time meals provided for homebound elderly and low-income disabled
BVCAA-Women, Infants & Children (WIC) Family Health Clinic	Nutritional food supplements for mothers/children
BVCASA	On-site meals/snacks – residential
Emmanuel Lighthouse Mission	On-site meals/snacks – residential
First Baptist Church of College Station	Food pantry
Girl Scouts of America, Bluebonnet Council	On-site meals/snacks – recreational
Hope Pregnancy Center of Brazos Valley	Food Pantry
Lee Chapel United Methodist Church	Food Pantry
Lincoln Center	On-site meals/snacks – recreational
LULAC Oak Hill	On-site meals/snacks – residential
MHMR	Food pantry and on-site meals/snacks- residential
Neal Recreation Center	On-site meals/snacks – recreational
North Bryan Community Center	On-site meals/snacks – recreational
Project Unity	Food pantry and on-site meals/snacks, clothing
Rainbow Room	Food pantry
Salvation Army	On-site meals/snacks
Save Our Streets Ministries	Food pantry
St. Francis Episcopal Church	Food pantry
St. Vincent de Paul Society	Food pantry
Still Creek Boys & Girls Ranch	On-site meals/snacks – residential
Texas Department of Human Services	Food stamps
Twin City Mission-Housing Services	Food pantry
Twin City Mission – Phoebe’s Home	On-site meals/snacks – residential
Twin City Mission-The Bridge	Three meals per day for homeless

<b>HEALTH CARE</b>	
<b><i>Resources</i></b>	<b><i>Services Provided</i></b>
American Cancer Society	Supportive services for victims of cancer
American Heart Association	Supportive services for heart patients
American Red Cross Blood Services	Blood drives
Brazos County Council on Alcoholism & Substance Abuse	Outreach screening, assessment and referral, community education, substance abuse treatment
Brazos County Health Department	Immunizations, TB, STD, HIV clinics; child health clinic
Brazos County Indigent Health Care (BVCOG)	In/outpatient physician services, lab-work, and medications
Brazos Maternal and Child Health Clinic	Prenatal care
Brazos Valley Rehabilitation Center	Outpatient physical, speech, and occupational therapy services
Bryan-College Station Community Health Center	Total health care for adults and children, medications, dental clinic for Medicaid/insured; nutrition counseling, health education, counseling, research, family planning
BVCAA-Associates Home Health Center	Supportive in-home health services

Children’s Miracle Network	Funding of health programs for children
CHIP Insurance Program	Affordable health insurance
College Station Medical Center	Emergency and acute health care, diagnostic services, outpatient day surgery, health education material and classes
College Station Senior Health Center	Specializes in health care for elderly
Family Health Clinic	Family health care on a sliding scale, prescription assistance
Family Practice Residency Program	Family health care on a sliding scale
Good Samaritan Pregnancy Services	Pregnancy services, counseling, maternity and baby clothes & supplies
Health-For-All Clinic	Free health care/dental care/medication for indigents
Hope Pregnancy Center	Pregnancy services, counseling, maternity and baby clothes & supplies, parenting classes
Hospice of Brazos Valley	Care for terminally ill individuals and their families
International Loving Touch	Infant massage classes
MHMR	Mental health/Mental retardation supportive services, counseling, prescription assistance
Planned Parenthood of Brazos County	Family planning services
Project Unity	Mobile unit conducts medical, dental, development screenings in 7 county region
Salvation Army	Assistance in paying for prescriptions
Scott and White Clinic	Comprehensive family medical care
St. Joseph’s Regional Health Center	Emergency health care regardless of ability to pay; Lifeline emergency response system
St. Joseph’s Regional Rehabilitation Center	Physical, occupational, speech therapy
TAMU Student Health Center	Health care for TAMU students
Texas Health and Human Services Commission	Medicaid

<b>HOUSING *</b>	
<i>Resources</i>	<i>Services Provided</i>

Arbor on the Brazos	Elderly housing. 24-hour nursing, meals, laundry, housekeeping and medication assistance. Private pay & insurance.
Autumn Woods Apartments	Section 221(d) housing
Bluebonnet House	Elderly housing. 24-hour non-skilled nursing, meals, laundry, housekeeping and medication assistance. Private-pay, insurance, Medicare & Medicaid.
Brazos Red Cross	Emergency assistance with rent/utilities
Brazos Oaks Assisted Living	Elderly Housing. Non-skilled nursing, meals, housekeeping, laundry, medication assistance, transfer and bathing assistance, transportation and social activities. Private-pay only.
Brazos Valley Affordable Housing Corporation (BVCOG CHDO)	Utilizes HOME CHDO funds to provide assistance to low-income homebuyers
Brazos Valley Community Action Agency (CHDO)	Utilizes HOME CHDO funds to provide assistance to low-income homebuyers
Brazos Valley Council of Governments Family Unification Program	Rental assistance for very-low income households living in abusive situations
Brazos Valley Council of Governments Section 8 Housing Choice Voucher Program	Rental assistance for very-low income households
Bryan Housing Authority	Public Housing assistance
BVCAA-AIDS Services of Brazos Valley	Housing assistance for income eligible persons with HIV/AIDS and their families
BVCASA-Trinity Living Center	Residential treatment center
BVCAA-Weatherization	Energy efficient repairs
Cedar Creek	LIHTC Subsidized rental units
Community Development Divisions in Bryan and College Station	Housing repairs, accessibility, security, homebuyer's assistance, housing replacement, new construction, emergency repairs, repairs for rental units
Crestview Place Apartments Crestview Terrace Apartments	Elderly Housing. Independent and assisted living, intermediate nursing unit and intensive care nursing unit. Meals, social activities, housekeeping, transportation, laundry. Private pay, HUD subsidized, Medicare & Medicaid.
Crossing Place Apartments	Section 221(d) housing
Dansby House	Elderly Housing. Meals, housekeeping, laundry, transfer and bathing assistance, medication assistance. Private pay, Medicare, Medicaid, and private insurance.
Elder-Aid	Provides services to the elderly to improve quality of life; transportation, errands for the homebound, home visits, major/minor home repair, and case management.
Emmanuel Baptist Church	Shelter to homeless single women and women with children
Habitat for Humanity	Homeownership for low-income families
Heritage at Dartmouth Apartments	LIHTC Subsidized rental units
Junction Five-O-Five	Housing assistance for people with disabilities

LULAC Oak Hill Apartments	Section 202 units for elderly/disabled. Social activities, transportation, and home health care services available.
Mosiac	Housing for mentally disabled
MHMR	Group homes for adult mentally retarded
Millican House	Elderly Housing. 24-hour non-skilled nursing, meals, laundry, housekeeping and medication assistance. Private-pay, insurance, Medicare and Medicaid.
Oak Creek Condominiums	Subsidized housing
Salvation Army	Emergency assistance with rent/utilities
Save Our Streets	Shelter for teen-aged/adult males and teen-aged females with gang/drug issues
Sheridan on Anderson Sheridan of Bryan Sheridan on Rock Prairie	Private skilled nursing care facility provides long-term care for elderly residents. Private-pay, insurance, Medicare, Medicaid.
Sherwood Health Care Facility	Private skilled nursing facility provides long-term care and rehabilitation services for elderly residents. Dementia and Alzheimer's unit on-site. Private-pay, insurance, Medicare, Medicaid, VA benefits.
Southgate Apartments	LIHTC and Section 8 Subsidized rental units
St. Joseph's Manor	Private skilled nursing facility provides long-term care and rehabilitation services for elderly residents. Dementia and Alzheimer's unit on-site. Private-pay, insurance, Medicare, Medicaid, VA benefits.
St. Vincent de Paul	Emergency assistance with rent/utilities
Still Creek Boys & Girls Ranch	Permanent home for youth 8-14
The Haven	LIHTC subsidized transitional housing units.
Twin City Mission - HOME Partners	Rental assistance for sheltered homeless
Twin City Mission - Phoebe's Home	Shelter for battered women and their children
Twin City Mission – The Bridge	Residential shelter for homeless
Villas of Rock Prairie	LIHTC Subsidized rental units
Walden Brooks Estates	Elderly private care housing for independent living. Private-pay.
Windsor Point	LIHTC Subsidized rental units

\* A more detailed listing of housing services is available in the Housing Market Analysis section of this document.

<b>CHILD AND YOUTH SERVICES</b>	
<i>Resources</i>	<i>Services Provided</i>
Big Brothers, Big Sister of America	Mentoring program for children ages 6 - 15
Boy Scouts of America	Organization for boys
Boys & Girls Club of Brazos Valley	Provides diverse activities that meet interests of all youth
Brazos County Extension Service	Working in areas of agriculture and natural resources and youth development
Brazos County Juvenile Service	Provide accountability of juvenile offenders, monitor juvenile compliance of conditions of probation
Brazos Valley Regional Day School for the Deaf	Educational placement, programming and opportunities for all hearing impaired students
Bryan and College Station Independent School Districts	After school programs, Head-start and Pre-K programs

Bryan ISD – ACE Campus	Alternative learning environment for at-risk teens
Bryan ISD – Champions	After school care
Bryan ISD – Even Start	Family literacy program offering adult learning, GED, ESL, parenting, on-site child-care
Bryan ISD – Options for Young Parents	Support services for pregnant or parenting students
Bryan ISD – Special Opportunity School	Addresses student misbehavior in positive partnerships with local law enforcement
Bryan ISD – Champions After School Care	After school care for grades Pre-K through 5 <sup>th</sup>
BVCAA Child-Care Management Services	Subsidized day-care
Children’s Miracle Network	Provides funds for needy children
City of College Station – Teen Court	Teen trials in an environment of their peers
CSISD – Teen Parent Program	Support services for pregnant or parenting students
CSISD – Timber Academy	Alternative learning environment for grades 9-12 to ensure high school graduation
CSISD – Venture Academy	Temporary alternative learning environment for grades 7-12
CSISD/City of College Station – Kid’s Klub	After school care for grades Pre-K through 5 <sup>th</sup>
Girls Club of Brazos County	Offers recreational and educational programs and activities for girls
Girls Scouts Service Center	Creates an open and nurturing environment for girls
Head Start - BVCAA	Comprehensive education and social services for children ages 0 – 5
Lincoln Recreation Center	Recreational and educational activities
MHMR Children’s Services	Screening, service coordination, skills training, counseling
MHMR Early Childhood Intervention	Screening, assessment, evaluation and comprehensive services to children ages birth to three years with developmental disability or delay
Neal Child Development Center	Subsidized child-care
Neal Recreation Center	Recreational/gym activities for youth
North Bryan Community Center	Recreational and educational activities
Project Unity Positive Zone	Provides positive programs to educate, challenge and discipline youth
Save Our Streets	Home for young men and girls, drug and alcohol help, gang intervention and mediation
Scotty’s House	Supportive programs for abused children including forensic interviews of child victims of sexual and physical abuse, medical exams, counseling, “Kid Court” program, case tracking and referrals
Still Creek Boys & Girls Ranch	Home for boys and girls
Texas Department of Family & Protective Services	Coordinates foster care for children in protective custody
Twin City Mission—STAR Program	Counseling for youth, assessment services
Voices For Children	Trains and supports volunteers to act as Court Appointed Special Advocates for children under the court’s jurisdiction

<b>OTHER GENERAL SUPPORTIVE SERVICES</b>	
<i>Resources</i>	<i>Services Provided</i>
Alcoholics Anonymous	Support groups for those desiring to achieve and maintain sobriety
Brazos Community Foundation	Financial support for local non-profits

Brazos County	Tobacco funds for agencies providing tobacco-related health services
Brazos County Civil Legal Aid	Low-cost legal aid
Brazos Transit Authority	Public transit system
Brazos Valley Council of Governments	Coordination and support for seven-county governmental region
Bryan-College Station Public Library System	Library, internet access
Chaplain Services	Information and outreach services to the Hispanic Community
Children's Miracle Network	Funding for programs/projects for children
City of Bryan – Community Development	Housing rehab, home-buyer's assistance, funding of public services, affordable housing development, commercial/economic development
City of Bryan – Community Policing	Neighborhood policing activities
City of College Station – Community Development	Housing rehab, home-buyer's assistance, funding of public services, affordable housing development, commercial/economic development
City of College Station – Police Department	Neighborhood policing activities and crime prevention program, noise abatement, residential security inspections, citizen police academies,
Counseling and Conflict Resolution Center	Counseling/conflict resolution services
Gulf Coast Legal Foundation	Low-cost legal aid
Junior League of B-CS	Provides volunteers/funding for special public service programs/projects
March of Dimes	Prenatal education and information on birth defects
Project Unity	Collaborative partnerships with agencies; Comprehensive case management/referral;
Special Olympics of Texas – Heart of East Texas	Sports training and competition program for individuals with mental retardation or other mental disabilities
St. Thomas Aquinas Catholic Church	Support for mothers in a crisis pregnancy, prescription assistance program
Texas Department of Human Services	Supportive services for low-income
Texas Association of X-Offenders	Support services for felons
Texas Commission for the Blind	Evaluation, rehabilitation teaching, counseling, guidance, referrals, orientation, physical and mental restoration, reader services, technological aids and devices, case management for parents of children with vision problems
Texas Cooperative Extension Service	Youth services, nutritional education, and homeownership education
Texas Department of Family & Protective Services	Receives reports of abuse or neglect of children, neglect and exploitation of elderly, abuse, neglect or serious incidents in child care facilities, and abuse or neglect of Texas MHMR clients
Texas Rehabilitation Commission	Assists people with disabilities to participate in their communities by achieving employment of choice, living as independently as possible and accessing high quality services
Twin City Mission	Programs to assist in gaining and/or maintaining self-sufficiency.
United Way of Brazos Valley	Financial and technical support for agencies



CITY OF COLLEGE STATION

**Proposed  
2005-2006 Action Plan**

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**CDBG B-05-MC-48-0007**

**HOME M-05-MC-48-0219**

**For Questions or Comments  
Please call the Community Development Office  
(979) 764-3778**

**A. FORMS / APPLICATIONS FOR FEDERAL ASSISTANCE**



APPLICATION FOR FEDERAL ASSISTANCE		2. DATE SUBMITTED 8/12/2005		Applicant Identifier	
1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	
5. APPLICANT INFORMATION		4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier B-05-MC-48-0007	
Legal Name: City of College Station			Organizational Unit: Department: Community Development		
Organizational DUNS: 109731997			Division:		
Address: Street: P. O. Box 9960 1207 Texas Avenue City: College Station County: Brazos State: Texas Zip Code: 77842			Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Mrs. First Name: Debbie Middle Name: K. Last Name: Eiler Suffix:		
Country: United States			Email: deller@csix.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 7 4 - 6 0 0 0 5 3 4			Phone Number (give area code) 979-764-3778		Fax Number (give area code) 979-764-3785
8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)			7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Development Block Grant 1 4 - 2 1 8			9. NAME OF FEDERAL AGENCY: U. S. Department of Housing and Urban Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of College Station			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Programs designed to enhance the community by providing safe, decent and affordable housing; improved infrastructure, supportive services; and a suitable living environment, principally for low and moderate income residents of College Station.		
13. PROPOSED PROJECT Start Date: 10/01/2005 Ending Date: 9/30/2005			14. CONGRESSIONAL DISTRICTS OF: a. Applicant 8th Congressional District b. Project 8th Congressional District		
15. ESTIMATED FUNDING: a. Federal \$ 1,279,808. <sup>00</sup> b. Applicant \$ . <sup>00</sup> c. State \$ . <sup>00</sup> d. Local \$ . <sup>00</sup> e. Other \$ . <sup>00</sup> f. Program Income \$ . <sup>00</sup> g. TOTAL \$ 1,279,808. <sup>00</sup>			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
a. Authorized Representative Prefix: Mr. First Name: Thomas Last Name: Brymer			Middle Name: E. Suffix:		
b. Title: City Manager			c. Telephone Number (give area code): 979-764-3419		
d. Signature of Authorized Representative			e. Date Signed		

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Standard Form 424 (Rev.9-2003)  
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Reset Form



APPLICATION FOR FEDERAL ASSISTANCE		2. DATE SUBMITTED 8/12/2005		Applicant Identifier	
1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	
5. APPLICANT INFORMATION		4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier M-05-MC-48-0219	
Legal Name: City of College Station			Organizational Unit: Department: Community Development		
Organizational DUNS: 109731997			Division:		
Address: Street: P. O. Box 9960 1207 Texas Avenue			Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: College Station			Prefix: Mrs.	First Name: Debbie	
County: Brazos			Middle Name K.		
State: Texas			Last Name Eller		
Zip Code 77842			Suffix:		
Country: United States			Email: deller@cstx.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 7 4 - 6 0 0 0 5 3 4			Phone Number (give area code) 979-764-3778		Fax Number (give area code) 979-764-3785
8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)			7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME Investment Partnership			9. NAME OF FEDERAL AGENCY: U. S. Department of Housing and Urban Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of College Station			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Programs designed to enhance the community by providing safe, decent and affordable housing; improved infrastructure, supportive services; and a suitable living environment, principally for low and moderate income residents of College Station.		
13. PROPOSED PROJECT Start Date: 10/01/2005			14. CONGRESSIONAL DISTRICTS OF: a. Applicant 8th Congressional District		
Ending Date: 9/30/2006			b. Project 8th Congressional District		
15. ESTIMATED FUNDING:			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal \$ 712,311 <sup>00</sup>			a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant \$ . <sup>00</sup>			DATE:		
c. State \$ . <sup>00</sup>			b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local \$ . <sup>00</sup>			<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other \$ . <sup>00</sup>			17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income \$ . <sup>00</sup>			<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL \$ 712,311 <sup>00</sup>			18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.		
a. Authorized Representative			Prefix Mr.		
First Name Thomas			Middle Name E.		
Last Name Brymer			Suffix		
b. Title City Manager			c. Telephone Number (give area code) 979-764-3419		
d. Signature of Authorized Representative			e. Date Signed		

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## **B. INTRODUCTIONS**

This document serves as the City of College Station's 2005 Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. In accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended, the City of College Station is required to submit a One-Year Action Plan to the U.S. Department of Housing and Urban Development. The Plan outlines the specific projects and services that will be funded during the 2005 – 2006 program year to address College Station's strategies as stated in the City's 2005 - 2009 Five-Year Consolidated Plan.

Citizen comments on the proposed FY2005-2006 Action Plan were accepted through August 6, 2005 and considered in the final development of the Plan. Any additional comments received on the plan will be considered by the City and, as needed, immediately forwarded to HUD to be included in this document (see Citizen Participation for information on public hearings and comments).

Based on the needs analysis of the City of College Station and as required by the U.S. Dept. of HUD, the following goals/objectives were identified and are addressed in the 2005 Action Plan:

### Housing Goals/Objectives:

- Ensure Adequate Affordable Rental Housing Opportunities for Lower Income Individuals and Families
- Ensure adequate Affordable Housing Opportunities for Lower Income Special Needs Populations
- Ensure Adequate Housing Assistance for Lower Income Home Owners
- Ensure Adequate Affordable Housing Opportunities for Lower Income First-Time Home Buyers
- Ensure Affordable, Safe and Secure Housing Opportunities for Lower Income Occupants

### Continuum of Goals/Objectives:

- Help low-income families avoid becoming homeless
- Reach out to homeless persons and assess their individual needs
- Address the emergency shelter and transitional housing needs of homeless persons
- Help homeless persons make the transition to permanent housing and independent living

### Non-Housing Goals/Objectives:

- Encourage the Delivery of Human Services to Assist Families in Reaching Their Fullest Potentials
- Support Public Facilities and Infrastructure to Provide Safe, Secure and Healthy Environments for Families

- Expand Economic Opportunities for Development of Strong and Diverse Economic Environment to Break Cycle of Poverty
- Revitalize Declining Neighborhoods in Support of Well Planned Neighborhoods for Development of Families

## **C. GRANT GOALS USING CDBG & HOME FUNDS**

The City's Strategic Plan determines priorities and creates a shared commitment among City Council, City staff and citizens around the City's vision statements. The Strategic plan drives the budget preparations and service delivery implementation to ensure that the City's resources are allocated in accordance with the City's vision. The following are those strategic plans, by Vision Statement, identified as using federal CDBG/HOME funds.

**Core Services Vision Statement** - We will provide high quality customer focused basic city services at a reasonable cost.

Strategy #2 - We will promote public safety and health.

Strategy #4 - We will rehabilitate infrastructure as needed.

Strategy #5 - We will provide streets, traffic and transportation systems.

**Parks and Leisure Services Vision Statement** - We will promote a wide range of leisure, recreational and cultural arts opportunities

Strategy #2 - We will promote programs and facilities that target all age groups.

**Planning and Development Vision Statement** - We will promote a well-planned community.

Strategy #3 - We will provide for a well planned community.

**Economic Development Vision Statement** - We will promote a strong and diverse economic environment.

Strategy #4 - We will promote revitalization and redevelopment

## **D. FUNDING SUMMARY**

The City of College Station is an entitlement city of the Community Development Block Grant and HOME Investment Partnership Programs. The City of College Station's 2005 allocation for CDBG is \$1,279,808 and for HOME is \$712,311 from the U.S. Department of Housing and Urban Development. The 2005 Action Plan serves as the City of College Station application to HUD for CDBG and HOME funds. The Form SF-424 applications

for Community Development Block Grant and HOME Investment Partnership Program funds are included. The HOME program does not currently require a local match for the City of College Station.

## **E. CITIZEN PARTICIPATION**

To ensure citizen participation in the 2005 Action Plan process, the City followed its Citizen Participation Plan. Public hearings were held on March 7 and 8, 2005 to solicit citizen input regarding the needs and priorities of the City and how citizens feel that the 2005 funds should be allocated. The hearings were held in low and moderate-income neighborhoods.

Additional Public hearings were also held by the Joint Relief Funding Review Committee (JRFRC) to review applications from Public Service Agencies requesting CDBG funds for social service programs. After holding a Pre-Application Workshop on February 18, 2005, the JRFRC held seven other public JRFRC Workshop Meetings to review applications and three final public hearings to rank and recommend funding allocations for local public service agencies. The two final public hearings were held on June 6, 2005 and June 8, 2005 and were held to receive public input on the selection of public service programs to recommend to the Bryan and College Station City Councils for CDBG funding. Note that the Cities of Bryan and College Station combine their Public Service Agency allocations as previously approved by HUD.

On June 18, 2005, a notice was run in the local newspaper to notify the public of the 30-day Public Comment Period, which began July 8, 2005 and ran through August 6, 2005. The notice summarized the Plan along with information regarding the public hearing and the 30-day comment period. Local agencies were also informed of the draft plan and comment period. Finally, a notice summarizing the Plan was also run on the City's informational television channel.

A draft of the Consolidated and Action Plan was also made available at the City's Community Development Office, City Secretary's Office, Public Library and at the Lincoln Center, which is located in a low-income neighborhood. The proposed plan was also available for review in the Community Development section on the City's website.

A final public hearing was held on July 7, 2005 to review the goals, objectives and strategies stated in the Consolidated Plan and the proposed projects that are to be carried out in the 2005 – 2006 program year. The Plan was adopted by the City Council on August 8, 2005 in preparation to be forwarded to the U.S. Dept. of Housing and Urban Development.

All comments and suggestions received are considered in the drafting of the Plan. The Plan incorporates public comment by funding activities and projects identified by the public as important or necessary (see U.S. Dept. of HUD CPD Consolidated Plan Listing of Projects). Specific projects recommended by consensus that require lengthy planning

and/or design periods are referred to the appropriate departments for inclusion into their planning calendars for future action using either local or federal funding sources.

In the Appendix (beginning on page 139) are the comments and priority rankings of proposed activities as received at the public hearings and during the 30-day comment period. Following is the City's Citizen Participation Plan regarding notice, publications and public input procedures for Consolidated and Action Plan activities.

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### **CITY OF COLLEGE STATION CITIZEN PARTICIPATION PLAN**

In accordance with 24 CFR 91 – Consolidated Submission for Community Planning and Development Programs and in furtherance of the City of College Station's commitment to facilitating the exchange of information between the City and its citizens, the City of College Station has established procedures to provide citizens with a reasonable opportunity to participate in the development of the Citizen participation Plan, the Consolidated Plan and the Annual Performance Report.

#### **CITIZEN PARTICIPATION PLAN**

The City of College Station is committed to the goal of providing opportunities for citizens to review and comment on the Citizen Participation Plan and any amendments to the Citizen Participation Plan. The following steps will be utilized to meet this goal:

1. A public hearing to review the proposed Citizen Participation Plan will be held and copies of the proposed Plan will be available at the public hearing, in local neighborhood center, the library and the City of College Station Community Development Office.
2. Citizen comment and review of the proposed Citizen Participation Plan will be encouraged by residents of assisted housing developments and low-income residents of targeted revitalization areas by holding the public hearing in a targeted area that allows easy access by low-income citizens.
3. Amendments to the Citizen Participation Plan will be published in the local newspaper and will include a 10-day comment period for citizen input before approval by City Council. The amended Plan will be available for citizen review by placing copies in the local library, local neighborhood centers and the City's Community Development office.
4. All public hearings will be held in facilities that are wheelchair accessible and provide handicapped parking. Interpretive services for deaf or non-English

speaking citizens will be available with an advance notice of forty-eight (48) hours. Arrangements for such services can be made by calling the Community Development Office or (TDD) 1-800-735-2989.

## **CONSOLIDATED PLAN**

**The City of College Station is committed to providing citizens with the opportunity to participate in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan and the Annual Performance Report. To accomplish these goals, the following procedures will be utilized:**

- 1) The City will hold a minimum of two public hearings per year to be conducted at two different stages of the program year. Citizen's views on housing and community development needs, including priority non-housing needs will be solicited.

The first hearing will be held prior to the City adopting the Consolidated Plan and will discuss the amount of assistance the City expects to receive, the range of activities that may be undertaken, and the estimated amount that will benefit low-moderate income persons.

The second hearing will discuss any comments received regarding the proposed Consolidated Plan, any changes to the proposed plan and provide a review of program performance.

- 2) Notice of the public hearings will be placed in the local newspaper at least 2 weeks prior to the hearing. Notices will also be placed on the local cable television information system, in neighborhood centers and mailed to local agencies providing services to low-moderate income citizens.
- 3) A summary of the proposed Consolidated Plan will be published in the local newspaper. The summary will describe the contents and purpose of the proposed Consolidated Plan and provide the locations where copies of the entire Consolidated Plan may be reviewed.
- 4) Residents of assisted housing developments and low-income residents of targeted revitalization areas will be encouraged to participate in the development and review of the proposed Consolidated Plan by holding the public hearings in targeted areas that allow easy access by low-income citizens and by special outreach programs to be determined by the City.
- 5) A 30-day comment period will be allowed for citizens to comment on the proposed Consolidated Plan. All comments or views of citizens received in writing or orally at the public hearings will be considered in preparing the final Consolidated Plan. A summary of these comments or views, and a summary of

- any comments or views not accepted and the reason therefore, shall be attached to the final Consolidated Plan.
- 6) A 15-day comment period will be allowed for citizens to comment on the Annual Performance Report. A summary of all comments or views of citizens received in writing or orally at public hearings will be attached to the Annual Performance Report.
  - 7) Amendments to the Consolidated Plan will be published in the local newspaper and the amended Plan will be available at the Community Development Office, local library, and neighborhood centers for review.
  - 8) Citizens will be given a 30 day period to comment on any substantial amendment to the Consolidated Plan. All comments of citizens will be considered and a summary of comments or views not accepted and the reasons therefore, will be attached to the amended Consolidated Plan.
  - 9) Technical assistance will be provided to groups representative of persons of low-moderate income that request such assistance in developing proposals for funding assistance that are consistent with the goals and priorities contained in the Consolidated Plan. The level and type of assistance will be determined by the City on a case-by-case basis.
  - 10) The City will provide timely, substantive written response to the respective citizen regarding every written citizen comment related to the Consolidated Plan, amendments and the Performance Report, within fifteen (15) working days where practical.
  - 11) Provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the use of assistance under the program covered by the Plan during the preceding five (5) years.
  - 12) All public hearings will be held in facilities that are wheelchair accessible and provide handicapped parking. Interpretive services for deaf or non-English speaking citizens will be available with an advance notice of forty-eight (48) hours. Arrangement for such services can be made by calling the Community Development Office or (TDD) 1-800-735-2989.

### **DISPLACEMENT INTERVENTION**

The City of College Station does not anticipate any displacement of citizens resulting from programs covered by the Consolidated Plan and will take an active role in preventing such displacement, by:

- 1) Thoroughly analyzing projects on a case-by-case basis to determine if any displacement might occur in connection with an individual project.
- 2) Seeking alternatives which could achieve the public purpose without displacement.
- 3) Advising non-resident owners of their responsibilities and potential costs involved with projects resulting in displacement.

In the event that displacement does occur from programs covered by the Consolidated Plan, relocation benefits will be provided to displaced individuals in circumstances covered by the Uniform Relocation and Real Property Acquisition Act of 1970 and 24 CFR 570.104(d), where applicable.

### **LOCAL DEFINITION OF SUBSTANTIAL CHANGE TO THE CONSOLIDATED PLAN**

Amendments to the Consolidated Plan require notice to the public and an opportunity for citizen comment.

Amendments are required whenever a project is deleted or added as required by HUD regulatory requirement.

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

Additionally, for the City of College Station Consolidated Plan, a substantial change is defined as each individual budget transfer of more than 15% of the City's total annual Federal allocation reported in the Consolidated Plan that is directed to a different project than originally allocated in the Consolidated Plan.

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## **F. PROCEDURES FOR RECAPTURED HOME FUNDED HOME-BUYER AND HOME-OWNER PROGRAMS**

The Down-payment Assistance Program (DAP) offers a maximum of \$7,500 for non-city owned property and the City requires a 5-year forgivable, deferred-forgivable loan. It also offers a maximum of \$15,000 for city developed properties and requires a 10-year forgivable deferred loan. Recapture of funds will be required upon resale, failure to maintain as homestead, or transfer of ownership during the recapture period. The HOME investment amount subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to purchase the dwelling unit. The recapture is prorated on a

monthly basis according to how long the resident lives in the property. The HOME investment includes any assistance that reduced the purchase price from the fair market value to an affordable price. The recaptured funds must be used to carry out HOME eligible activities. Similarly, homeowner assistance programs like Owner-Occupied Rehabilitation, and Optional Relocation (Reconstruction) activities also use lien documents to ensure that funds are recaptured if applicants fail to satisfy program requirements. The Owner-Occupied Rehabilitation Program (\$25,000 limit) places a 5-year recapture lien on the subject property, and the Owner-Occupied Optional Relocation Program (\$60,000 limit) places a 10-year recapture lien on the property.

Two neighborhoods in the City, Southside West and Eastgate North, are designated Resale Presumption of Affordability Neighborhoods, thereby satisfying affordability requirements in those areas. Presumption of Affordability Studies have been prepared and approved by HUD, demonstrating the affordability of housing in those neighborhoods. The Southside West Study and Eastgate North studies have been reviewed in preparation for this Action Plan and continued affordability for these two neighborhoods was confirmed. Finally, liens for recapture of funds are still used in these neighborhoods in order to assure ongoing affordability and to ensure that all statutory requirements are met. These studies have been revalidated within the previous twelve month period and the “presumptions of affordability” found to remain warranted. These, and any subsequently developed presumption of affordability studies will be reviewed and updated annually.

## **G. PROGRAM MONITORING**

The City of College Station Monitoring Plan will consist of three reviews:

### **Internal Review of City Programs**

Forms used in the Community Development Programs and used as part of the implementation of the program and which constitute legal instruments, such as contracts, will be approved by the City Attorney prior to their use. Other forms necessary for program use will be developed and approved by the Community Development staff. Community Development staff will be responsible for maintaining accurate and complete files as required by HUD on each participant and recipient of assistance.

In addition, staff will conduct regular reviews to determine compliance with short and long-term program requirements. Additionally, activities that provide owner-occupied housing assistance and housing to special needs population or homeless will be monitored for compliance with the Fair Housing and Equal Opportunities (FHEO) laws. The City of College Station, with the technical assistance from HUD FHEO staff, has completed a Fair Housing Plan. The City will update the Plan as necessary and will promote Fair Housing through a variety of means, to include: public hearings; Home-buyer counseling and training sessions; City-sponsored Neighborhood Block Parties and Conferences; Community Development Newsletters; adoption of Fair Housing

Ordinances; and inclusion of Fair Housing links and information on the City's Community Development Web-site.

The City of College Station will also conduct reviews of subrecipient projects for compliance with Section 504 Handicapped Accessibility, Lead-Based Paint, Housing Quality Standards, Davis-Bacon Labor Standards, and other rules as applicable.

The City of College Station shall meet all requirements set forth by the Office of Management and Budget and shall comply with the requirements and standards of OMB Circular No's. A-87 and A-128, and with the applicable sections of 24 CFR Part 85. An independent audit of the City is also conducted on an annual basis to ensure that CDBG funds are used in accordance with all program requirements.

### **Subrecipient Monitoring**

Monitoring subrecipients provides a basis for assessing each program's operations and allows the City to document successes and identify problems. A secondary goal of monitoring is to obtain ongoing data for use in identifying needs and for program reporting. Evaluations will summarize monitoring findings and program goals and measure progress toward those goals during the provision of services. All subrecipients will be monitored at least once a year. Currently, the City's CHDO is required to provide a written report of its activities on a bi-annual basis and staff monitors the agency annually. City staff also reviews and approves each CHDO sponsored project using HOME program funding.

The City of College Station has the responsibility for overall CDBG and HOME performance and Consolidated Plan compliance, including the performance of its subrecipients. Clear record keeping requirements for subrecipients are essential for grant accountability. Responsibility for maintaining many of the records is assigned to the subrecipient. This includes responsibility for documenting activities with special requirements, such as necessary determinations, income certifications, or written agreements with beneficiaries, where applicable.

The City of College Station serves as Grantee and contracts with Subrecipient Organizations to provide services to low-income citizens. The contract details the services to be provided and a concise statement of conditions, requirements, reporting and performance criteria. All contracts shall be approved by the City Attorney's Office prior to use.

## **H. REVIEW OF OTHER ENTITIES COMPLIANCE WITH CONSOLIDATED PLAN ACTIVITIES**

The City will coordinate with and provide support to other entities that either directly or indirectly help in accomplishing Consolidated Plan goals locally. Organizations having contractual agreements with the City will be monitored as outlined above. Other entities contributing to Consolidated Plan endeavors, but not receiving CDBG/HOME funds form



Program delivery costs including staff salaries and benefits to support the Single Family Housing Rehabilitation project and to process all housing program applications Help the Homeless? <b>No</b>		Start Date: <b>10/01/05</b>
Help those with HIV or AIDS? <b>No</b>		Completion Date: <b>9/30/06</b>
Eligibility: <b>570.208(a)(3) – Low/Mod Housing</b>		
Subrecipient: <b>Local Government</b>		
Location(s): <b>Community Wide</b>		

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
002	Optional Relocation Program	08 Relocation	CDBG	<b>\$29,094</b>
8002	Housing	24 CFR 570.201(l) 24 CFR 92.206(f)	ESG	\$
	<ul style="list-style-type: none"> <li>Expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property and the development of new residential property</li> <li>Expand homeownership opportunities for low and moderate income persons</li> <li>Provide housing and supportive services for special needs population</li> </ul>		HOME	<b>\$237,794</b>
			HOPWA	\$
			TOTAL	<b>\$266,888</b>
			Total Other Funding	\$
Funds will be used for the relocation expense involved in re-housing homeowners who occupy dilapidated structures infeasible to rehabilitate and in need of demolition. Homeowners will be offered a variety of re-housing options. Funds will also be used for program delivery including staff salary and benefits Help the Homeless? <b>No</b>				
Start Date: <b>10/01/05</b>				
Help those with HIV or AIDS? <b>No</b>				
Completion Date: <b>9/30/06</b>				
Eligibility: <b>570.208(a)(3) – Low/Mod Housing</b> <b>92.205</b>				
Goal: <b>3 Households (General)</b>				
Subrecipient: <b>Local Government</b>				
Location(s): <b>Community Wide</b>				

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
003	Clearance and Demolition	04 Clearance and Demolition	CDBG	<b>\$10,000</b>
8003	Housing	24 CFR 570.201(d)	ESG	\$
	<ul style="list-style-type: none"> <li>Expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property and the development of new residential property</li> <li>Expand homeownership opportunities for low and moderate income persons</li> <li>Provide housing and supportive services for special needs populations</li> </ul>		HOME	\$
			HOPWA	\$
			TOTAL	<b>\$10,000</b>

	Total Other Funding	\$
<p>Clearance, demolition and removal of dilapidated structures that have been deemed uninhabitable in accordance with City codes, including the movement of structures to other sites. HOME funds will only be utilized in conjunction with HOME-eligible ORP activities. Funds will also be used for program deliver costs including staff salaries and benefits.</p>		
Help the Homeless? <b>No</b>	Start Date: <b>10/01/05</b>	
Help those with HIV or AIDS? <b>No</b>	Completion Date: <b>9/30/06</b>	
Eligibility: <b>570.208(a)(3) – Low/Mod Housing</b>	Goal: <b>3 Housing Units</b>	
Subrecipient: <b>Local Government</b>		
Location(s): <b>Community Wide</b>		

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
004	Acquisitions	01 Acquisition of Real Property	CDBG	<b>\$50,000</b>
8004	Housing	24 CFR 570.201(a)	ESG	\$
	<ul style="list-style-type: none"> <li>• Expand the supply of decent, safe and affordable housing through the development of new residential property.</li> <li>• Expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property.</li> <li>• Expand economic opportunities for very low, low and moderate income persons.</li> </ul>		HOME	\$
			HOPWA	\$
			TOTAL	<b>\$50,000</b>
			Total Other Funding	\$
<p>Acquisition of properties to facilitate affordable housing activities and for parkland in low-moderated income neighborhoods. Financial support for program delivery costs, including staff salary &amp; benefits.</p>				
Help the Homeless? <b>No</b>		Start Date: <b>10/01/05</b>		
Help those with HIV or AIDS? <b>No</b>		Completion Date: <b>9/30/06</b>		
Eligibility: <b>570.208(a)(3) – Low/Mod Housing</b>		Goal: <b>3 Housing Units</b>		
Subrecipient: <b>Local Government</b>				
Location(s): <b>Community Wide</b>				

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
005	Public Service Agency Funding	05 Public Services (General)	CDBG	<b>\$191,971</b>
8009	Public Services	24 CFR 570.201(e)	ESG	\$
	<ul style="list-style-type: none"> <li>• Provide technical assistance and/or financial assistance to agencies involved in the delivery of services to the homeless population</li> <li>• Expand, improve and/or add public services when and where needed for very low, low and moderate income persons</li> </ul>		HOME	\$
			HOPWA	\$
			TOTAL	<b>\$191,971</b>

		Total Other Funding	\$
<ul style="list-style-type: none"> <li>▪ The following agencies/programs will receive funds:</li> <li style="padding-left: 20px;">Scotty’s House – Counseling Program: \$18,215</li> <li style="padding-left: 20px;">Voices For Children: \$24,123</li> <li style="padding-left: 20px;">Brazos Valley Rehabilitation Center: \$3,381</li> <li style="padding-left: 20px;">BVCAA – Salud al Alcance de Todos: \$13,434</li> <li style="padding-left: 20px;">City of College Station – Lincoln Center: \$19,982</li> </ul>	<ul style="list-style-type: none"> <li style="padding-left: 20px;">Brazos Maternal &amp; Child Health Clinic: \$29,546</li> <li style="padding-left: 20px;">Twin City Mission – The Bridge: \$21,330</li> <li style="padding-left: 20px;">Health For All: \$27,300</li> <li style="padding-left: 20px;">Brazos County Rape Crisis Center: \$8,549</li> <li style="padding-left: 20px;">CSISD – Kids Klub: \$26,111</li> </ul>		
Help the Homeless? <b>No</b>		Start Date: <b>10/01/05</b>	
Help those with HIV or AIDS? <b>No</b>		Completion Date: <b>9/30/06</b>	
Eligibility: <b>570.208(a)(2) – Low/Mod Limited Clientele</b>		Goal: <b>6,026 People</b>	
Subrecipient: <b>Local Government</b>			
Location(s): <b>Community Wide</b>			

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
006	Program Administration	21A General Program Administration	CDBG	<b>\$255,962</b>
942	Planning and Administration	24 CFR 570.206	ESG	\$
	<ul style="list-style-type: none"> <li>• Expand, improve and/or add public services when and where needed for very low, low and moderate income persons.</li> </ul>		HOME	<b>\$71,231</b>
			HOPWA	\$
			TOTAL	<b>\$327,193</b>
			Total Other Funding	\$
<p>Management, planning and administration of the City’s 2005 CDBG, HOME and other eligible grant program for LMI citizens. Staff will provide capacity building and technical assistance as needed to citizens, builders, developers and service providers. Funds will also be used for administrative support, planning and capacity building services provided by Project Unity.</p>				
	Help the Homeless? <b>No</b>		Start Date: <b>10/01/05</b>	
	Help those with HIV or AIDS? <b>No</b>		Completion Date: <b>9/30/06</b>	
	Eligibility:			
	Subrecipient: <b>Local Government</b>			
	Location(s): <b>Community Wide</b>			

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
007	Code Enforcement	15 Code Enforcement	CDBG	<b>\$111,162</b>
8011	Housing	24 CFR 570.202( c )	ESG	\$
	<ul style="list-style-type: none"> <li>• Expand the supply of decent, safe and affordable housing through the development of new residential property</li> <li>• Expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property and the development of new residential property</li> <li>• Expand economic opportunities for very low, low and moderate income person</li> </ul>		HOME	\$
			HOPWA	\$
			TOTAL	<b>\$111,162</b>

Total Other Funding \$

Funds are used for salary and benefits to support code enforcement activities in targeted low/mod income areas.

Help the Homeless? **No** Start Date: **10/01/05**

Help those with HIV or AIDS? **No** Completion Date: **9/30/06**

Eligibility: **570.208(a)(3) – Low/Mod Housing** Goal: **5,250 People**

Subrecipient: **Local Government**

Location(s): **CT & BG**

CT: 002005 BG: 1 County 48041	CT: 001301 BG: 1 County 48041	CT: 001303 BG: 3 County 48041	CT: 000202 BG: 2 County 48041
CT: 001400 BG: 1 County 48041	CT: 001400 BG: 3 County 48041	CT: 001302 BG: 1 County 48041	CT: 001400 BG: 2 County 48041
CT: 001700 BG: 2 County 48041	CT: 001303 BG: 1 County 48041	CT: 001604 BG: 1 County 48041	CT: 001700 BG: 1 County 48041
CT: 001601 BG: 1 County 48041	CT: 001801 BG: 1 County 48041	CT: 001601 BG: 4 County 48041	CT: 001603 BG: 1 County 48041
CT: 001604 BG: 3 County 48041	CT: 001603 BG: 4 County 48041	CT: 001802 BG: 2 County 48041	CT: 001603 BG: 3 County 48041

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
008	Public Facility	03 Public Facilities and Improvements (General)	CDBG	<b>\$589,347</b>
8009	Public Facility	24 CFR 570.201( c )	ESG	\$
	<ul style="list-style-type: none"> <li>▪ Expand, improve and/or add public facilities and infrastructure when and where needed for very low, low and moderate income persons</li> </ul>		HOME	\$
			HOPWA	\$
			TOTAL	<b>\$589,347</b>
			Total Other Funding	\$
<p>Improvement and installation of public facilities and infrastructure to low-income neighborhoods including curb and gutter, storm drains, water and sewer lines and sidewalks. Improvement and expansion of existing neighborhood recreation public facilities and other public facilities.</p> <p>Help the Homeless? <b>No</b> Start Date: <b>10/01/05</b></p> <p>Help those with HIV or AIDS? <b>No</b> Completion Date: <b>9/30/06</b></p> <p>Eligibility: <b>570.208(a)(1) – Low/Mod Area</b> Goal: <b>5 Public Facilities</b></p> <p>Subrecipient: <b>Local Government</b></p> <p>Location(s): <b>Community Wide</b></p>				

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
009	Homebuyer's Assistance	13 Direct Homeownership Assistance	CDBG	\$
8106	Housing	24 CFR 92.206(c)	ESG	\$
	<ul style="list-style-type: none"> <li>• Ensure adequate affordable housing assistance for lower income homeowners</li> <li>• Retain and expand affordable housing opportunities for lower income homebuyers</li> <li>• Ensure affordable, safe and secure housing opportunities for lower income occupants</li> </ul>		HOME	<b>\$102,347</b>
			HOPWA	\$



Total Other Funding	\$
Funds will be used to facilitate the development of affordable housing including senior citizen rental units	
Help the Homeless? <b>No</b>	Start Date: <b>10/01/05</b>
Help those with HIV or AIDS? <b>No</b>	Completion Date: <b>9/30/06</b>
Eligibility: <b>92.205</b>	Goal: <b>1 Housing Unit</b>
Subrecipient: <b>Local Government</b>	
Location(s): <b>Community Wide</b>	

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
012	Tenant Based Rental Assistance	05T Security Deposits (HOME TBRA)	CDBG	\$
8004	Housing	24 CFR 92.209	ESG	\$
	<ul style="list-style-type: none"> <li>Ensure adequate affordable housing opportunities for lower income individuals and families</li> <li>Ensure adequate affordable housing opportunities for lower income special needs populations</li> <li>Ensure affordable, safe and secure housing opportunities for lower income occupants</li> <li>Help low income families avoid becoming homeless</li> </ul>		HOME	<b>\$50,000</b>
			HOPWA	\$
			TOTAL	<b>\$50,000</b>
			Total Other Funding	\$
Twin City Mission administers a security deposit assistance program for low to moderate income individuals and families who will reside in housing units located in LIHTC properties located in College Station				
Help the Homeless? <b>No</b>		Start Date: <b>10/01/05</b>		
Help those with HIV or AIDS? <b>No</b>		Completion Date: <b>9/30/06</b>		
Eligibility: <b>92.209</b>		Goal: <b>125 Households</b>		
Subrecipient: <b>Local Government</b>				
Location(s): <b>Community Wide</b>				

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
013	CHDO Operating Expenses	21I HOME CHDO Operating Expenses	CDBG	\$
8004	Housing	24 CFR 92.208	ESG	\$
	<ul style="list-style-type: none"> <li>Ensure adequate affordable housing assistance for lower income homeowners</li> <li>Retain and expand affordable housing opportunities for lower income homebuyers</li> <li>Ensure affordable, safe and secure housing opportunities for lower income occupants</li> </ul>		HOME	<b>\$35,616</b>
			HOPWA	\$
			TOTAL	<b>\$35,616</b>

Total Other Funding	\$
Allowable 5% of grant for Operating/Administrative expenses incurred by eligible CHDO to build capacity to carryout current and future CHDO activities.	
Help the Homeless? <b>No</b>	Start Date: <b>10/01/05</b>
Help those with HIV or AIDS? <b>No</b>	Completion Date: <b>9/30/06</b>
Eligibility: <b>92.208</b>	
Subrecipient: <b>Local Government</b>	
Location(s): <b>Community Wide</b>	

**J. HOUSING COMMUNITY DEVELOPMENT STRATEGIES**

**HOUSING COMMUNITY DEVELOPMENT STRATEGIES**

**GOAL: ENSURE ADEQUATE AFFORDABLE RENTAL HOUSING OPPORTUNITIES FOR LOWER INCOME INDIVIDUALS AND FAMILIES.**

Strategy	5-yr Projected Outcome	1-yr Proposed Activities
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**Objective: Encourage new construction and rehabilitation of affordable rental units, and the continuation of rental assistance programs as needed.**

As needed, maintain or increase the number of certificates/units available for rental assistance.	Number of available rental subsidy units (vouchers and/or certificates) maintained or increased as needed.	Continued support of Housing Assistance programs through BVCOG, LULAC, Southgate Village, etc.
Encourage/facilitate the rehabilitation of affordable rental units.	Rehabilitation of 20 affordable rental units/year for a total of 100 units during the five year plan period	Continued support of Housing Assistance programs through BVCOG, LULAC, Southgate Village, LIHTC, etc.
Encourage/facilitate the construction of affordable rental units.	Construction of 100 affordable rental units during the five year plan period	Continued support of Housing Assistance programs through BVCOG, LULAC, Southgate village, LIHTC, etc. Development of additional elderly housing units.

**Objective: Encourage programs that promote self-sufficiency.**

Encourage/facilitate lower income tenants in becoming homeowners.	50 low and moderate income tenants become homeowners over the five year plan period	Downpayment Assistance program, CHDO funding, Habitat for Humanity, Homebuyers Education Coalition
Encourage/facilitate programs helping households move from rental subsidies to self-sufficiency.	10 rental recipient households move off rental subsidies and achieve self-sufficiency	Downpayment Assistance program, Section 8, Twin City Mission programs, MHMR, Habitat for Humanity, CHDO, Homebuyers Education Coalition, etc.

**GOAL: ENSURE ADEQUATE AFFORDABLE HOUSING ASSISTANCE FOR LOWER INCOME HOME OWNERS.**

Strategy	5-yr Projected Outcome	1-yr Proposed Activities
<b>Objective: Encourage and facilitate the maintenance, rehabilitation, and continued affordability of owner-occupied residential properties.</b>		
Encourage and facilitate maintenance of residential units by lower income owners.	5 residential properties will be renovated per year to total 25 rehabilitations in the 5 year period.	Single Family Housing Assistance program (primarily on post 1978 properties), Optional Relocation Program, referrals to volunteer organizations.
Assist lower-income home owners with emergency repair and/or weatherization assistance.	5 emergency and/or weatherization projects will take place in College Station per year, for a total of 25 during the 5 year planning period.	Single Family Housing Assistance program (primarily on post 1978 properties), referrals to volunteer organizations.
Educate lower-income home owners regarding city code issues and maintenance, budgeting issue related to home ownership.	500 L/M persons counseled and provided information on ownership, codes, budgeting and maintenance issues.	Downpayment Assistance program, Single Family Housing Assistance program, Optional Relocation Program, Code Enforcement, Neighborhood Block Events, Informational Fairs throughout the City

**Objective: Encourage and facilitate the removal and replacement of dilapidated residential structures.**

Encourage and facilitate the removal and replacement of dilapidated single family residential structures.	20 dilapidated structures demolished and reconstructed during the five year period.	Demolition project, Optional Relocation Program project, Code Enforcement program
Educate lower-income home owners regarding city code issues, maintenance and budgeting issue related to home ownership.	500 lower income persons counseled and provided information on ownership, codes, budgeting and maintenance issues.	Downpayment Assistance Counseling, Demolition project, Optional Relocation Program project, Code Enforcement program

**GOAL: RETAIN AND EXPAND AFFORDABLE HOUSING OPPORTUNITIES FOR LOWER INCOME HOME BUYERS.**

Strategy	5-yr Projected Outcome	1-yr Proposed Activities
<b>Objective: Encourage and facilitate home buyer assistance programs helping lower-income, home buyers purchase existing and newly constructed properties.</b>		
Encourage and support programs and projects that provide assistance to lower-income purchasers of existing affordable homes.	15 L/M first-time home buyers assisted each year for a total of 75 assisted during the 5 year reporting period	Downpayment Assistance program, Homebuyer Education Coalition, BVCOG's Homebuyers program, CHDO Housing Development, Habitat for Humanity Support
Encourage and support programs and projects that provide education and counseling to lower-income home-buyer hopefuls.	50 L/M home buyers counseled each year for a total of 250 assisted during the 5 year reporting period	Downpayment Assistance program, CHDO Funding, Homebuyer Education Coalition, Habitat for Humanity

**Objective: Encourage and facilitate the construction of affordable single-family residential property, available to lower income buyers.**

Encourage and support programs and projects that provide assistance to lower-income purchasers of newly constructed affordable homes.	5 new affordable SF units constructed annually and sold to L/M first-time home-buyers, for a total of 20 during the 5 year reporting period.	Downpayment Assistance program, New Construction program, Acquisition program, CHDO funding, Habitat for Humanity and acquisition programs, BVCOG
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Encourage and support programs and projects that provide incentives to developers of new affordable single-family residential units.	5 new affordable SF units constructed annually due to public or private incentives for affordable units. A total of 20 constructed during the 5 year reporting period.	Downpayment Assistance program, New Construction program, Acquisition program, CHDO funding, Habitat for Humanity and acquisition programs, BVCOG
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**GOAL: ENSURE ADEQUATE AFFORDABLE HOUSING OPPORTUNITIES FOR LOWER INCOME SPECIAL NEEDS POPULATIONS.**

Strategy	5-yr Projected Outcome	1-yr Proposed Activities
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**Objective: Encourage and facilitate programs that maintain and/or create housing options for special needs populations.**

Increase effectiveness and/or capacity of existing and/or new special needs housing assistance programs.	An increased capacity and/or efficiency in delivery of assistance to targeted populations.	Special needs housing programs through BVCAA-HOPWA, MHMR, LITHC, etc., develop additional elderly housing units
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**Objective: Encourage and facilitate organizations that provide social and/or housing services to special needs populations.**

Increase number and/or capacity of special needs housing assistance providers and to promote collaborative efforts between providers, thereby avoiding fragmented services.	An increased number and/or capacity for agencies delivering assistance to targeted populations..	Special needs housing programs through BVCAA-HOPWA, MHMR, LITHC, etc., develop additional elderly housing units
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**GOAL: ENSURE AFFORDABLE, SAFE AND SECURE HOUSING OPPORTUNITIES FOR LOWER INCOME OCCUPANTS.**

Strategy	5-yr Projected Outcome	1-yr Proposed Activities
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**Objective: Mitigate health and safety issues in residential properties occupied by lower income persons.**

Educate lower income homeowners, home-buyers and tenants	100 lower income persons provide information and/or counseling annually.	Downpayment Assistance program, CHDO Funding, Habitat for Humanity, Homebuyer Education Coalition
Reduce lead paint hazards in project properties	Lead paint hazard reduction achieved on 4 properties annually, for a total of 20 in the five-year period.	Single Family Housing Assistance program, Demolition program, Optional Relocation Program, LIHTC, etc.
Encourage and facilitate training and certification for local contractors and employees	An increase in the number of trained and certified contractors, workers and employees.	Single Family Housing Assistance project, New Construction project, Optional Relocation Program project, CHDO funding, Information provided through Community Development Bi-annual newsletter and on City's Website

## K. HOMELESSNESS AND THE CONTINUUM OF CARE STRATEGIES

HOMELESSNESS AND THE CONTINUUM OF CARE STRATEGY		
Strategy	5-yr Projected Outcome	1-yr Proposed Activities
<b>Objective: Help low-income families avoid becoming homeless.</b>		
Rental Rehabilitation	Existing rental vouchers or subsidies should be increased reflecting funds available from other financial resources	Support Section 8 activities, Support proposed LIHTC Multi-family rehab projects
Rental/Mortgage Assistance	Demonstration of coordinated effort among non-profits providing rental subsidies	Review efforts of non-profits providing rental subsidies and provide Tenant Based Rental Assistance for security deposits
Legal Assistance - Involving tenant/landlord disputes, particularly fair housing issues and matters of eviction	Demonstration of coordinated effort among non-profits providing eviction prevention assistance	Review the provisions of eviction prevention assistance, Fair Housing informational presentations, Community Development Bi-annual newsletter, City's Website
<b>Objective: Reach out to homeless persons and assess their individual needs.</b>		
Provide access to services to the homeless through intake assessment, counseling, job training and referrals, personal hygiene needs, etc.	Establish a job training program during the five year planning period	Review and support Twin City Mission programs when appropriate
Support and expand collaboration and networking of local non-profit agencies through out the community	Establish an evaluation tool during five year planning period to monitor the status of the homeless in our community	Review and support Twin City Mission programs when appropriate
Coordinate among appropriate entities regarding potential referrals to local shelters	Continuation of a network of organizations providing information regarding unidentified homeless persons	Review and support Twin City Mission programs when appropriate
<b>Objective: Address the emergency shelter and transitional housing needs of homeless persons.</b>		
Increase the capacity or number of emergency and transitional shelters for families	Expansion of 20 additional spaces for families within the next five years	Review and support Twin City Mission programs when appropriate
Increase the capacity or number of emergency and transitional shelters for persons with special needs	Expansion of at least 5 additional units for homeless persons with special needs	Review and support Twin City Mission programs when appropriate
<b>Objective: Help homeless persons make the transition to permanent housing and independent living.</b>		
Provide employment training and counseling to homeless individuals	Assist 40 homeless persons during 5 year planning period	Review and support Twin City Mission and MHMR programs
Assist homeless persons in meeting various human and health service needs	To assist 100 homeless persons through coordinated efforts of local agencies during 5 year planning period	Review success of PSA programs directed to homeless persons – 20 persons

## L. NON - HOUSING COMMUNITY DEVELOPMENT STRATEGIES

**NON-HOUSING COMMUNITY DEVELOPMENT STRATEGIES**

**GOAL: ENCOURAGE THE DELIVERY OF HEALTH AND HUMAN SERVICES TO ASSIST FAMILIES IN REACHING THEIR FULLEST POTENTIALS**

Strategy	5-yr Projected Outcome	1-yr Proposed Activities
<b>Objective: Improve health and dental care services available to low-income households</b>		
Encourage, support and continue the access of health and dental care services to all community residents	Continued and/or increased access to health and dental facilities	Coordinate assessment activities with Project Unity, United Way, and City of Bryan to determine extent of health and dental care needs.
Work with nonprofit providers of health and dental care to deliver programs to low and moderate income families	Maintain and/or increase the number of clients receiving health and or dental services.	JRFRC Process/Public Service Agency Funding
<b>Objective: Develop support system for senior citizens</b>		
Facilitate development of services directed to the growing population of senior citizens	Evidence of additional senior care opportunities	JRFRC Process/Public Service Agency Funding & possible Public Facility activities
Encourage continued development of senior citizen programs for the City of College Station	Evidence of additional senior care opportunities	JRFRC Process/Public Service Agency Funding & possible Public Facility activities
<b>Objective: Develop child care options for low/moderate income families</b>		
Facilitate development of child care programs	Evidence of additional child care opportunities	JRFRC Process/Public Service Agency Funding
<b>Objective: Continue, maintain and support information, referral, case coordination and community needs assessment systems</b>		
Support information and Referral systems that inform and educate those in most need of health and human services available in the community	Increased client usage of information and referral services.	Encourage and facilitate public awareness of information and referral services to include 211 Texas
Support the continued development of a family based intake system to insure the access of low and moderate income families to health and human services	Agency focus group studies on how specific needs are being met in the community.	Continued participation in Project Unity endeavors and Barbara Bush Parent Center projects and the collaborative efforts of the Community Partnership Board.
Work with non-profit public service agencies to deliver programs to low and moderate income families	Increase lower-income persons receiving services provided by programs of local agencies.	Facilitate JRFRC process for Public Service Agency funding in 2005-2006
Assist non-profit agencies in developing other sources of funding for health and human	Increased number of funding sources available for health and human service programs of local	Administrative support of United Way's Loaned Executive program and non-profit development

service programs	non-profit agencies.	activities
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**Objective: Insure that the provision of health and human services is approached within a holistic framework to enable families in breaking the cycle of poverty**

Facilitate the provision of Health & Human services and promote effective collaboration among non-profit agencies	Increased number of families that achieve self sufficiency	Facilitate JRFRC process for Public Service Agency funding in 2005-2006
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**GOAL: Support Public Facilities/Infrastructures to provide safe, secure and healthy environments for families**

Strategy	5-yr Projected Outcome	1-yr Proposed Activities
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**Objective: Improvement of accessibility to health and human service facilities**

Centralized and improved accessibility to health services	Improved access to health and dental care delivery systems	Provide technical assistance and facilitate ongoing collaborative efforts of health service delivery
Centralized and improved accessibility to human services	Improved access to local providers of human services	Focus on improving access to human services through improved information and referral systems

**Objective: Improvement of infrastructure systems affecting the health and safety of neighborhood residents**

Rehabilitation and expansion of water and sewer lines, street and sidewalk, and flood drain improvements	Completion of rehabilitation projects in designated low/mod income neighborhoods	Street and sidewalk improvements, park improvements, and public service agency improvements and other Public Facility Activities as approved by City Council
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**Objective: Rehabilitation and improved accessibility of public services facilities**

Improve or expand park facilities including green space, neighborhood parks and recreational facilities	Completion of Parks projects in designated low/mod income neighborhoods	Expand and improve park facilities
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**GOAL: PROVIDE ECONOMIC OPPORTUNITIES FOR DEVELOPMENT OF STRONG AND DIVERSE ECONOMIC ENVIRONMENT TO BREAK THE CYCLE OF POVERTY**

Strategy	5-yr Projected Outcome	1-yr Proposed Activities
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**Objective: Encourage and support the continued development of existing economic activities; the emergence of high technology applications; tourism and the hospitality industry; and expansion of the service sector of the economy**

Provide businesses seeking to locate in College Station with a high quality environment	Measurable increase in job opportunities for residents of College Station	Participate in economic development activities providing incentives to local businesses
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**Objective: Retain support for healthy existing businesses and industry and to increase the number of jobs**

Facilitate city financing mechanisms where applicable to assist business and industry with expansion; as well as providing and maintaining needed infrastructure	Measurable increase in job opportunities for residents of College Station	Participate in economic development activities providing incentives to local businesses
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**Objective: Support and expand training and employment activities for the under employed**

Support and expand community wide training and employment activities targeted to low/mod	Increase the number of participants in training programs	Continue to review outside agency training programs (BV Workforce Solutions, Twin City Mission,
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income households		Project Unity’s SWAT, etc.)
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**GOAL: REVITALIZE DECLINING NEIGHBORHOODS IN SUPPORT OF WELL-PLANNED NEIGHBORHOODS FOR DEVELOPMENT OF FAMILIES**

Strategy	5-yr Projected Outcome	1-yr Proposed Activities
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**Objective: Emphasize Neighborhood Integrity**

Utilize code enforcement regulations to maintain the integrity of older neighborhoods	Increased compliance to city codes and ordinances in low/mod income neighborhoods	Funding of Code Enforcement officers
Annual partnership of Texas A&M students, neighborhood residents, and City employees to provide “sweat equity” for improvements in low/mod income neighborhoods through the “BIG EVENT”	Increased property maintenance and compliance to city codes and ordinances in low/mod income neighborhoods	Sponsor City's participation in the Big Event to include funding from City's general fund

**Objective: Clearance of vacant and dilapidated structures providing benefits to a designated low/mod income area**

Demolition of vacant structures in low/mod income areas to provide space for park facilities	Completion of Parks projects in designated low/mod income neighborhoods	Identification of potential Demolition projects necessary to facilitate Parks facility improvements
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**M. GEOGRAPHIC DISTRIBUTION / COMMUNITY DEVELOPMENT PROGRAM**

For the purposes of satisfying the requirements of Chapter-373 of the Texas Local Government Code and to establish a Community Development Program as defined by that statute, the City identifies the areas of the municipality in which predominately low and moderate income persons reside, areas that are blighted or slum areas, or that are federally assisted new communities, as the Census Block Groups that have 51% or more low and moderate income populations, as documented by data from the 2000 Census (see map of eligible Community Development areas on page 48 and the low-income Census Block Group table that follows). Further, these low and moderate income areas represent Community Development program areas in which building rehabilitation and the acquisition of privately owned buildings and/or land may take place, using federal funds, to advance one or more of HUD’s National Objectives. Public facilities and infrastructure improvements will also be provided in areas of the city where 51% or more of the service population (defined as citizens benefiting from the activity) meets low and moderate-income guidelines, or where the nature and use of a facility can be documented and reasonably assumed to benefit and serve low-income citizens. Public facility projects identified for funding also fall with geographic areas of minority concentrations. Specifically, the park improvements at Tarrow Park (Lincoln Center) fall within a concentration of African American and Hispanic citizens. Park improvements at Lions Park fall within a concentration of African American citizens. The proposed street and sidewalk improvements are located in the Northgate District, which has a concentration of Asian citizens (see maps). The only exception is the Steeplechase Park proposal that, while in a low-income census tract, does not have a significant concentration of

minorities. Eligible projects will be defined and approved by City Council as the need for new or improved infrastructure improvements and/or public or private public facility projects are identified. Currently, improvements to First, Maple and Louise Streets are underway and design and engineering for the Lincoln Center Expansion Project has been completed and the project has begun. Finally, funds are being recommended in this fiscal year for design and engineering on future residential streets in low-income service areas. The construction and design on those streets will be funded and carried out in a subsequent program year.

While the City does not prioritize single-family housing assistance on a geographical basis, a large majority of the housing rehabilitation, replacement and construction is performed in low-income census tracts that contain concentrations of minorities (see maps). Home-buyer assistance is more evenly distributed throughout the community. Because most areas of the City contain lower income populations, the City has decided to provide assistance based on household income and need only. Like HUD, the City's goal is to reduce concentrations of lower-income populations. Therefore, limiting housing activities on a geographic basis, rather than an individual income basis, would be contradictory to local and federal goals. As noted above, there are two neighborhoods that have been identified in Presumption of Affordability Studies that do have somewhat higher concentrations of lower-income persons and concentrations of Hispanic and African American citizens. Higher numbers of certain housing assistance programs are processed for applicants in those areas due to the larger percentage of low-income families living in those neighborhoods. More Owner-Occupied Rehabilitations, Optional Relocations (Reconstructions) and New Construction Projects are typically seen in these neighborhoods because the homes are more modest, and the available lots are more affordable. In those instances, the City's projects help encourage and promote redevelopment in those neighborhoods. Multi-family developments are, however, considered and recommended based on a variety of geographical criteria, to include: proximity to amenities; appropriateness of site; access; environmental appropriateness; zoning, and; whether the site is designated as a Qualifying Census Tract, or other such designations that might strengthen the financial viability of the development.

<b>Block Group Low Mod Estimates for College Station</b>				
<b>Census Tract</b>	<b>Block Group</b>	<b>Low/Mod</b>	<b>Low/Mod Univ</b>	<b>Low/Mod Pct</b>
002002	3	0	0	0.0%
002001	2	37	1772	2.1%
002001	2	0	485	0.0%
002001	1	229	1627	14.1%
001802	1	26	2014	1.3%
002002	3	0	60	0.0%
002005	1	3217	3546	90.7%
001801	3	782	2251	34.7%
001801	2	805	2401	33.5%
001802	2	1889	3641	51.9%
002003	1	370	1152	32.1%
002003	2	26	503	5.2%
002003	2	0	237	0.0%

002003	3	54	338	16.0%
002003	3	43	694	6.2%
002003	4	15	513	2.9%
002003	4	71	1522	4.7%
002005	1	0	133	0.0%
002005	2	0	0	
002005	2	0	0	
001801	1	505	661	76.4%
001601	4	722	913	79.1%
002004	1	0	43	0.0%
001303	3	1862	2191	85.0%
001603	2	606	1252	48.4%
001700	2	1456	1799	80.9%
001301	1	1261	1724	73.1%
001302	1	1921	2340	82.1%
001302	2	486	1573	30.9%
001303	2	412	1171	35.2%
000202	2	26	39	66.7%
001400	1	1334	1454	91.7%
001400	2	825	1028	80.3%
001400	3	604	739	81.7%
001604	3	698	855	81.6%
001303	1	590	877	67.3%
001700	1	3496	4351	80.3%
001500	1	10	10	100.0%
001604	2	250	885	28.2%
001604	1	1386	1995	69.5%
001603	4	1275	1662	76.7%
001603	3	1000	1368	73.1%
001603	1	1396	1711	81.6%
001601	3	574	1362	42.1%
001601	2	116	562	20.6%
001601	1	1301	1741	74.7%

## **N. PUBLIC SERVICE AGENCY SUPPORT**

The Joint Relief Funding Review Committee (JRFRC) received and reviewed seventeen applications from local providers of health and human services for CDBG funding of direct public services to low and moderate income residents of Bryan and College Station. Public hearings were held by the JRFRC on June 6 and June 8, 2005 to select 13 public service programs to recommend to the Bryan and College Station City Councils. The City of College Station will also assist in the administration of an additional two CDBG funded public service programs serving children from lower-income families of College Station.

**APPENDIX**

## A. GLOSSARY OF TERMS AND ACRONYMS

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**Acquisition:** Obtaining real property, following state and federal regulatory requirements, for the purpose of preparing a proposed, eligible city activity.

**Affordable Housing:** Affordable housing is generally defined as housing where the occupant is paying no more than 30% gross income for housing costs.

**Allocation:** Funds set aside for a particular approved activity

**BVCAA (Brazos Valley Community Action Agency):** Local non-profit service provider agency, providing a variety of services to the low-income and special needs population.

**BVCASA (Brazos Valley Council on Alcohol and Substance Abuse):** Local non-profit service provider agency, providing assistance to individuals who suffer from the effects of alcohol and substance abuse.

**BVCH (Brazos Valley Coalition for the Homeless):** Coordinates planning to address homeless and shelter needs in the Brazos Valley.

**BVCOG (Brazos Valley Council of Governments):** Multi-county consortia agency that provides low-income housing assistance programs to the multi-county region it serves.

**CDBG (Community Development Block Grant):** An annual grant of federal dollars to the City of College Station from the U.S. Department of Housing and Urban Development. The funds are spent on activities that benefit low and moderate income persons, eliminate slum and blight, or address an urgent need.

**CHDO (Community and Housing Development Organization):** A type of nonprofit housing provider that must receive a minimum of 15 percent of all Federal HOME Investment Partnership funds. The primary difference between CHDO and other nonprofits is the level of low-income resident participation on the Board of Directors.

**Consolidated Plan:** Developed by City with input from citizens and community groups, the Consolidated Plan serves four functions: 1) it is a planning document for the community, built upon public participation and input; 2) it is the application for funds under HUD's formula grant programs (CDBG, HOME, ESG, and HOPWA); 3) it lays out local priorities; and 4) it lays out a 5 year strategy the City will follow in implementing HUD programs.

**Continuum of Care:** A comprehensive system for moving individuals and families from homelessness to permanent housing by providing services (e.g. job training, counseling, budget counseling, education, etc.)

**Cost Burden:** The extent to which gross housing costs, including utility income, exceed 30% of gross income, based on available data from the U. S. Census Bureau.

**Demolition:** The act of removing a structure, or component of a structure, in order to prepare a project site for an eligible activity. Waste materials from the demolition are discarded in an appropriate landfill.

**Elderly:** A person who is at least 62 years of age.

**Emergency Shelter:** Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

**ESG (Emergency Shelter Grant):** HUD provides funds to improve the quality of emergency shelter, to help make available emergency shelter, and to help meet operating costs and costs of essential social services to homeless individuals.

**Extremely Low-Income Family:** A Family whose income is between 0% and 30% of the median income for the area, as determined by HUD.

**FEMA (Federal Emergency Management Agency):** Administers funds to local emergency service organization for responses to emergency situations.

**FIPAC:** Façade Improvement Program Advisory Committee

**Frail Elderly:** An elderly person (62+) who is unable to perform at least three activities of daily living, such as eating, dressing, bathing, grooming, or household management.

**FY (Fiscal Year):** The budget calendar year whereby all accounting transactions commence and complete.

**GIS:** Geographic Information System

**HOME (HOME Investment Partnership Grant):** An annual grant from the U.S. Department of Housing and Urban Development that provides funds for affordable housing projects/programs.

**Homeless Person:** Unaccompanied person 17 years of age or younger who is living in situations described by terms “sheltered” or “unsheltered”.

**Housing Problems:** Households with housing problems including physical defects, overcrowding and cost burden. Overcrowding is a housing unit containing more than one person per room.

**HTC (Housing Tax Credit):** See LIHTC below

**HUD:** U. S. Department of Housing and Urban Development.

**I&R:** Information and Referral

**IDIS:** Integrated Disbursement information System

**JRFRC:** Joint Relief Funding Review Committee.

**Jurisdiction:** A state or unit of general local government.

**Lead-Based Paint Hazard:** Any condition that causes exposure to lead form lead-contaminated dust, soil and paint that is deteriorated or present in accessible surfaces, friction surfaces or impact surfaces that would result in adverse human health effects.

**LIHTC (Low Income Housing Tax Credits):** A way of obtaining financing to develop low-income housing. Government programs provide dollar-for-dollar credit toward taxes owed by the housing owner. These tax credits can be sold, or used to back up bonds that are sold, to obtain financing to develop the housing.

**L/M Income or LMI:** Low to Moderate income

**Low Income:** Households whose income is below 80% of the area median income. This is referred to as moderate income in the CDBG program.

**LULAC:** League of United Latin American Citizens

**MHMR:** Mental Health Mental Retardation

**ORP (Optional Relocation Program):** A housing assistance program providing funds to a low income owner-occupant for demolition and reconstruction of a new housing unit, when the existing structure has deteriorated to a point that rehabilitation is no longer feasible or cost efficient.

**PJ:** Participating Jurisdiction

**Presumption of Affordability Study:** For the purposes of continued affordability for the HOME program, a study for a specific geographic area demonstrating the affordability of housing for low/mod populations.

**Rehabilitation Program:** A city designed housing assistance program that provides funding to an owner-occupant for necessary renovation and repairs to their existing structure, when the rehabilitation is considered feasible and cost effective.

**Section 8 Program:** The program provides rental assistance. Those who receive the assistance pay no more than 30% of their gross income for rent.

**Self Sufficiency:** A program designed to provide support services to enable participating families to achieve economic independence and self-sufficiency.

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

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

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

**Substandard - Not Suitable for Rehabilitation (Non-Repairable):**

**1) Structurally Infeasible for Rehabilitation:** An improvement / structure in which the majority of the primary structural components have deteriorated to the extent that the physical integrity is seriously compromised. The structure can only be brought into code compliance through new construction activities.

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

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

**Substandard Condition but Suitable for Rehab:** By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems or maintenance work.

**TBRA (Tenant Based Rental Assistance):** a HUD funded rental subsidy provided to low income individuals through the HOME program that can be used by the individuals for rent or security deposit expenses.

**TDHCA (Texas Department of Housing and Community Affairs):** State agency that receives and administers federal funding for all the major HUD sponsored grants.

## **B. CERTIFICATIONS**

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In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the City of College Station certifies that:

**Affirmatively Further Fair Housing --** The City of College Station will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the City Limits, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan --** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace --** It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and

- (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- 5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- 6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying --** To the best of the City of College Station's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the City of College Station possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

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Tom Brymer  
City Manager  
City of College Station

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Date

### Specific CDBG Certifications

The City of College Station certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2005 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The City of College Station will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws --** The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint --** Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

**Compliance with Laws --** It will comply with applicable laws.

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Tom Brymer  
City Manager  
City of College Station

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Date

### Specific HOME Certifications

The City of College Station certifies that:

**Tenant Based Rental Assistance** -- If the City of College Station intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the City of College Station's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

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Tom Brymer  
City Manager  
City of College Station

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Date

## **C. APPENDIX TO CERTIFICATIONS**

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### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### Drug-Free Workplace Certification

By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

1207 Texas Avenue, College Station, Texas 77840

1101 Texas Avenue, College Station, Texas 77840

Check \_\_\_ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

## D. TABLES

**Table 1A  
Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	130	n/a	155
	Transitional Housing	20	n/a	110
	Permanent Supportive Housing	0	0	103
	<b>Total</b>	150	n/a	368
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	47	n/a	105
	Transitional Housing	47	n/a	145
	Permanent Supportive Housing	0	n/a	138
	<b>Total</b>	94	n/a	388

**Continuum of Care: Homeless Population and Subpopulations Chart**

Part 1: Homeless Population	Sheltered		Unsheltered	Total
<b>Example:</b>	<b>75 (A)</b>	<b>125 (A)</b>	<b>105 (N)</b>	<b>305</b>
1. Homeless Individuals	82 (A)	21 (A)	19 (N)	135
2. Homeless Families with Children	9 (A)	24 (A)	2 (N)	35
2a. Persons in Homeless Families with Children	28 (A)	56 (A)	6 (N)	90
<b>Total (lines 1 + 2a)</b>	91	45	21	170
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	39 (A)		1(N)	40
2. Seriously Mentally Ill	25(A)			
3. Chronic Substance Abuse	34(A)			
4. Veterans	8(A)			
5. Persons with HIV/AIDS	1 (A)			
6. Victims of Domestic Violence	30(A)			
7. Youth	2(A)			

Information for Table 1A was obtained through a planned process in conjunction with the BVHC and based upon historical data, surveys, and the knowledge of the many different providers' staff. The City, as part of the BVHC worked closely with Twin City Mission

staff to conduct a point in time survey to count sheltered and unsheltered homeless, subpopulation groups, and identify gaps and needs for housing and supportive services. Using resources identified through the BVCH, two Twin City Mission Housing Services Case Managers conducted a point-in-time phone survey. The “Shelter & Housing Inventory Point-In-Time” survey was conducted on January 27, 2005 and included an update of the current emergency, transitional housing and permanent supportive housing inventory, as well as those under development. Specifically, the definitions used for survey purposes include: 1) Emergency Shelter: Buildings designed to house persons experiencing homelessness and 2) Transitional Housing: Temporary and transitional housing programs for persons experiencing homelessness and which may include supportive services. The response rate was 100% for all categories.

The BVCH point-in-time homeless survey done January 27, 2005 specifically included: Survey forms reflected the following designations: sheltered (including emergency and transitional housing), unsheltered, homeless individuals, and homeless families with children and persons in homeless families with children. Further, homeless subpopulations were tallied for “sheltered” persons in each category. In addition, for unsheltered persons, a further attempt was made to indicate the name of the person and identify the person’s “usual geographic location”.

The BVCH has conducted annual counts of homeless (sheltered and unsheltered) persons since 2002. BVCH homeless counts have typically been preceded by media coverage and efforts to contact key persons in each geographic area to assist with the counting process. In January 2007, the BVCH intends to implement many of the strategies recommended by HUD, as well as other experts in the field of homelessness, in regards to planning and implementing a comprehensive count. In addition, newly identified locations will be visited and an aggressive outreach effort will coincide with efforts to carry out the count.

Unmet housing needs were agreed upon by the BVCH after a phone survey was conducted polling agencies staff for their opinion of unmet needs that exist within their target population. As recommended by Martha R. Burt and Carol Wilkins in the CSH publication, “Estimating the Need”, ([www.csh.org](http://www.csh.org)), the BVCH chose to use a method that combined the Use of Expert Opinions by Emergency Shelter staff, Transitional Housing staff and direct care workers during the course of a year with a Review of Personal Characteristics.

**Table 2A  
Priority Needs Summary**

<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority Need Level High, Medium, Low</b>		<b>Unmet Need</b>	<b>Goals</b>
<b>Renter</b>	<b>Small Related</b>	0-30%	H	844	84
		31-50%	H	625	63
		51-80%	H	448	22
	<b>Large Related</b>	0-30%	H	95	10
		31-50%	H	94	10
		51-80%	M	89	9
	<b>Elderly</b>	0-30%	H	60	6
		31-50%	H	60	6
		51-80%	H	85	9
	<b>All Other</b>	0-30%	M	5,212	261
		31-50%	M	2,271	114
		51-80%	L	923	0
	<b>Owner</b>	0-30%	H	458	46
		31-50%	H	175	18
		51-80%	H	276	28
<b>Special Needs</b>		0-80%	H	119	12
<b>Total Goals</b>					698
<b>Total 215 Goals</b>					698
<b>Total 215 Renter Goals</b>					594
<b>Total 215 Owner Goals</b>					104

**Table 2B  
Community Development Needs**

<b>PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>	<b>Priority Need Level</b> High, Medium, Low, No Such Need	<b>Dollars to Address Unmet Priority Need</b>	<b>Goals</b>
<b>PUBLIC FACILITY NEEDS</b> (projects)			
Senior Centers	H	\$3,000,000	
Handicapped Centers	M	\$3,000,000	
Homeless Facilities	M	\$7,200,000	
Youth Centers	M	\$100,000	
Child Care Centers	H	\$500,000	
Health Facilities	H	\$1,000,000	
Neighborhood Facilities	M	\$2,000,000	
Parks and/or Recreation Facilities	M	\$1,400,000	
Parking Facilities	L	\$100,000	
Non-Residential Historic Preservation	L	\$3,500,000	
Homeless Facilities – Families	H	\$1,800,000	
<b>INFRASTRUCTURE</b> (projects)			
Water/Sewer Improvements	H	\$5,000,000	
Street Improvements	H	\$6,500,000	
Sidewalks	H	\$2,000,000	
Solid Waste Disposal Improvements	L	\$500,000	
Flood Drain Improvements	M	\$5,000,000	
Other Infrastructure Needs-Weather Warning	L	\$225,000	
Other Infrastructure Needs-Street Lights	H	\$2,500,000	
<b>PUBLIC SERVICE NEEDS</b> (people)			
Senior Services	H	\$1,250,000	
Handicapped Services	H	\$1,250,000	
Youth Services	H	\$2,500,000	
Child Care Services	H	\$2,000,000	
Transportation Services	H	\$10,000,000	
Substance Abuse Services	H	\$2,500,000	

Employment Training	H	\$5,000,000	
Health Services	H	\$25,000,000	
Lead Hazard Screening	L	\$750,000	
Crime Awareness	H	\$1,000,000	
Other Public Service Needs-Hunger	H	\$11,250,000	
Other Public Service Needs-Family Deterioration	H	\$1,000,000	
Other Public Service Needs-Information and Referral	H	\$450,000	
<b>ECONOMIC DEVELOPMENT</b>			
ED Assistance to For-Profits(businesses)	M	\$900,000	
ED Technical Assistance(businesses)	M	\$625,000	
Micro-Enterprise Assistance(businesses)	M	\$625,000	
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	M	\$6,250,000	
C/I* Infrastructure Development (projects)	L	\$6,250,000	
Other C/I* Improvements(projects)	M	\$6,250,000	
Micro-Enterprise Assistance	M	\$625,000	
<b>PLANNING</b>			
Planning	H	\$1,250,000	
<b>TOTAL ESTIMATED DOLLARS NEEDED:</b>			

\* Commercial or Industrial Improvements by Grantee or Non-profit

## E. COMMENTS

### Comments from 2005 Housing Market Survey

Comments
Need quality inspected housing – all types (reduces maintenance & eyesores later)
Need handicap accessible and affordable housing and rental property
Down-payment assistance is available, however if one’s income is low enough to be eligible, they don’t qualify for a mortgage.
Need affordable housing for medium income.
Why not create a program to provide interest free mortgages to low income families...Federal and state funding could go toward paying the interest as long as the family continues to pay the principle, taxes and insurance. If the family fails to pay, then they would assume the interest payments and run the risk of loosing the home.
Low income individuals cannot afford College Station values.
Most need help with utilities.
City installation of infrastructure would be a great help. Most affordable housing builders do not want to deal with the cost and difficulty of installing infrastructure.
Affordable single family town house designs would cut down on the cost of infrastructure and land.
The land prices in College Station have gotten too high. For a builder or small developer to come into College Station is hard because their profit margin is very small after paying so much for the land itself.
There is such high demand for land and housing in College Station with money that the prices are high. It isn’t cost effective to the private sector to build low income housing.
Housing is just too high in College Station for low-to-moderate income households for purchase. Recent low rates have helped but the rapid rate of appreciation coupled with high taxes has worked against it.
A lot of senior citizens live off social security. Housing based off Section 8 and Housing 202 are scarce. Low income families have a hard time realizing home ownership with the median price range of homes being \$120K - \$140K. Homes in the \$50 - \$60K range would help.
Good article on low cost housing at: <a href="http://www.mbnnews.com/NBN/issues/2005-02-214/">http://www.mbnnews.com/NBN/issues/2005-02-214/</a> (National Association of Homebuilders Newsletter)

### Comments from March 7<sup>th</sup> & 8<sup>th</sup>, 2005 Public Hearing & CPB Meeting

Comments
I know Special Needs Housing is on the way!
Mentally ill/disabled have a hard time coping with everyday life. Homeless often do not have anywhere to go because of behavior. It would be nice to have short-term housing opportunities until stabilized.
Flush out the goal #4.
Succinct-There is not a word wasted; goes to flexibility.
Take out the “first-time homebuyer” in Down Payment Assistance program.
Goal 5—Vital (health & safety) – smoke detectors, for example, can save lives. They are critical as we find aging infrastructure of College Station.
If housing for special needs is provided, could amenities (Goal 4) be funding.
Building Codes – Rehab for low-income bringing up to current codes.
There needs to be primarily more affordable rental properties. So much competition – student population tends to drive the prices up.
Needs to be more affordable and available properties.

Goal 1. A.) Include rental assistance for special needs.
First-time home buyers – so broad – suggest taking it out
Further define special needs population.
Very difficult to find 3 or 4 bedroom affordable large unit apartments or homes for transitional or permanent housing.
While writing housing goals & strategies, add footnotes to include the holistic approach.
Barrier- Single homeless father raising teenage daughter—currently put into two separate facilities. Same as mother raising teen boys. Families need to stay together while living in homeless shelters.
What does assessing individual needs? Case management – assess and follow up (identify, assess, follow up)
Connect to resources
Dollars need to go further.
As a former retired teacher, school districts are involved in homeless.
Do not define too narrowly
Not just assess clients but follow up.
Reach out is one thing, but to engage is another
Assistance to accommodate the facility designed to serve the homeless
Need more transitional housing
Supportive housing – emergency rental assistance specifically for mental health clients.
Need transitional housing for supervised mental health clients.
Our Legislature has cut mental health, mental retardation, prenatal care, prescriptions, etc.
We need to pick up the ball on the local level to “maintain” our current care!!!
Some organizations are not as obvious to the public so they depend on City funds to fund year round.
Please be aware during funding reviews of those agencies who do not necessarily gain public funds.
Please continue the 15%!
Afraid something bad is going to happen before something is done. Continued support from the City is critical to cover organizations where the State has cut funds.
Improve and expand transportation. Low/moderate income people have difficulty getting to doctor, kids to park. System needs to be more accessible.
Non-profits have been providing transportation, but it has been cut.
Need funds to cover prescription costs. Mental illness preventative cost is \$10 a day. Proactive is \$62 day - jail. And Reactive is \$4500/visit to emergency room.
D. & E. link them to Non-Housing/Homeless
C. How comprehensive—how far reaching. Are we developing options? Where are we? Kids Klub, Lincoln Center, Head Start. How many families can afford childcare? Is it accessible? The need is crucial for 2, 3, & 4 year olds.
Goal 1. B. Senior citizens – meals, provider care. Needs to be priority.
Senior Citizen Center.
There have been funding cuts for the Substance Abuse population. This population are low income, homeless, many mentally ill.
Any crises after 5:00 p.m. or on weekends for substance abuse population or mentally ill must go to hospital. This is usually the working poor.
The accessibility and publicity of these should increase.
Use other funds for code enforcement.
The accessibility and publicity of code enforcement should increase.
We need more promoting and advertisement for home buyer assistance.
For home owner assistance, we need to reach the community and those below guidelines.
We need home owner assistance for the very dilapidated primarily.
There are no parks for children 2 and under. We also need equipment for that age group.
Infrastructure Improvement can bring up the self esteem of neighborhoods and communities.
Infrastructure Improvement is needed especially in north, west, and east Bryan.
Drainage is terrible in College Station. Water stands practically everywhere. It does not drain!
For Infrastructure Improvement, use other funds – “drainage”
Commercial Building Renovation deals with self esteem of neighborhoods and communities.
I think the fair housing portion was very helpful at allowing me to know my right.
You do a good job with limited resources.
Surprised at who is exempt. It blows her mind.
It is nice to have a local liaison for fair housing complaints.

Does anyone do presentations around town on fair housing? Yes- Public awareness is needed.
D. Information Referral – agency awareness resources training.
How does business community help people coming out of incarceration? This is a special needs population.
Deeply appreciate that the cities use the maximum 15% allowable CDBG funds, and hope they continue to do so.
Dental Care.
Recreational facilities are interested in Kids' Cafes, which serve hot meals in the evening.
Interest in talking more to Food Pantry clients about Food Stamps.
Interest in nutritional education.
Interest in 211 guide to agencies and churches.
Need to train professionals about 211 information.
Food Bank almost runs out of food near the end of November every year. They need to become a direct affiliate of Second Harvest. In doing so, the Food Bank will need to increase their warehouse within 5 years.
Goal. 3 B&C.) There needs to be more emphasis, more vocational training programs. \$5.15 minimum wage will not cut it- 40 hours at \$5.15 will not make it.
Public facility goals look good.
Every thing looks good. Great ideas.

Questions
Can immigrants get this assistance?
Does the federal government intend on funding state reductions?
If agency purchased four-plex for MHMR, could they apply for funds?
Under Goal 1 – If someone is looking to buy property for the homeless population, would the City assist the person and/or organization?
What does D. actually mean? In what ways do we help them make the transition—job skills; training? to be independent?
Would it be feasible to consolidate resources for childcare as well as special needs childcare?
Terrace Pine Apartment Homes will be available when?

## G. MAPS

