CITY OF COLLEGE STATION

2015-2019 CONSOLIDATED PLAN

AND

2015 ACTION PLAN

CDBG B-15-MC-48-0007
HOME M-15-MC-48-2019

For questions or comments, please contact the:
Community Services Department
Community Development Division
1207 Texas Avenue
College Station, TX 77840
(979) 764-3778

City of College Station, Texas
Community Services Department

College Station City Council

Nancy Berry, Mayor
Blanche Brick, Place 1, Mayor Pro Tem
Steve Aldrich, Place 2
Karl Mooney, Place 3
John Nichols, Place 4
Julie Schultz, Place 5
James Benham, Place 6

Community Development Division

Debbie Eller, Director
David Brower
Charles Michalewicz
Brian Piscacek
Matthew Ramirez
Patsy Wiley

Joint Relief Funding Review Committee

Ann Boney
Gail Henry
Anna Laxson
Kay Parker
Natalie Pine
Shawn Pulliam

Special Thanks

The Community Services Department would like to express our appreciation to the agencies, departments, and committees who participated in developing the City of College Station's 2015-2019 Consolidated Plan.

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www.cstx.gov

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Executive Summary

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

1. Introduction

The City of College Station is an emerging, medium-sized city in Brazos County nestled among the major urban areas of the State of Texas – Houston to the southeast, Dallas/Fort Worth to the north, and Austin and San Antonio to the southwest. Home to Texas A&M University, the city has been recognized as a leader in quality of life, education, and business.

Along with the City of Bryan to the immediate north, the College Station-Bryan Metropolitan Statistical Area (MSA) serves as the economic and educational hub of the entire Brazos Valley region. As the university grew in size to what is now the fifth largest in the nation, College Station has swelled to an area of approximately fifty square miles with an estimated population of slightly over 100,000.

Per the regulations found at 24 CFR 91.200 through 91.230, the U.S. Department of Housing and Urban Development requires jurisdictions entitled to receive funding under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) and other associated programs to submit a Consolidated Plan no less than every five years, an Action Plan serving as an annual update, and a Consolidated Annual Performance And Evaluation Report following the conclusion of each program year.

This Consolidated Plan is a comprehensive planning and evaluation tool that guides priorities, goals, and strategies from PY 2015-16 through PY 2019-20. The plan document includes citizen participation information, a needs assessment, a market analysis, and a strategic plan which outlines goals and strategies to address priority needs. These priority areas for the following five years are:

- Rental Housing
- Owner-Occupied Housing
- Homeownership
- Homelessness
- Special Needs
- Public Services
- Public Facilities & Infrastructure
- Economic Development
- Program Administration and Compliance

The City of College Station coordinated with the City of Bryan, Brazos County, Bryan-College Station Metropolitan Planning Organization, Brazos Transit District, Brazos Valley Coalition for the Homeless

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(Continuum of Care), Brazos Valley Council of Governments, Brazos Valley Community Action Agency, Brazos Valley Affordable Housing Corporation, Project Unity, and Brazos County Health Department, in addition to a variety of other social service organizations serving low-income, special needs, and homeless populations.

Information was gathered from local surveys, focus groups, community meetings, consultations, and other secondary sources, which supplements the data already provided by HUD from the *American Community Survey (ACS)*, *U.S.* Census, and *Comprehensive Housing Affordability Strategy (CHAS)*.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City is required by federal law to use housing and community development grant funds to primarily benefit low- and moderate-income persons in accordance with the following HUD objectives:

- Providing decent housing;
- Establishing and maintaining a suitable living environment; and
- Providing expanded economic opportunities.

All grant activities will provide one of the following designated HUD outcomes:

- Availability/Accessibility;
- Affordability; and
- Sustainability.

During the period covered by the plan, the City anticipates it will receive between $1 and $1.5 million in new funds annually from HUD. CDBG is expected to comprise about $900,000 to $1 million of this annual total and HOME about $300,000 to $350,000. CDBG is a more flexible grant and can support activities as broadly as housing, economic development, neighborhood improvements, and human services. HOME is strictly reserved for addressing affordable housing needs.

The five-year plan is divided into four basic sections: Plan Development Process, Needs Assessment, Housing Market Analysis, and Strategic Plan. An Action Plan and its corresponding Consolidated Annual Performance Evaluation Report (CAPER) will accompany this Consolidated Plan at the beginning and end of each program year, respectively.

Below is a summary of activities the City will undertake to meet the objectives shown above:

<u>Decent Housing</u>

- 10 rental units rehabilitated
- 50 rental units constructed

- 17 owner-occupied units rehabilitated
- 25,000 households addressed through code enforcement activities
- 25 down payment assistance loans provided
- 4 owner-occupied homes constructed
- 375 security deposits provided through the TBRA program

Suitable Living Environment

- 5 dilapidated structures demolished
- 375 persons counseled through homebuyer education courses
- 20 collaborative meetings held among local nonprofits to assess service provision and encourage professional development
- 1,200 homeless persons assisted with case management services
- 1,100 persons with special needs assisted with public services
- 3,600 persons assisted with health care services
- 850 persons assisted with youth services
- 100 persons assisted with senior services
- 850 persons assisted with domestic abuse and neglect services
- 100 persons assisted with other public services
- 25,000 persons assisted with improved street infrastructure
- 20,000 persons assisted with improved sidewalk infrastructure
- 5,000 persons assisted with other improved infrastructure
- 20,000 persons assisted with park improvements

Expanded Economic Opportunities

- 25 jobs created/retained through a business loan program
- 250 persons assisted with job training

3. Evaluation of past performance

Despite decreases in funding over time, the City of College Station has maintained a variety of successful programs and initiatives. Details of past performance are found in the annual CAPER; the most recent iteration reports on the results achieved through PY 2013-14. Over the last four years, the City of College Station has accomplished the following:

- 2 rehabilitation loans
- 2 reconstruction projects
- 19,060 code enforcement cases in CDBG-eligible areas
- 21 down payment assistance loans
- 251 individuals receiving financial literacy/homebuyer counseling

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- 11 new owner-occupied homes constructed
- 244 security deposits assisted
- 63 community meetings, fostering coordination and collaboration among local agencies
- 1,002 persons assisted seeking emergency and/or transitional shelter and supportive services
- 2,047 persons with special needs receiving housing and/or social services
- 3,474 persons receiving health care, dental care, and/or mental health care services
- 58,799 persons accessing City senior citizen programming (aggregate)
- 3,105 persons benefitting from affordable child care and youth programs
- 6 projects addressing the rehabilitation and expansion of infrastructure, including water and sewer lines, street and sidewalk, and flood drain improvements
- 2 projects to improve or expand park facilities

4. Summary of citizen participation process and consultation process

The development of the Consolidated Plan was in concert with the adopted Citizen Participation Plan. City staff updated the existing Analysis of Impediments and Fair Housing Plan. Two public hearings were conducted (March 10, 2015 and July 7, 2015) to explain the consolidated planning process, report on plan development, and solicit community feedback.

The City collaborated extensively with the City of Bryan, as both plans were being developed simultaneously. Both cities hosted a survey for local service providers as well as two focus group meetings in March 2015 to define community needs and observe available resources. Staff from both cities also conducted interviews with pertinent staff from local public and private agencies. From January to May 2015, the City undertook the Joint Relief Funding Review Committee process, along with the City of Bryan, to consider applications from public service agencies for CDBG funding.

During February 2015, the City solicited feedback through a community needs survey which was available online and hard copy (also in Spanish). The survey was advertised through a press release from the City's Public Communications Department and included email marketing to several community groups. Data from 165 submitted surveys was analyzed to offer insight into community needs.

An accompanying survey addressing the local housing market was carried out in April 2015. The survey was made available to realtors, property owners and managers, developers, housing agencies, lenders, and citizens and offered insight into the challenges associated with affordable housing in College Station.

All public comments and survey/focus group/interview responses were considered in developing the goals and strategies discussed in the strategic plan.

5. Summary of public comments

Public comments were solicited at each of the two public hearings in addition to the other avenues for input discussed above. The highest priorities include community centers, neighborhood crime prevention, affordable single-family housing, transportation services, job creation and retention, mental health services, and abused/neglected children services.

Detailed summaries regarding the data collected may be found in the Appendix.

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

All comments received were accepted and considered in the development of the Consolidated Plan. Nonetheless, some feedback concerned activities that would be outside of the scope of HUD-funded grants.

7. Summary

The 2015-2019 Consolidated Plan was developed by utilizing extensive feedback from surveys, stakeholder interviews, secondary data sources, and other City departments, and establishes priorities, goals, and strategies to address the needs of the low- to moderate-income population in College Station in the areas of housing, homelessness, special needs, public services, public facilities, and economic opportunity.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	COLLEGE STATION	Community Services
HOME Administrator	COLLEGE STATION	Community Services

Table 1 – Responsible Agencies

Narrative

The Community Development Division of the Community Services Department administers the CDBG and HOME programs with assistance from the Fiscal Services Department for financial duties. The Community Services Department also includes Code Enforcement and Northgate District Management divisions. Community Development staff works closely with Public Works and Parks and Recreation staff on public facility projects. The Legal Department assists with all CDBG and HOME agreements and other legal opinions when necessary.

Consolidated Plan Public Contact Information

All inquiries and comments regarding the Consolidated Plan may be directed toward:

Community Services Department
City of College Station
1207 Texas Avenue
College Station, TX 77840
Phone: 979-764-3778
Fax: 979-764-3785

Additionally, any electronic correspondence may be sent to Debbie Eller, Community Services Director, at deller@cstx.gov.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of College Station Community Services Department coordinates efforts with a variety of agencies in a given year to address local needs. Department staff work closely with public service agencies, housing providers, contractors, and others to deliver housing, social services, and public facility projects. For homeless needs, the City reached out to the local Continuum of Care, the Brazos Valley Coalition for the Homeless, as well as Twin City Mission, the local homeless services provider.

The Citizen Participation Plan describes the process the department follows to solicit input from the public, contributing to the development of the Consolidated Plan and Action Plan. During the planning process, the City hosted two public hearings and provided a 30-day public comment period of the draft Consolidated Plan for questions and comments.

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

The City participates in a number of coalitions and collaborations that seek to address issues related to housing and public services. While there are no public housing units in the City of College Station, the Brazos Valley Council of Governments operates the regional Housing Choice Voucher Program, of which approximately 25% of voucher recipients acquire housing in College Station. In preparation for the development of this Consolidated Plan, the City consulted with key providers and agencies, including:

- Bryan-College Station Metropolitan Planning Organization
- Brazos County
- Brazos County Health Department
- Brazos Transit District
- City of Bryan Community Development
- Brazos Valley Affordable Housing Corporation
- Brazos Valley Community Action Agency
- Brazos Valley Council of Governments
- Project Unity

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City works closely with the local Continuum of Care, the Brazos Valley Coalition for the Homeless (BVCH). The city is represented not only on the coalition at their scheduled quarterly meetings, but

participates in specific committee work and regularly supports the annual point-in-time count. BVCH meets – and partners with local agencies – to assist in better coordination of homeless services, including transitional housing, emergency housing, permanent housing, and supportive services. Priority housing homeless issues are as follows: 1) permanent supportive housing, 2) permanent affordable housing, and 3) transitional shelter and supportive services.

The City has provided public service (CDBG) funding to the local homeless provider, Twin City Mission, through its joint process with the City of Bryan. Additionally, the City utilizes HOME funds to offer security deposit assistance through its Tenant Based Rental Assistance Program – the primary homelessness-prevention tool. This assistance is available to voucher holders and tenants of several affordable complexes, including The Haven, a 24-unit transitional housing project, accessible to those designated as homeless. These key services are just two of many made available to the community through the 2-1-1 information and referral service, a program made available through the United Way of the Brazos Valley, with funding also from the Texas State Health and Human Service Commission.

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

The City does not receive ESG funds. However, the City actively participates on the BVCH, of which Twin City Mission (TCM) is a member. TCM administers the Homeless Management Information System (HMIS) program and receives support through the coalition.

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Brazos Valley Council of Governments
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Services-Employment Service-Fair Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face meeting 2/11/15 with Executive Director for consultation regarding service needs. Further coordination was carried out through the Housing Choice Voucher Program Manager for the Public Housing sections of the Needs Assessment and Housing Market Analysis.
2	**Agency/Group/Organization**	BRAZOS VALLEY COMMUNITY ACTION AGENCY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Health Services-Education Services-Employment Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face meeting 3/23/15 with Executive Director for consultation regarding service needs. A staff member also attended one of the discussion groups held for nonprofit service providers.
3	**Agency/Group/Organization**	Unity Partners dba Project Unity
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face meeting 2/13/15 with Executive Director for consultation regarding service needs. Two staff members also attended one of the discussion groups held for nonprofit service providers.
4	**Agency/Group/Organization**	BRYAN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff worked closely with staff from the City of Bryan throughout the planning phases of this document to assess needs and market conditions. Collaborative efforts included a survey distributed to employees of local public service providers. The cities will continue to fund public service activities on an annual basis through the Joint Relief Funding Review Committee.

5	**Agency/Group/Organization**	Brazos Valley Coalition for the Homeless
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss the Consolidated Plans for the Cities of Bryan and College Station during a regular meeting of the Brazos Valley Coalition for the Homeless held on 2/10/15. The Coalition is a regional network of organizations, individuals, and agencies whose mission is to work toward ending homelessness in the Brazos Valley.
6	**Agency/Group/Organization**	Brazos County Health Department
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face meeting 2/9/15 with Executive Director for consultation regarding service needs.
8	**Agency/Group/Organization**	Brazos Valley Affordable Housing Corporation
	Agency/Group/Organization Type	Housing Regional organization

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face meeting 2/11/15 with Executive Director for consultation regarding service needs.
9	**Agency/Group/Organization**	The Brazos Transit District
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Regional organization Public Transportation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face meeting 2/16/15 with the Director of Marketing for consultation regarding service needs.
10	**Agency/Group/Organization**	BRAZOS COUNTY
	Agency/Group/Organization Type	Services-Health Health Agency Publicly Funded Institution/System of Care Other government - County Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face meeting 2/27/15 with the Brazos County Judge for consultation regarding service needs.

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

All agencies were invited to participate in the Consolidated Plan development, either through online feedback, participation through surveys and focus groups, or one-on-one consultations.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Brazos Valley Coalition for the Homeless	The Brazos Valley Coalition for the Homeless acts as a conduit for communication among providers and facilitates access to shelter and supportive services for homeless persons and families.
Economic Development Master Plan	City of College Station	A strategy of the plan is to "evaluate the applicability of using Community Development Block Grant funds for projects, micro-enterprise assistance, job training programs, business incubators, etc."
Comprehensive Economic Development Strategy	Brazos Valley Council of Governments	Long term goals and objectives of this plan include the creation/retention of jobs, drawing new industry to the area, and increasing the availability of affordable housing in the region. The City will undertake activities during this Consolidated Plan to address these goals through economic development initiatives and affordable housing activities.
Comprehensive Plan - City of College Station	City of College Station	The Comprehensive Plan is a long-range plan adopted by the City Council that serves as a guide for decisions about the City's physical development. The purpose is to anticipate growth and to guide that growth in a manner that provides College Station with a balance of land uses that promote economic development while retaining quality of life. The Comprehensive Plan includes plans for parks, utilities, land use, economic development, transportation, urban design, and anything else related to the physical design of the community.

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Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of College Station actively coordinates efforts with the City of Bryan on a variety of community development activities – this planning process was no different. The cities collaborated to carry out two focus groups for social service agencies (one in Bryan, and the other in College Station), as well as many one-on-one consultations. Those interviews included meetings with Brazos County officials and the Brazos Valley Council of Governments. Other public entities contacted during plan development were the MHMR Authority of the Brazos Valley, Texas Department of Housing and Community Affairs, and Texas Workforce Commission.

Narrative (optional):

PR-15 Citizen Participation

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

The Citizen Participation Plan provides policies and procedures which ensure that citizen comments and other public feedback is collected and considered throughout the development of the Consolidated Plan and Analysis of Impediments. The Community Needs Survey was offered online and in paper-based form (in Spanish as well). Furthermore, the City hosted two public hearings, with notices in the local newspaper in advance of two weeks; these notices included a statement regarding reasonable accommodations, including a foreign language. Coinciding with the second public hearing was a 30-day comment period for the review of the plan document, which occurred June 22 – July 21, 2015. In addition to the hearings, the City carried out eight one-on-one interviews, a survey on general community needs, a survey regarding housing needs, a survey for social service providers, and two focus groups.

The results of the primary source data collected as defined above contributed to the formation of priorities, goals, and strategies, and action items. Priority-setting was based on both qualitative responses gathered through meetings and hearings as well as quantitative analysis from the various survey measures. Survey data provided a clear ranking of priorities which established baseline needs and considerations.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Public notices for the two public hearings and 30-day public comment period were posted in The Eagle, the local newspaper. All notices for meetings indicated that special accommodations for individuals with disabilities would be made if requested.	N/A	N/A	
2	Internet Outreach	Non-targeted/broad community	A dedicated webpage regarding the Consolidated Planning Process was created on the City's website. The page was updated throughout plan development to provide the community insight into the process.	N/A	N/A	http://www.cstx.gov/index.aspx?page=3956

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Two public hearings were held. One to solicit community feedback (3/10/15), and later, present the goals and objectives for the Consolidated Plan and 2015 Action Plan (7/7/15). One person attended the Public Hearing in March. Four attended the July Public Hearing.	No comments were received.	N/A	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Community Needs Survey	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A total of 165 surveys were received from the public. The survey was online at an easy-to-follow link (www.cstx.gov/cdsurvey) and marketed through the City's Public Communications Department. Marketing efforts were through a press release and social media. Targeted outreach was directed toward residents of assisted housing in College Station.	Responses helped City staff develop the prioritization of community needs. The survey included questions regarding social services, public improvements, facilities, housing, and economic development. A more detailed summary may be found in the Appendix.	N/A	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Community Needs Survey	Employees of local nonprofit service providers	A total of 21 surveys were received from employees of local service providers. The survey was made available electronically through an email listserv and a local community digest. Two discussion groups followed, attended by a total of 31 participants.	Examined community needs - top needs were housing, transportation, mental health care, and drug/alcohol abuse. Participants indicated there is not enough affordable, accessible housing for the elderly, voucher holders, and persons with disabilities especially.	N/A	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Community Needs Survey	Non-targeted/broad community	A total of 75 surveys were received. The survey was online at an easy-to-follow link (www.cstx.gov/cdsurvey) and marketed through the City's Public Communications Department. Marketing efforts were through a press release and social media. Targeted outreach was directed toward realtors, lenders, homebuilders, homeowners, and owners of rental housing in College Station.	The survey concerned pressing housing issues in College Station along with the obstacles to affordable housing. Senior housing, affordable single-family homes, and affordable rental housing were seen as the top needs. Land costs, land availability, and student market demand were viewed as the most significant obstacles to affordable housing.	N/A	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment examines the factors contributing to the needs of College Station's housing, homeless population, special needs population, and community development efforts. Currently, there is a limited supply of truly affordable housing solutions for lower-income families in the City mainly caused by rising cost burden for this demographic and intense investor activity in converting available land into multi-unit student apartment housing. College Station maintains a large renter household base, and a much higher percentage of its owner households do not experience any severe housing problems. Increases in land value in neighborhoods closer to Texas A&M University's main campus have forced the City of College Station to reassess how to deliver affordable rental and owner housing in these areas.

College Station is part of the Brazos Valley Coalition for the Homeless, the Continuum of Care agency for the region. A 2011-2015 Point in Time Count Comparison reveals that the sheltered homeless population in the area has increased while the unsheltered population has decreased. Between the 2014 and 2015 Point in Time Counts, adults living in emergency or transitional shelters increased by 69%. The number of chronically homeless decreased from 18 to 10 persons over the same time frame. There are currently 233 beds operated out two facilities in the Brazos Valley targeted to homeless persons. Two of the most significant barriers to acquiring stable housing for the area's homeless are unemployment and incarceration, according to the 2015 Point in Time Count. Mental health services was identified as the most needed among the unsheltered homeless population.

Permanent housing solutions with supportive services are the top priority needs for non-homeless special needs populations. Many special needs providers and services that College Station residents can utilize are found in the neighboring City of Bryan. So the provision of improved transportation services is currently essential in connecting those in need to the services they require. With a quickly growing age 55 and older population within College Station, providing affordable elderly housing and healthcare services may become the City's top priority in assessing the conditions of special needs groups.

The results of a Community Needs Survey show the replacement or improvement of local streets and sidewalks is the currently the greatest public improvement needed in College Station. The City will also utilize CDBG funding to invest in its parks and community facilities for future residents.

The City emphasizes efficient inter-government coordination across the Brazos Valley region so that low- and moderate-income individuals and families can be better served.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Housing needs are determined by analyzing population growth, median income, and the number and types of households, including their affordability and condition. The City has seen consistent growth over the last decade in both population and income. Despite this positive development, housing needs continue to exist, specifically for those with extremely low incomes.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	67,890	90,998	34%
Households	24,599	31,832	29%
Median Income	$21,180.00	$31,332.00	48%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	9,320	3,335	4,305	1,825	13,060
Small Family Households *	1,665	960	1,575	695	6,745
Large Family Households *	15	45	105	185	1,090
Household contains at least one person 62-74 years of age	70	135	305	130	1,795
Household contains at least one person age 75 or older	165	70	130	50	705
Households with one or more children 6 years old or younger *	470	480	570	310	2,250
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	190	0	0	10	200	0	10	0	4	14
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	110	50	110	0	270	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	75	105	40	245	0	4	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	6,395	1,890	655	0	8,940	420	100	225	25	770

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	120	920	1,680	360	3,080	15	45	140	280	480
Zero/negative Income (and none of the above problems)	1,600	0	0	0	1,600	100	0	0	0	100

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,720	2,015	870	50	9,655	420	110	235	30	795
Having none of four housing problems	385	1,070	2,765	1,075	5,295	85	140	430	675	1,330
Household has negative income, but none of the other housing problems	1,600	0	0	0	1,600	100	0	0	0	100

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	935	815	930	2,680	165	20	190	375
Large Related	0	30	24	54	0	10	0	10
Elderly	95	54	95	244	65	59	95	219
Other	5,680	2,020	1,410	9,110	205	45	85	335
Total need by income	6,710	2,919	2,459	12,088	435	134	370	939

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	880	335	215	1,430	165	20	145	330
Large Related	0	30	20	50	0	10	0	10
Elderly	85	44	0	129	65	35	60	160
Other	5,620	1,555	500	7,675	190	30	30	250
Total need by income	6,585	1,964	735	9,284	420	95	235	750

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	130	75	215	40	460	0	4	10	4	18

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	30	0	0	30	0	0	0	0	0
Other, non-family households	4	20	0	0	24	0	0	0	0	0
Total need by income	134	125	215	40	514	0	4	10	4	18

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	650	450	600	1,700	100	75	200	375

Table 12 – Crowding Information – 2/2

Data Source Comments: Data developed based on estimates provided by the 2007-2011 American Community Survey (ACS) and 2007-2011 Comprehensive Housing Affordability Strategy (CHAS)

Describe the number and type of single person households in need of housing assistance.

According to the 2009-2013 American Community Survey, there are an estimated 9,440 single person households in College Station – 4,768 with a male householder, and 4,672 with a female householder. Of all the occupied housing units, nearly 28% are occupied by a single person. This is due to the large student population in College Station enrolled at Texas A&M University or nearby Blinn College in Bryan, Texas (24% of all rental units are single person households). For those living alone, 3,973, or 42%, live below poverty level. It is ultimately difficult to ascertain those single person households needing housing assistance, as many undergraduate students are receiving financial support through family, grants, and loans.

Single persons would most likely seek out efficiency or one-bedroom units. Of the 38,608 housing units in College Station, just 6,105 (16%) have 0-1 bedrooms. As of June 24, 2014, the average Bryan-College Station market rates were $588 and $684 for efficiency and one-bedroom units, respectively. In many cases, these rental rates exceed 30% of a tenant's income.

Based on the January 22, 2015, Point in Time (PIT) Count conducted by the Brazos Valley Coalition for the Homeless (BVCH), a total of 79 single adults were counted as homeless within the agency's jurisdiction, which includes the City of College Station – 66 sheltered, and 13 unsheltered.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The 2009-2013 American Community Survey revealed that 5.9% (5,635 individuals) of the population had a disability – for the residents 65 years and over, that number increased to 29.3% (1,336 individuals). The most frequently referenced disabilities on the survey were regarding hearing, ambulatory difficulty, and independent living difficulty. Annual median earnings for those with a disability during the period noted above are $17,326.

Based on the most recent CHAS data (2009-2011), households comprised of individuals with disabilities in need of housing assistance (those having one or more of the four housing problems) include:

0-30% AMI	Renters – 1,180	Owners – 60
>30-50% AMI	Renters – 635	Owners – 135
>50%-80% AMI	Renters – 530	Owners – 70
>80% AMI	Renters – 25	Owners – 255

Most of the owner households with a disability were of higher income, afflicted with a hearing/vision impairment or an ambulatory limitation. Conversely, lower-income renter households were much more likely than their higher earning counterparts to have a disability.

In 2012, there were 1,581 recorded incidents of family violence – 557, or 35%, of these crimes were reported by the College Station Police Department.

According to the Brazos County District Attorney's Office, of all violent felonies committed in 2013, half were regarded as cases of family domestic violence. Of those, 61% occurred in Bryan, 32% in College Station, and the remaining 7% in Brazos County outside of either city limits. Eighty-eight percent of victims were female.

Twin City Mission provides a Domestic Violence Services Program to victims of domestic violence and dating violence with services including shelter, counseling, case management, legal advocacy, safety planning, and career assistance. Phoebe's Home is a 24-hour emergency shelter available to residents in the Brazos Valley Region, including Brazos County. From September 1, 2014, to the most current date available, Phoebe's Home has sheltered 52 women and 77 children.

Of the 79 adults recorded as homeless during the BVCH PIT Count in January 2015, a total of 10 respondents (or 13%) indicated they were victims of domestic violence. Furthermore, another three defined themselves as either "severely mentally ill" or having issues with "chronic substance abuse."

What are the most common housing problems?

The primary issue facing College Station families is the availability and affordability of housing. Cost burden is an ever-increasing issue, as increased investor activity throughout the city has, while growing the tax base, resulted in rising land values. Some of the cost burden figures shown above may be attributed to the many student undergraduate student households, but the fact remains there is a limited supply of truly affordable housing solutions for lower-income families. Approximately 8,940 renter households have a cost burden greater than 50% of income, compared to just 770 owner households. Of those, over 71% earn between 0-30% of the area median income (AMI) – an indication that a lack of income plays a considerable role in feeling cost burdened. Another 3,080 renter households have a cost burden greater than 30%, though the majority of those households fall between 50 and 80 percent of AMI.

The difference is fairly stark when comparing renter and owner households regarding housing problems. Here are the number of households:

Having 1 or more of the 4 housing problems	Renter – 9,655	Owner – 795
Having none of the 4 housing problems	Renter – 5,295	Owner – 1,330

College Station clearly maintains a large renter household base, but the data shown above reveals that a much higher percentage of owner households do not experience any of the four housing problems (63% vs. 35% for renters). In addition, the higher the income, the less likely households will experience such issues.

Are any populations/household types more affected than others by these problems?

For those households experiencing a cost burden of greater than 30%, approximately 463 are elderly – 244 renter households, and 219 owner households. Another 289 have a burden exceeding 50% of income. There is a much larger number of cost burdened small related households compared to large related households. Furthermore, many more of those are renter rather than owner households. Overall, 12,088 renter households and 939 owner households are cost burdened.

Concerns of overcrowding, along with inadequate kitchen or plumbing facilities, affect the lowest income renter households exclusively. For example, 95% of renter households lacking those latter accommodations earn between 0-30% of AMI. Overcrowding is prevalent among single family households rather than other household types. Of the 532 total households experiencing overcrowding, 460, or 86%, are single family renter households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households facing the most imminent risk of homelessness are those with extremely low incomes (less than 30% of AMI) with a cost burden of at least 30%; that is, more than 30% of a household's income going toward housing. The threat is even more pronounced for households severely cost-burdened, with more than 50% of income spent on housing. The more money going toward housing, the less can be spent on food and healthcare, and other essential needs. At-risk characteristics include unpaid utility bills, which can lead to eviction, or the loss of a job or layoff.

Single parent households are at a particular disadvantage, as they are often limited to a single wage earner. Other considerations, such as transportation and daycare can become a significant expense, in terms of time and money. Single parent households therefore need ample affordable housing opportunities, accessible child care, and a bevy of supportive services.

Twin City Mission's rapid re-housing program recently began on January 1, 2015 (with the first client on the program at the end of February). This program offers rental assistance for up to eight months and intensive case management to allow for a permanent housing solution at the conclusion of the assistance. It is estimated that most will struggle once leaving the program due to under-employment. Having access to transportation and mainstream benefits is key for those exiting a housing program. Needs for public assistance would still exist for those in the program, including SNAP, Medicare, Medicaid, and TANF.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City defines the "at-risk population" as those households earning below 80% of the AMI with a severe cost burden, with more than 50% of a household's income going toward housing. Of note, the lower the income earned, the greater risk of homelessness. The following numbers are derived from the most current CHAS data (2007-2011) for households with a cost burden of over 50%:

Renter	Owner
0%-30% of AMI – 6,585	0%-30% of AMI – 420
>30%-50% of AMI – 1,964	>30%-50% of AMI – 95
>50%-80% of AMI – 735	>50%-80% of AMI – 235
Total below 80% of AMI – 9,284	Total below 80% of AMI – 750

Twin City Mission does not track any at-risk at this time. Once the Coordinated Access System is in place, the agency will be able to track these numbers and the characteristics of those at-risk of becoming homeless.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Instability and an increased risk of homelessness are consequences of high housing cost burden; domestic abuse; mental illness; overcrowding; aging out of foster care; lack of social support resources; unexpected expenses; drug/alcohol addiction.

Discussion

There is a continued need for affordable housing not only for the extremely low income, but for other income levels as well. Increases in land value in neighborhoods nearer the university (which had been the traditional community development investment areas) have forced the City of College Station to reassess how to deliver affordable rental and owner housing. With a quickly growing age 55+ population, affordable elderly housing will be a priority.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The tables below provide information for specific racial and ethnic groups as well as the jurisdiction as a whole that capture housing problems for varying income levels.

According to the 2009-2013 American Community Survey, the City's demographics are as follows:

White – 79.13%

Black/African American – 6.86%

Asian – 9.31%

American Indian, Alaska Native – 0.17%

Pacific Islander – 0.04%

Of Hispanic or Latino Origin – 13.93%

The population of College Station is becoming more racially and ethnically diverse as the city grows. Between the 2000 and 2010 Census surveys, the Black / African American and Asian populations grew by 61% and 73%, respectively. Those indicating Hispanic origin grew by 95%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,670	310	1,745
White	5,740	260	1,040
Black / African American	459	4	20
Asian	490	0	470
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	845	45	215

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Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,350	315	0
White	2,055	195	0
Black / African American	135	95	0
Asian	405	4	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	645	20	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,030	1,555	0
White	1,525	1,110	0
Black / African American	205	105	0
Asian	59	115	0
American Indian, Alaska Native	25	10	0
Pacific Islander	4	0	0
Hispanic	200	135	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	335	1,255	0
White	205	890	0
Black / African American	20	165	0
Asian	40	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	75	155	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Based on the data presented above, there exists disproportionately greater need among racial groups at several income levels. For those identified as extremely low income (0%-30% of AMI), approximately 79% (7,670 households) face at least one housing problem; however, this rises to 95% for the Black/African American population at that income level (a total of 459 households). This 16% difference indicates a disproportionate share of housing problems confronted by these lower income households collectively.

Interestingly, in terms of the jurisdiction as a whole, another 18% reported no or negative income, but did not confront one of the housing problems. This is likely due to the presence of Texas A&M – undergraduate students, who were either unemployed or underemployed (possibly by choice), but through other financial means acquired quality housing without any of the associated problems. That leaves only 3% of the population at this income range encountering no housing problems.

As one would expect, as income increases, the likelihood of housing problems decreases. Shown below are the income levels with their respective percentages of households with no housing problems.

0%-30% of AMI – 3%

30%-50% of AMI – 9%

50%-80% of AMI – 43%

80%-100% of AMI – 79%

Despite the overall decline in housing problems, specific groups still contend with these issues within respective income ranges. Similar conclusions may be drawn at the income level between 50%-80% of AMI, for example, though the affected population is just a very small segment of the total. While 57% of the City report one or more housing problems, 71% of the American Indian/Alaska Native population does so – a difference of 14%. In terms of actual households, though, the total number is just 25 households.

Even at ranges exceeding those of "low income" – 80%-100% of AMI – both the Asian and Hispanic populations face a disproportionately greater need. Of the 335 households having one or more household problems (21%), 40 are Asian (57%), and 75 are of Hispanic origin (33%). Respective of all income ranges, the 36% difference between the total jurisdiction and Asian households at this income level is the most evident example of disproportionate need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As discussed in the previous section, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Severe housing problems include:-

- Overcrowded households with more than 1.5 persons per room. Not including bathrooms, porches, foyers, halls or half-rooms
- Households with cost burdens of more than 50 percent of income

The tables below reveal needs relating to these severe housing problems at 0%-30% of AMI, 30%-50% of AMI, 50%-80% of AMI, and 80%-100% of AMI for specific target demographics.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,385	605	1,745
White	5,545	455	1,040
Black / African American	414	55	20
Asian	440	50	470
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	845	45	215

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,770	1,910	0
White	1,265	985	0
Black / African American	35	195	0
Asian	165	245	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	290	380	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	430	3,140	0
White	305	2,330	0
Black / African American	45	260	0
Asian	12	165	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	4	0
Hispanic	60	270	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	60	1,535	0
White	20	1,080	0
Black / African American	10	170	0
Asian	15	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	215	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Similar to the previous section, as income increases, the presence of severe housing problems declines. The following figures show the percentage of households across the City with a "severe housing problem" at each income level

0%-30% of AMI – 76%

30%-50% of AMI – 48%

50%-80% of AMI – 12%

80%-100% of AMI – 4%

Notably, there is a lack of disproportionate need based on racial or ethnic makeup, excluding the severe problems experienced by the Asian population at 80%-100% of AMI (21% with a severe problem, compared to just 4% of the jurisdiction as a whole).

There are cases where some groups record higher percentages than those of the entire population, but they do not meet the 10% threshold to be considered "disproportionate." Examples include extremely low income (0%-30% of AMI) Black/African American households, in which 85% face severe housing

problems, compared to 76% of the total population, and low income (50%-80% of AMI) Hispanic households, in which 18% have one or more housing problems, compared to 12% for the City as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The definition for "disproportionately greater need" carries through this section as well: if a specific racial or ethnic group experiences housing problems at a rate at least 10 percentage point higher than the whole, such a need exists. Based on the 2007-2011 CHAS, the data in the tables below reveals the level of housing cost burden for various racial/ethnic groups. This is based on a ratio of housing costs to income; what percentage of income goes toward housing costs?

At less than 30%, the household is considered "without a cost burden." Between 30% and 50%, the household is "cost-burdened." Finally, for those greater than 50%, households suffer from "severe cost burden."

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,295	4,680	9,455	1,805
White	10,260	3,145	7,115	1,040
Black / African American	770	340	485	20
Asian	940	410	535	515
American Indian, Alaska Native	25	35	0	0
Pacific Islander	0	4	0	0
Hispanic	1,140	640	1,165	225

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

The data reveals that both American Indian/Alaska Native (58%) and Pacific Islander (100%) groups are cost burdened at a disproportionately greater need compared to the total (16%), although the actual numbers are very small in comparison to other racial groups. In fact, of all cost burdened households, those populations make up only 0.75% and .09%, respectively. A consistent theme throughout each of the more substantial racial groups is a larger percentage of those severely cost burdened, rather than simply cost burdened. To illustrate, in College Station, 9,455 households spend at least 50% of their income on housing, whereas only 4,680 spend between 30%-50%. This could reflect, along with the high

numbers of households without any cost burden, that housing is more likely either quite affordable, or not affordable at all.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

0%-30% of AMI

Black/African American households displayed a need 16% greater than the jurisdiction as a whole, with 95% (459 from a total of 483 households) encountering one of the four housing problems. In terms of severe housing problems, though, those households face less persistent barriers; 35 have a severe housing problem, compared to 195 who do not.

30%-50% of AMI

None observed.

50%-80% of AMI

American Indian/Alaska Native households have a 14% greater need than the collective population, with 71% (25 from a total of 35 households) encountering one of the four housing problems. Overall, though, this is a small subset of those in need – this group reflects only 1.2% of the jurisdiction facing one or more housing problems.

80%-100% of AMI

Hispanic households have a 12% greater need than the entire jurisdiction, with 33% (75 from a total of 230 households) encountering one of the four housing problems.

Asian households have a 36% greater need than the entire jurisdiction, with 57% (40 from a total of 70 households) encountering one of the four housing problems. Additionally, another 21% at this income level have at least one severe housing problem – much higher than the whole City at 4%.

If they have needs not identified above, what are those needs?

To break out of poverty, families need the resources through education and training, a stable living environment, regular employment, medical coverage, and financial skills including budgeting/credit

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management/financial planning to be able to save for the future. This is not exclusive to a single racial or ethnic group – or even to a particular income level.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Minority populations are spread throughout College Station, but concentrations of these racial and ethnic groups are mostly centered near the geographic center. The accompanying maps illustrate the census tracts with the most significant populations of Black/African American, Asian, and Hispanic households.

NA-35 Public Housing – 91.205(b)

Introduction

Although no public housing units exist in College Station, the Brazos Valley Council of Governments (BVCOG), located in Bryan, Texas, administers the regional Housing Choice Voucher Program. Approximately 27% of voucher holders within the service area acquire housing in College Station. The BVCOG voucher program has one of the highest proportions of females working toward self-sufficiency in the nation. Locally, over 15% of all HUD-assisted households are working toward independence from government assistance.

A map of the service area is below.

Totals in Use

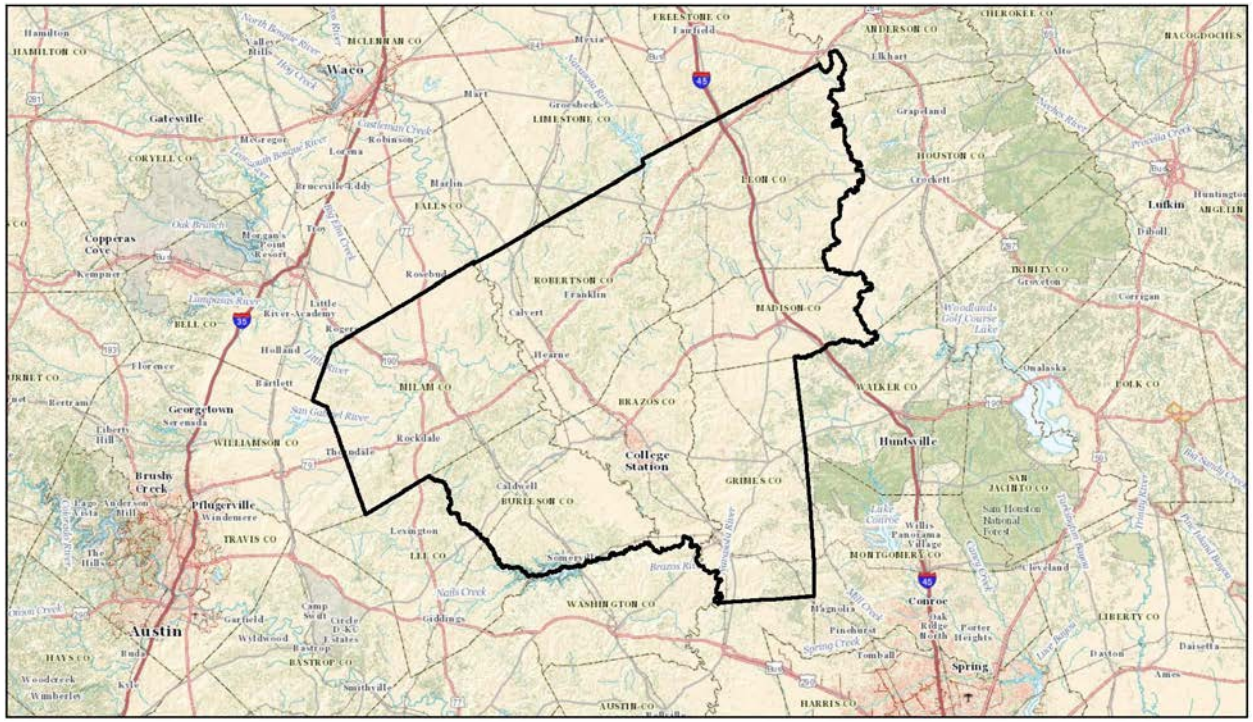
Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,609	0	1,609	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:
2015 PIC (PIH Information Center)
Data Source Comments:

OMB Control No: 2506-0117 (exp. 07/31/2015)



BVCOG Service Area

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	12,241	0	12,241	0	0
Average length of stay	0	0	0	5	0	5	0	0

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	156	0	156	0	0
# of Elderly Program Participants (>62)	0	0	0	350	0	350	0	0
# of Disabled Families	0	0	0	990	0	990	0	0
# of Families requesting accessibility features	0	0	0	1,473	0	1,462	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
2015 PIC (PIH Information Center)
Data Source Comments:

Race of Residents

	Program Type								
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	590	0	590	0	0	0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	0	1,036	0	1,036	0	0	0
Asian	0	0	0	10	0	10	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
2015 PIC (PIH Information Center)
Data Source Comments:

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	211	0	211	0	0	0
Not Hispanic	0	0	0	1,429	0	1,429	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
2015 PIC (PIH Information Center)
Data Source Comments:

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

N/A

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate need for voucher holders is the acquisition of housing – especially three and four bedroom units in College Station, which are very limited. A survey of the current listing of available units to rent as a voucher holder (as of 3/31/2015) in the service area showed that of the 33 units, only four, or 12%, were located in College Station; three of these units offered three bedrooms.

The Housing Choice Voucher Program Waiting List is currently closed; a date has not been set for the reopening of the list. Other needs include transportation, medical coverage and care, employment assistance, and child care. Fortunately, the Brazos Valley Council of Governments provides most of these services within its office building in Bryan, which is on the bus route. This one-stop-shop approach can provide a variety of resources for those in need.

Of the 1,601 active households currently receiving assistance as a voucher holder, 435 live in College Station.

How do these needs compare to the housing needs of the population at large

The needs for those on the Waiting List mirror general community needs, as discussed above: affordable, quality housing; transportation; education; financial literacy; employment; job training; and child care. For those on a voucher, the threat of cost burden is diminished, but households still likely require many of the services identified above.

Discussion

BVCOG is working through the waiting list to reduce the amount of time households spend waiting for assistance and also considering making changes to its HCV program preferences, including serving those first residing in the Brazos Valley (Brazos, Burleson, Grimes, Leon, Madison, Robertson, and Washington Counties).

The City has partnered with BVCOG to assist with the security deposit of clients moving into a unit located within the city limits of College Station. For each beneficiary, the program offers one-time assistance of up to $500. Not only is this program a tool to overcome the burden of coming up with the additional funds for a deposit, it also allows the tenants who maintain the property over the lease term to utilize the refunded deposit in future lease agreements upon move-out.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The 2015 Point in Time Count revealed there were 66 sheltered homeless and 13 unsheltered homeless in the Brazos Valley Coalition for the Homeless service area, which includes the City of College Station. The vast majority of these individuals find themselves in the cities of Bryan and College Station, as the two serve as the regional hub of the entire Brazos Valley in terms of education, employment, and social services. These households consisted of adults without children. Ten were considered chronically homeless – five sheltered, and another five unsheltered. A total of eight were veterans – six sheltered, and two unsheltered. The number of reported homeless is up from last year, but still down from a recent high in 2013. The chart below illustrates the changes over the last several years; note the number of sheltered is increasing, whereas the number of unsheltered is decreasing. This could be indicative of the region better serving the homeless population and ensuring proper emergency shelter.

A map of the Brazos Valley Coalition for the Homeless is below.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	13	66	0	0	0	0
Chronically Homeless Individuals	5	5	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0

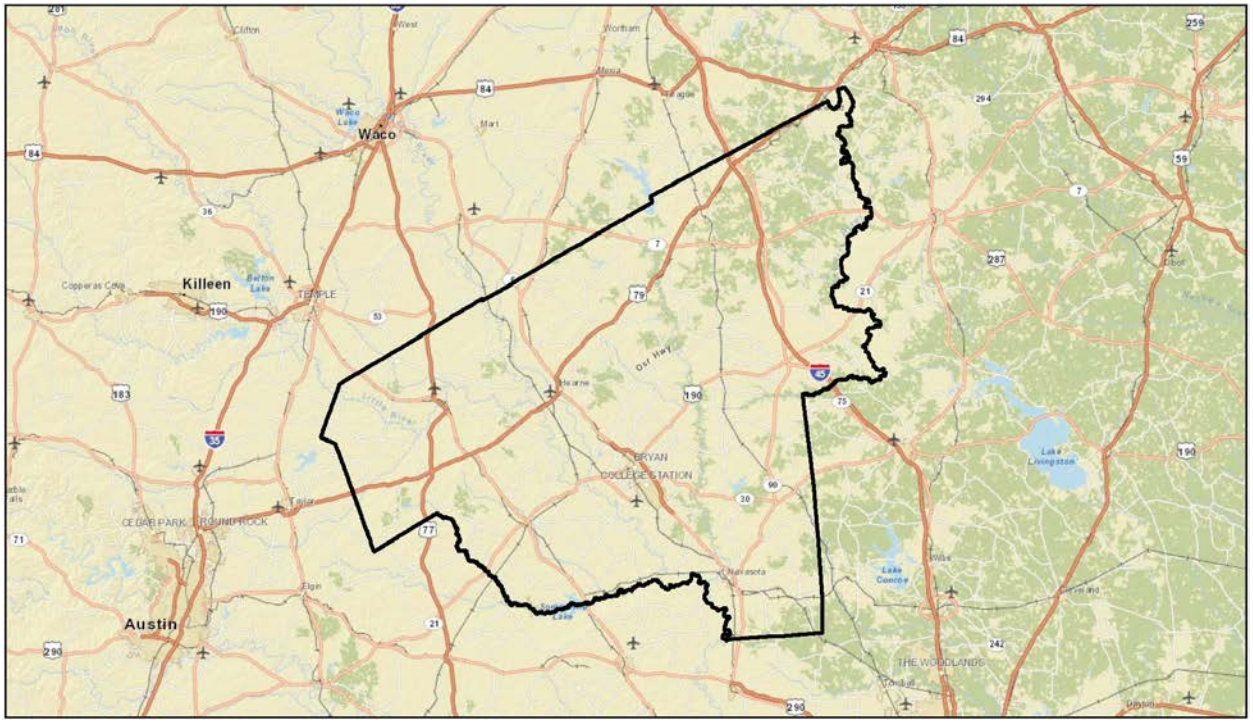
OMB Control No: 2506-0117 (exp. 07/31/2015)

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	6	2	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2015 Point-In-Time Count

OMB Control No: 2506-0117 (exp. 07/31/2015)



BVCH Service Area

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following information was compiled from the 2014 and 2015 Point in Time Counts from the Brazos Valley Coalition for the Homeless, the regional Continuum of Care agency:

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- In 2015, 55 adults were in emergency shelter, and 11 were in transitional shelter; that total is up from 39 in 2014 (an increase of 69%)
- 10 where chronically homeless (5 sheltered, 5 unsheltered) in 2015, compared to 18 (all unsheltered) in 2014
- The number of homeless veterans decreased from 12 (10 sheltered, 2 unsheltered) in 2014 to 8 (6 sheltered, 2 unsheltered) in 2015
- No unaccompanied youth were reported in either year

In the two shelters, The Bridge and Family Promise, the maximum amount of days allowed for clients to stay in shelter is 90 days. In the transitional housing programs, the maximum days of rental assistance is 730, or two years. Currently, the average number of days homeless stay in an emergency shelter before existing is 42 days. The average number of days for transitional housing is 298 days. A total of 845 individuals and families became homeless in 2014.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In 2014, there were 54 families with children who were provided housing assistance. There are currently six families now being assisted through the rapid re-housing program. In 2015, there has been an increase in veteran families with children. Twin City Mission is currently serving two veteran families and have received calls from three additional families.

For the 2015 Point in Time Count, there were no unsheltered children in the Brazos Valley. A total of 24 children were in a homeless shelter:

- 62% were between the ages of 0-6
- 12% were between the ages of 7-12
- 25% were between the ages of 13-17

Of the homeless families, 14% were single parent households. Nine percent of the total sheltered reported as veterans, whereas 15% of unsheltered reported as veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In 2015, of the unsheltered homeless, 38% were White, and 54% were African American. Sheltered homeless include 63% White, 35% African American, and 2% Asian. This follows the same trend as the past several years.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Per the 2015 Point in Time Count, there were 66 sheltered and 13 unsheltered homeless, along with 79 in a transitional housing program. This means that approximately 16% of all homeless in the Brazos Valley were unsheltered. As illustrated in the chart above, the regional homeless support system has been successful in offering emergency housing to those in need, with the percentage of those without proper habitation declining overall over the last five years.

All of the housing programs in the area stay at capacity, so the unmet need would be 158 individuals and families who need some type of housing assistance.

Discussion:

With regard to unmet needs, two of the most significant barriers to acquiring stable housing are unemployment and incarceration. Mental health services is most needed among the unsheltered. Furthermore, 31% of this group report “basic needs” as their most unmet need (transportation is second, with 21%).

Among the sheltered, case management is the top unmet need. Other needs include employment and job skills training. About one-third of both sheltered and unsheltered individuals had earned a high school diploma or equivalent, with others reporting some collegiate work as well.

There are currently 233 beds in the Brazos Valley targeted to homeless persons.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs population is comprised of elderly (defined as age 62 and older), frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework), persons with mental, physical, and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. These groups, while not homeless, often require supportive housing and associated services.

Describe the characteristics of special needs populations in your community:

There are many special needs households in College Station seeking resources not exclusively found within city limits. Many providers and other services are found in the neighboring City of Bryan, so the provision of transportation services is essential to connecting those in need to the services they require.

In consultation with area service providers, mental health care was identified as the greatest health need, due to the necessity for counseling services and expansion of behavioral health clinics and professional staff.

It was also identified that more support should be given to caregivers of elderly persons and special needs households, as those individuals need to remain healthy both physically and mentally.

What are the housing and supportive service needs of these populations and how are these needs determined?

The special needs populations outlined above all need varying supportive services, including case management, more specialized healthcare (medical and behavioral), emergency care, affordable and accessible transportation, food pantries/deliveries, socialization, and housing rehabilitation (including minor and emergency repairs, modifications, and full-scale reconstruction).

The elderly (especially frail elderly) and persons with physical or developmental disabilities often require special facilities and care, including daily support and assistance. Addressing the removal of architectural barriers for these groups can prolong their ability to live independently and help ensure safe housing options for both owner and renter households.

Persons with substance abuse and addiction may require case management, peer support, housing, and rehabilitation care – and based on the severity of a particular case, either outpatient or inpatient treatment. Substance abuse may coincide with child/domestic abuse as well. Increased health literacy and life skills teaching for area residents can address these issues.

Persons with HIV/AIDS need supports in place to ensure physical and emotional well-being, including case management, affordable housing, medical care, and peer support.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Texas Department of State Health Services, as of December 31, 2013, there were 322 people living with HIV in Brazos County – a rate of 158.5 cases per 100,000 population. During 2013, out of 254 counties in Texas, Brazos County ranked 17th in the rate of HIV Infection and AIDS cases. That year, there were 15 new diagnoses of HIV Infection and AIDS in Bryan.

Discussion:

Permanent housing solutions with supportive services are the top priority for non-homeless special needs populations. As the population of College Station continues to rise, these particular groups will increase as well.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities contribute to a suitable living environment for residents of College Station, providing numerous activities and opportunities to socialize with neighbors and friends. Parks, recreational facilities, and community centers promote physical well-being and civic involvement while enhancing the safety and livability of neighborhoods. The continuing pressures of providing health and human services also have an impact on the provision and location of public facilities.

The City will continue to invest in its parks and community facilities, and CDBG funds will contribute to this effort through the continued development in the lower-income areas of the City. Investment is being made in these areas to provide quality opportunities for engagement for youth, seniors, and the general population.

How were these needs determined?

In preparation for the Consolidated Plan, a Community Needs Assessment survey was administered to the public during the months of February and March 2015. The survey measure illustrated continued support for community facilities, with "community centers for all ages" ranking at the top. Furthermore, with regard to neighborhood services, "neighborhood crime prevention" scored the highest among all categories as the most important community need. Providing public facilities can contribute to mitigating negative activities and influences.

Describe the jurisdiction's need for Public Improvements:

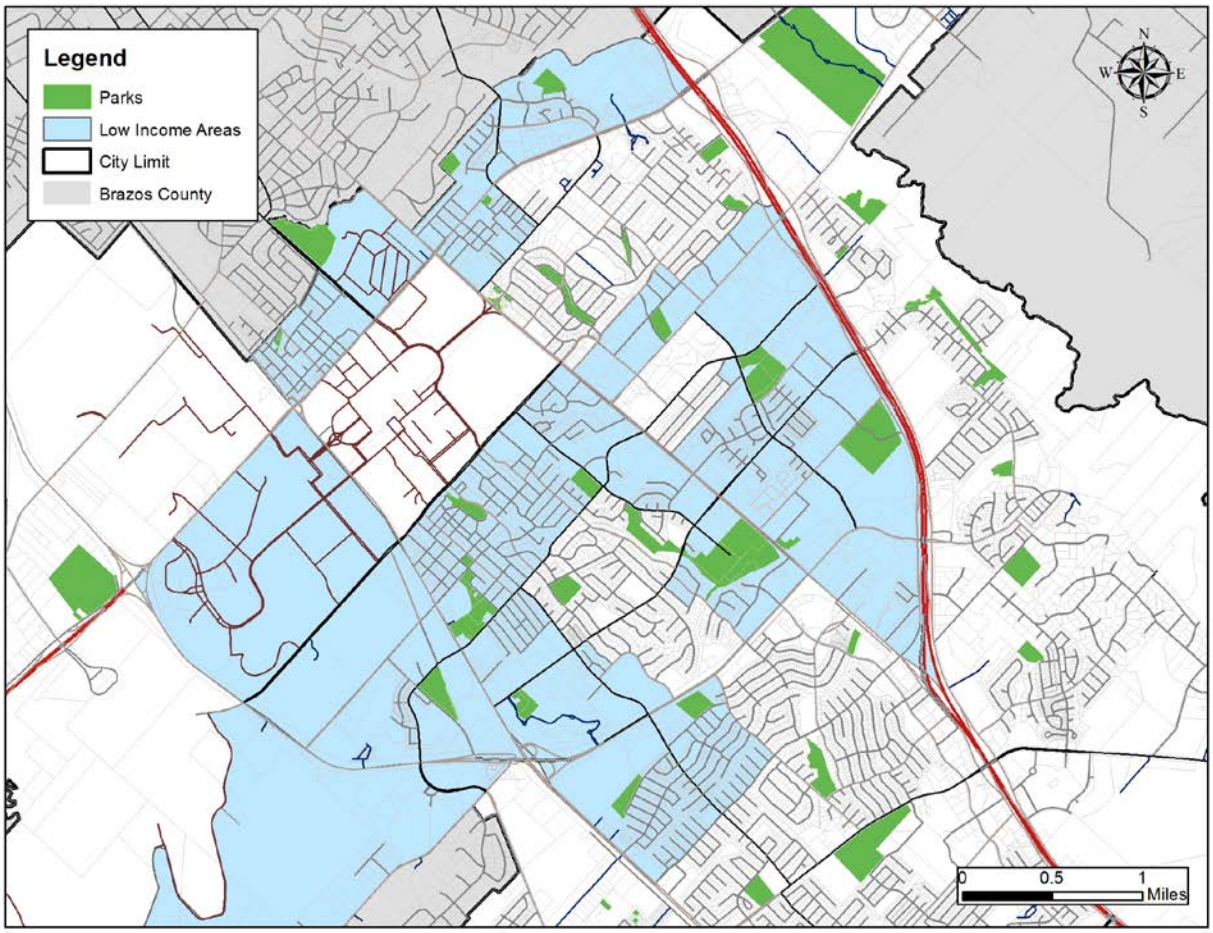
The need for expansion of infrastructure is due to the deterioration of existing facilities and the continued increases in the City's population. Various neighborhoods serve densities of population for which sewer and water lines, streets, and sidewalks were not originally designed.

The City has recently undertaken various sidewalk projects to not only offer a safer, more reliable, walkable alternative for pedestrians to move about, but also improving accessibility features for individuals with physical disabilities, a special needs population. These CDBG-funded activities are just a small part of an overall City-wide effort to make College Station greener and more bicycle and pedestrian friendly.

Results from the Community Needs Survey revealed the need for continued efforts to replace or improve local streets and sidewalks. When asked if streets were a problem in their neighborhoods, only 41% stated they were "rarely or never" a problem. Sidewalks fared slightly better, with 47% affirming they were "rarely or never" a problem. Therefore, more than half of all respondents felt that the infrastructure in their neighborhoods was inadequate to some degree.

How were these needs determined?

Stated above.



CDBG-Eligible Areas with Parks

Describe the jurisdiction's need for Public Services:

The City continues to focus on promoting coordination between all levels of government and services to eliminate duplicated services and to create a more seamless way to serve low- and moderate-income individuals and families. City staff worked with the City of Bryan and many other local and regional agencies to identify the health and human service needs in the area.

Many of these service providers are located in neighboring Bryan, so efficient transit options are essential to linking clients to services.

Our homeless and special needs populations require these services to address immediate needs, maintain a more stable environment, and move toward self-sufficiency. A variety of public services received high priority ratings from local providers, other stakeholders, and the general public, including abused/neglected children services, mental health services, substance abuse services, and services for the physically disabled.

As judged by local partner agencies, two of the most utilized services over the last year were rental assistance and assistance in accessing health insurance. Conversely, the service most needed by clients, yet not used, was debt and credit education. This reveals a lack of such programs in the Bryan-College Station area.

How were these needs determined?

City staff utilized results not only from the aforementioned Community Needs Survey, but also a separate survey specifically designed for employees of public service agencies serving Bryan and College Station population. The former measure indicated the following community preferences regarding community services:

Highest Need – Transportation Services

High Need – Youth Activities

Median Need – Senior Activities

Low Need – Child Care Services

Lowest Need – Legal Services

Responses to the agency survey revealed that housing, transportation, mental health care, and drug and alcohol abuse are viewed as the highest ranking needs in the community. Of those, nearly all agencies felt these needs remain unmet. Furthermore, the groups seen as “most underserved” in the community were low-income households, the mentally disabled, and the homeless.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis provides a clear picture of the local residential environment for the city of College Station. The housing market in the area has continued to cater to the student demand - college-aged households looking to rent while attending Texas A&M University. Out of the 35,882 housing units available in 2013, 21,090 (59%) of those were renter-occupied units. Because available land in close proximity to the University's campus is greatly desired by developers, investors have bought up many of the older homes in these areas, torn them down, and replaced them with multi-story homes catering to the student population.

Owner occupied units are mostly located in the southern part of the city, in the form of single-family detached homes, and comprise a smaller piece of the market. From 2000 to 2011, the median home value has increased by 53%, while the median contract rent has increased 32%. There is a sufficient supply of housing for the average student looking to rent and for families wanting to own their own houses. However, the City lacks a supply of affordable units for low-income households wanting to own rather than rent. According to current HUD FMR and HOME Rents, for households earning at or below 80% of AMI, there are 11,650 renter units considered "affordable." Conversely, there are only 1,115 "affordable" owner units available to these residents. This demonstrates an element of unaffordability in the market for College Station that needs to be addressed. A majority of the current housing stock in the City does not exhibit substandard conditions, due to the young age of the residential structures.

Rents have risen sharply over the last several years for three and four bedroom units in the City which has placed an increased cost burden on larger families looking to rent. Of the 756 LIHTC units in College Station, 50, or 7%, are designated as "accessible." According to the 2009-2011 CHAS, there are 3,810 disabled renter households, and another 2,895 owner households in College Station. There are limited affordable senior rental options in College Station - just three complexes in the City that house this lower-income demographic. All this data illustrates the need for increased supply of housing for these special needs populations residing in College Station.

Residents who may require supportive housing, facilities, and services for special needs can receive assistance from a variety of agencies located across College Station and the City of Bryan. Twin City Mission, the region's homeless services provider, operates an emergency shelter in Bryan; the agency delivers case management services, clothing, and personal care items to the local homeless population.

The regulatory barriers to affordable housing include: high cost of developable land, the City's ad valorem property tax, zoning and land use controls, interim financing for developers, and the general misperception among many local residents that affordable housing is not a critical need of the community.

Significant characteristics of College Station's economy that affect housing in the area include: the growth of student enrollment at Texas A&M University, high quality of the local independent school district, retention of the young professional population through revitalized retail and entertainment districts, expansion of local medical and healthcare facilities, and employment opportunities for the emerging biotech corridor.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

There are a total of 35,882 housing units in College Station, with 10,742 owner-occupied units and 21,090 renter occupied units. The significant number of rental units is a result of the large student population seeking housing. Most of these units are designed to accommodate larger student households (many rental units offer the opportunity for students to lease by the bedroom), with 77% offering at least two bedrooms. Because owner units comprise a smaller piece of the market, home values continue to rise (along with land values, which has increased in some areas of the City by more than 300% over the last several years due to the active investor market).

College Station is a younger city, incorporated in 1938; but in those older neighborhoods, the landscape is changing dramatically, limiting redevelopment opportunities for affordable housing. With proximity to the university at a premium for many student households, investors have bought up many of the older homes, torn them down, and replaced them with multi-story homes catering to students. This activity has moved into areas which have traditionally been assisted through local affordable housing programs. As a result of this market activity, infill lots are sold at a premium to developers. Most new housing is being constructed in the developing southern part of town, where larger areas of land are still available. While student rental housing complexes continue to be developed closer to campus, the new single family developments are, in most cases, inaccessible to lower-income families. During PY 2013, the median price of a newly built home in College Station was $245,500.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,457	40%
1-unit, attached structure	2,114	6%
2-4 units	6,160	17%
5-19 units	8,839	25%
20 or more units	3,815	11%
Mobile Home, boat, RV, van, etc	497	1%
Total	***35,882***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	799	4%
1 bedroom	91	1%	4,038	19%
2 bedrooms	704	7%	9,570	45%

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	Owners		Renters	
	Number	%	Number	%
3 or more bedrooms	9,937	93%	6,683	32%
Total	***10,742***	***101%***	***21,090***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City has encouraged the development of affordable single family and multi-family housing through federal, state, and local programs, targeting households at different income levels. As discussed in the prior Needs Assessment, there are no public housing units in College Station; however, households with a Housing Choice Voucher issued through the Brazos Valley Council of Governments may live in College Station rental units that accept vouchers. As of March 2015, of the 1,601 total voucher issued by BVCOG, 435 were being utilized in College Station (27% of all vouchers).

According to the Texas Department of Housing and Community Affairs (TDHCA), there are 556 affordable rental units developed through the Low Income Housing Tax Credit (LIHTC) Program in College Station. Many of these units must be rented to households at or below 60% of AMI; some units may be further income-restricted, depending on the developer's LIHTC application. Of those units, 50 are accessible to individuals with physical disabilities, and 228 are designated exclusively for the elderly.

Other federally-supported affordable housing complexes - Southgate Village Apartments, a placed-based Section 8 property, and LULAC Oak Hill Apartments, a HUD Section 202 elderly complex - offer another 250 affordable units. Lastly, rental assistance is available through two local service providers via federal HUD funds.

City staff maintain compliance and affordability of a total of 29 HOME-funded rental units through regular monitoring visits and inspections.

The City of Bryan, our neighbor to the north, includes a local housing authority with 300 units, plus an additional 710 LIHTC units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City does not expect to lose units in its affordable housing inventory for any reason. The affordability contract periods for the LIHTC properties in the city will not begin to end for another 14 years. However, due to BVCOG's closing of the Housing Choice Voucher waitlist in November 2014, new low-income residents entering College Station, and the Brazos Valley as a whole, must find other programs to assist with rent payments.

Does the availability of housing units meet the needs of the population?

The availability of multifamily units currently operating and under construction satisfies the needs of the large student population in the city. However, their presence has created pressure on the local market, reducing access to both owner and rental housing for low- and moderate-income families in College Station. The senior population is also growing quickly.

Forty percent of all residential units in College Station are single-family, detached homes. A majority (53%) include two or more units; this is a market response to student renters, which reside in a variety of duplex, fourplex, condominium, and apartment units throughout the city. In fact, approximately two-thirds of the total housing units in the city are rentals – inversely proportional to the state. This creates a scenario in which 1) there is a relatively limited supply of homeownership opportunities, and 2) nonstudent households are forced to compete with students in an inflated rental market.

Describe the need for specific types of housing:

The Needs Assessment section of this document illustrates a continued need for affordable housing, both owner and renter – in particular for families at lower incomes.

Single-Family Owner Housing

Homeownership opportunities are less attainable in College Station than in the surrounding areas. The housing stock in College Station is newer. Even the older neighborhoods do not offer many affordable options, due to their proximity to the Texas A&M campus; the highly sought-after location has brought numerous investors to the area, and the neighborhoods are undergoing a significant transformation toward catering to large student renter households.

Land for prospective affordable single family homes is limited, as few infill lots remain. Newer developments are springing up in the southern part of the city, but not at an affordable price point to lower-income families. Primary options include buying older homes in areas away from the university; those, however, are often targeted by investors and not as efficient as their newer counterparts, incurring higher utility charges.

Large Family Rental Housing

According to the table above, there are 6,683 rental units with three or more bedrooms. However, of the affordable units developed through the LIHTC program, just 218 offer at least three bedrooms. Many of these units are intended for several students in a single family home, where they rent essentially by the bedroom. It is not affordable option for a low-income family. Furthermore, because of this continued development, rents have risen sharply over the last several years for three and four bedroom units – much more so than those with one or two bedrooms.

Housing for Individuals with Disabilities

While owners and property managers must allow for reasonable modifications for the physically disabled renting their units, there is only a small percentage truly intended to be rented by a household in which a member is a person with a physical disability. Of the 756 LIHTC units in College Station, 50, or 7%, are designated as "accessible." According to the 2009-2011 CHAS, there are 3,810 disabled renter households, and another 2,895 owner households in College Station.

Housing for the Elderly

Between the 2000 and 2010 Census surveys, the fastest growing age group in College Station was adults age 55 years and older; the most significant growth occurred in the group age 60 to 64 years, which increased by 109% over ten years. There are limited affordable senior rental options in College Station, with a total of three complexes catering to this lower-income demographic, with wait lists that go into the hundreds; the most recent development of affordable senior housing occurred in 2006.

As presented in the Needs Assessment, there are 3,555 households in College Station with at least one person 62 years of age. Of those, 875, or one-fourth of all households, are at or below 80% of the area median income.

Discussion

The City must be proactive to the changing demographics and rapidly growing population in terms of housing provision. Staff will continue to work with both non-profit and for-profit developers to make affordable housing more available and accessible to the groups discussed above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

To be considered affordable, housing costs may not exceed 30% of a household's gross income. Home values and rents charged have continued to increase; most recently, the median home value was $174,300, and the median rent was $679. More than three-fourths of households paid $500-$1,499 in rent per month. To remain affordable, those households would have to maintain an income of between approximately $1,700 and $5,000 per month. While this range varies significantly, it illustrates the impact of housing costs; this also does not include any allowances for utilities.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	114,000	174,300	53%
Median Contract Rent	516	679	32%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	3,883	18.4%
$500-999	12,582	59.7%
$1,000-1,499	3,716	17.6%
$1,500-1,999	817	3.9%
$2,000 or more	92	0.4%
Total	***21,090***	***100.0%***

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	525	No Data
50% HAMFI	2,005	230
80% HAMFI	11,650	1,115
100% HAMFI	No Data	2,115
Total	***14,180***	***3,460***

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	674	679	837	1,210	1,451
High HOME Rent	643	690	831	950	1,041
Low HOME Rent	510	546	655	756	845

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Households with incomes considerably below the area median are at a particular disadvantage in accessing housing, as the cost burden becomes too great. The Housing Affordability table above illustrates that the lower a household's income, the fewer housing options available. For example, households earning at or below 30% AMI only have access to 525 units in College Station where “affordability” would be maintained. At 50%, that number rises to 2,005.

It is much more challenging for a lower-income household to own rather than rent. For example, there are 11,650 renter units considered “affordable" for households earning at or below 80% of AMI. Conversely, there are only 1,115 “affordable” owner units. This demonstrates not only a limited supply of owner housing, but also an element of unaffordability in the market.

It is estimated there are 31,845 total households in College Station, with 16,960, or 35%, considered low-income (at or below 80% of AMI). For each income range below 50% of AMI, there shows a significant shortage in available housing options. Even so, households above 50% but below 80% still may have difficulty in acquiring owner housing.

Income Levels	Number of Households	Number of Affordable Renter Units	Number of Affordable Owner Units
0-30% AMI	9,320	525	No Data
30-50% AMI	3,335	2,005	230
50-80% AMI	4,305	11,650	1,115

How is affordability of housing likely to change considering changes to home values and/or rents?

In 2000, the median home value in College Station was $114,000. By 2011, that value had risen 53% to $174,300. Median rent rose similarly, though not quite as drastic; it increased by 32% over the same

period to a high of $679 in 2011 from $516 in 2000. With these regular increases, homeownership is now more difficult to achieve, especially with increasing credit requirements. Furthermore, non-profit developers, such as Community Housing Development Organizations funded through the HOME grant, have had difficulty identifying potential land for the development of affordable housing. Very few infill lots remain; those lots that are available are considerably more expensive than in the surrounding areas. From 2002-2012, the average land value in College Station doubled – some areas, due to the influence of newly constructed housing marketed to student households, increased 1000%. Demand remains very high for both owner and renter housing, so rental rates and property values will likely continue to climb in the foreseeable future.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As shown in the table above, the median contract rent in 2011 was $679, a 32% increase from 2000. Increases continued in subsequent years, with the figure rising to $734 in 2013, according to the 2009-2013 American Community Survey. In comparison to the Fair Market Rents (FMR) for FY 2013, this rent amount is fixed between rents for a one bedroom units ($679) and a two bedroom unit ($837). Approximately 64% of all rental units in College Station consist of one or two bedrooms. Units offering three ($1,210) or four ($1,451) bedrooms are considerably more costly. From two to three bedrooms, the FMR jumps 45%. From three to four, another 20%.

High HOME rents are fairly consistent with FMR until a unit has more than two bedrooms; then there is a significant difference:

3 Bedroom – $1,210 (FMR) vs. $950 (High HOME Rent)

4 Bedroom – $1,451 (FMR) vs. $1,041 (High HOME Rent)

This can be observed as well when considering the income required to rent a given unit (with no more than 30% of income going toward housing). To avoid a housing cost burden for a two bedroom unit, a household must earn nearly $2,800 per month, or, with a single wage earner working 40 hours per week, $16.15 per hour ($8.90 over the minimum wage).

To avoid a housing cost burden for a three bedroom unit, a household must earn slightly over $4,000 per month, or, with a single wage earner working 40 hours per week, $23.10 per hour ($15.85 over the minimum wage).

The average Supplemental Security Income (SSI) payment in College Station is $710, as revealed in the American Community Survey. A person receiving SSI (there are approximately 663 households in College Station receiving SSI) would need to pay no more than $213 in rent to avoid a housing cost burden. The FMR is more than three times the affordable rent for a one bedroom unit; therefore, no household

relying on SSI can find any affordable rental housing in College Station without additional assistance, such as a Housing Choice Voucher.

Discussion

Large numbers of students create a significant demand for local off-campus rental housing. Texas A&M students make up the bulk of student demand for local housing; over the years, the amount of available on-campus housing has not kept pace with the increasing student body. This combination forces students into the off-campus housing market. An estimated 60,000 students, including those enrolled at Blinn College in Bryan, require off-campus housing.

The major impact of Texas A&M and Blinn College students in the local multi-family market is their contribution toward a cyclical seasonality associated with semesters. Fall, spring, and summer occupancy rates must be considered separately when analyzing local housing data. Typically, occupancy ranges vary significantly from season to season. Fall semesters (September through mid-December) represent the highest occupancy rates, followed by spring (January through mid-May), with the lowest occupancy period occurring over the summer (Mid-May through mid-August). Many lease terms last for just 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.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

College Station remains a relatively young community, with 77% of owner-occupied units and 68% of renter-occupied units built after 1980. Thirty-eight percent of owner units were constructed 2000 or later. This more recent development occurred as Texas A&M University increased student enrollment, with a significant expansion of rental housing during the 1980s; from 1980-1999, 8,831 renter-occupied units were constructed. These rental figures include some single-family structures that were at some point converted to rental properties.

Many of these rental units pose a housing problem (60%); in all likelihood, this high percentage may be attributed to student households deemed "cost-burdened." A much smaller percentage of owner-occupied units meet the same criteria (21%). Only a small handful of units, both owner and renter, are faced with more than one housing problem.

Because of the newer housing stock in College Station, the threat of lead-based paint is not as significant as in other cities. Even so, 17% of owner-occupied units and 6% of renter-occupied units built prior to 1980 have households with children present. A total of 9,300 units across the City may pose a hazard relating to lead-based paint.

Definitions

The City measures residential structures on the following four-point scale:

- *Excellent* – Buildings that have been built in the last five years (approximately). These buildings are well-maintained and do not obviously require any repairs
- *Conservable* – Buildings 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* – Buildings 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 defect are:
    - Major and minor dips in the roof, major cracks in the foundation
    - Porches or additions that lean or sag with shaky or unsafe steps or rails
    - Siding that waves and/or touches the ground (termite potential)
    - Substandard plumbing indicated by location of exterior pipes
    - Questionable electrical connectionsExposed cinder blocks or beams
    - Broken or missing window frames, or frames 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 a window, wall or roof

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Note: Any of the several deficiencies above are signs of neglect, which if left unrepaired may lead to increasing structural problems

- *Dilapidated*– Buildings 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, wall or roof
  - Sagging roof ridges, eaves or out-of-plumb walls
  - Extensive damage caused by fire, storm, flooding, termites, etc.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,225	21%	12,696	60%
With two selected Conditions	10	0%	452	2%
With three selected Conditions	7	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,500	79%	7,942	38%
Total	***10,742***	***100%***	***21,090***	***100%***

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,042	38%	4,504	21%
1980-1999	4,155	39%	9,831	47%
1950-1979	2,258	21%	6,355	30%
Before 1950	287	3%	400	2%
Total	***10,742***	***101%***	***21,090***	***100%***

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,545	24%	6,755	32%
Housing Units build before 1980 with children present	1,800	17%	1,290	6%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	695	77	772
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:
2009-2013 ACS 5-Year Estimates

Data Source Comments: The 2009-2013 ACS estimates there are 38,608 housing units in College Station. An estimated 2% of those units are vacant, based on a previous study on vacant units in College Station completed in 2010. Furthermore, 10% of those are estimated to be "substandard" or "dilapidated," meaning they would likely not be suitable for rehabilitation. There is no further data regarding the other data fields.

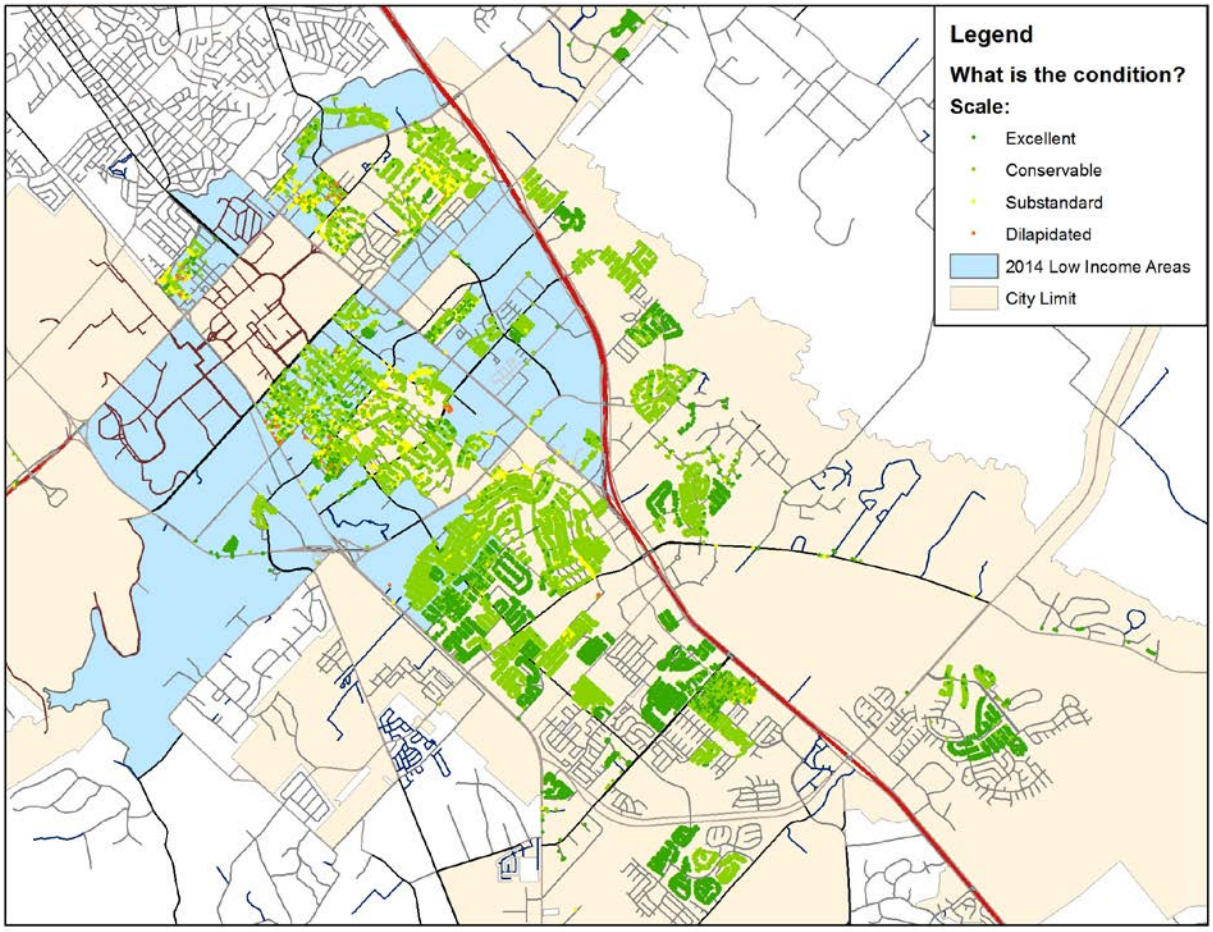
Need for Owner and Rental Rehabilitation

As shown in the table above, 21% of owner units and 62% of renter units have at least one housing problem; however, many of the renter units include, by definition, “cost-burdened” student households. Health and safety concerns are paramount, especially with special needs populations. These groups may need to access housing assistance, such as minor home repair (including immediate/emergency assistance), lead based paint removal, and accessibility services (ramps, grab bars in the bathroom, etc.). Households with very low or extremely low incomes are likely unable to afford home repairs, especially those of an immediate nature.

Many renter-occupied units were constructed in the 1970s and 1980s; 16,186, or 77% of all rental units, were developed between 1950 and 1999. As years go by, and more rental units are constructed, there will be increasing potential for the rehabilitation of these older rental units – in particular, duplex and fourplex units, of which there are 6,160 in College Station.

Below is a map of housing conditions based on the spectrum discussed above; while not all residential properties were observed during this study, many were, and the map provides a wide-ranging perspective, especially in the low-income areas of the city. The scale maintains the following format:

- Excellent - dark green
- Conservable - light green
- Substandard - yellow
- Dilapidated - orange



Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the table above, 2,545 (24%) owner-occupied units and 6,755 (32%) renter-occupied units were built before 1980 and could contain lead-based paint hazards – a total of 9,300 units. Low- and moderate-income households make up 14% of the total owner population and 73% of the total renter population in College Station.

Using those figures, it can be estimated that 356 owner units with a potential lead hazard are occupied by low-mod income households (14% of 2,545). Additionally, 4,931 renter units with a potential lead hazard are occupied by low-mod income households (73% of 6,755).

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Discussion

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Although no public housing units exist in College Station, the Brazos Valley Council of Governments (BVCOG), located in Bryan, Texas, administers the regional Housing Choice Voucher Program. Approximately 27% of voucher holders within the service area acquire housing in College Station.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,902			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing developments in College Station.

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Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A

Discussion:

N/A

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

There is one homeless facility that serves the Brazos Valley region, including the City of College Station – The Bridge Homeless Shelter, located in the City of Bryan. The shelter is operated by Twin City Mission (TCM), the region's homeless services provider. TCM also provides case management services, clothing, and personal care items. The nonprofit organization also maintains Phoebe's Home, the regional domestic violence services shelter. Family Promise of Bryan-College Station has its day center and administrative offices in Bryan as well, though it houses clients (must be families with children under the age of 18) in churches in both Bryan and College Station on a rotating basis.

Shelter and supportive services are provided specifically to homeless women by Emmanuel Lighthouse Mission, a ministry of Emmanuel Baptist Church in Bryan. This program serves women affected by addiction or other challenges, such as crisis pregnancies, and is designed to meet the spiritual, emotional, and physical needs of its participants.

For homeless men seeking transitional services, Save Our Streets (SOS) Ministries offers the Men's Home Program, a nine to twelve month discipleship program that encourages spiritual and emotional development. Participants are provided housing, employment through the SOS work program, and life skills education, such as relationship counseling and financial literacy training.

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Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	46	0	26	0	0
Households with Only Adults	105	0	56	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2015 Brazos Valley CoC Inventory List

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

HUD defines mainstream services as services that come from the Department of Health and Humans Services, such as Medicare, Medicaid, SNAP, and TANF. A variety of nonprofit service providers are located throughout both Bryan and College Station; residents of either City access resources across jurisdictional lines. These agencies offer support to complement services needed by the homeless population, including behavioral health, case management, substance abuse treatment, job training, transportation, and food. These providers include:

- Workforce Solutions Brazos Valley: provide a variety of services and program to assist low-income adults and youth in acquiring training and employment
- Texas Veterans Commission: provides employment resources and referral services with one-on-one counseling to military veterans
- St. Vincent DePaul Society: provides transportation vouchers along with eye exam and prescription assistance
- Single Mothers Created 4 Change: provides transportation to medical and dental appointments, job searches, and job interviews
- Brazos Valley Community Action Agency: provides medical services including physical exams, check-ups, sick visits, preventive care, family planning, and referrals
- Health for All: provides free doctor visits, pharmaceuticals, eye exams, foot exams, lab tests, x-rays, smoking cessation, diabetes management, chronic disease management education, and counseling services to the low-income, uninsured population
- The Bridge Ministries: Free medical clinic open to the public
- Brazos Maternal & Child Health Clinic: provides medical care during pregnancy and postpartum care to women meeting poverty and Medicaid guidelines
- MHMR of the Brazos Valley: providers services to individuals with mental illness, including case management, supported housing, counseling, skills training, supported employment, assertive community treatment, medication clinic, and children's mental health services

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Homeless individuals and families are served by a wide range of organizations; the primary facilities that address homeless needs include:

- Twin City Mission The Bridge Shelter: provides emergency housing for any man, woman, or family, along with food, clothing, laundry supplies, and personal hygiene products; residents may also access case management services

- Twin City Mission Housing Services: Twin City Mission has two programs – the transitional housing program is up to 24 months of rental assistance, case management, food, referrals to mainstream services, budgeting, job training, and life skills; the other is a Rapid Re-Housing program with 100% rental assistance for eight months, along with supportive services
- Emmanuel Lighthouse Mission: provides transitional housing for homeless women, offering budgeting, life skills, job search assistance, and faith-based peer counseling
- Family Promise of Bryan-College Station: provides a day facility and overnight shelter, meals, transportation, job search assistance, and case management services to homeless families with children under the age of 18 (transitional housing)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

As with homeless services, providers catering to the special needs populations are scattered throughout Bryan and College Station. These residents, who may require supportive housing and services, include the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addiction, and persons with HIV/AIDS and their families.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing is designed to provide permanent housing solutions to special needs populations with accompanying supportive services to encourage independent living. Some agencies provide specific supports to a particular special needs group, while others have a wider-ranging set of services. Supportive housing providers for the elderly and disabled include the following:

- LULAC Oak Hill Apartments
- Terrace Pines Apartments
- Villas of Rock Prairie
- The Waterford at College Station
- Bluebonnet House
- Magnified Health and Rehab
- Fortress Health and Rehabilitation
- MOSAIC Intermediate Care Facility

Related supporting services are available to each group from the following agencies:

Elderly

- Elder-Aid
- Brazos Valley Council of Governments
- City of College Station
- Brazos County Senior Citizens Association
- St. Joseph Health System

Frail Elderly

- Brazos Valley Community Action Agency

Persons with Mental Illness

- MHMR of the Brazos Valley
- National Alliance on Mental Illness of Brazos Valley
- Brazos Valley Community Action Agency
- Rock Prairie Behavioral Health

Persons with Disabilities

- MHMR of the Brazos Valley
- Brazos Valley Center for Independent Living
- Brazos Valley Council of Governments
- Brazos Valley Rehabilitation Center
- Junction Five-O-Five
- TAMU Center on Disability and Development
- The Arc of Bryan-College Station
- Down Syndrome Association of the Brazos Valley

Substance Abuse/Addiction

- Brazos Valley Council on Alcohol and Substance Abuse
- Narcotics Anonymous
- Brazos Valley Intergroup
- A&M Church of Christ
- Everyday Life, Inc.
- CrossCentral Church and Recovery Center:
- Brazos Valley Community Action Agency

Persons with HIV/AIDS

- Project Unity
- Brazos County Health Department

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There is a continued need for mental health facilities and support services. MHMR of the Brazos Valley offers a variety of services and resources to clients and can connect those in need to what they require. Brazos Valley Center for Independent Living administers their transitions program, which provides Tenant Based Rental Assistance and supportive services to persons with disabilities.

MOSAIC Southeast Texas, with an office in Bryan, is a faith-based organization serving people with intellectual disabilities. The agency offers in-home supports and day habilitation, along with two group homes – one in Bryan, and another in College Station.

Several providers, listed above, provide housing and support for those with physical limitations going through rehabilitation.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will continue to offer its housing minor repair, rehabilitation, and reconstruction programs to support special needs groups, as well as the general population, through accessibility improvements and emergency needs to allow them to remain in their homes. Eligible minor repairs include the replacement of an air conditioner or heater, repair to plumbing or electrical systems, or other repairs necessary to ensure safe living conditions.

The City will also support very-low income households, including those who are elderly or are designated special needs, through its Tenant Based Rental Assistance Security Deposit Program.

City staff will continue to act as a liaison to facilitate volunteer groups carrying out service projects in the community.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will fund public service programs benefitting special needs populations, including the following:

- Brazos Valley Rehabilitation Center for the Counseling and Case Management Program to facilitate counseling, referrals, and education to an estimated 175 clients; and
- MHMR Authority of the Brazos Valley for the Mary Lake Peer Support Center, which provides site-based peer support, self-advocacy, accountability, social activities, and community integration to adults eligible for MHMR mental health services; 55 clients are expected to be served during the year.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Jurisdictional public policies can affect 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 has 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.

Secondly, zoning and land use controls impact housing affordability by increasing the initial cost per unit. The City of College Station works closely with the development community to help ensure that these costs and controls are reasonable and necessary. Initially adopted in 2003, the last revision to the Unified Development Ordinance (UDO) was completed in 2014.

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 (2012 Edition)
- The International Residential Code (2012 Edition)
- The International Plumbing Code (2012 Edition)
- The International Mechanical Code (2012 Edition)
- The International Fuel Gas Code (2012 Edition)
- The International Energy Conservation Code (2012 Edition)
- The International Property Maintenance Code (2012 Edition)
- The National Electrical Code (2011 Edition)

A recent survey of housing providers, realtors, lenders, and others in April 2015 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. It can be concluded that increasing land prices are the result of high demand brought about by prudent and effective local government efforts to

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institute a reasonable and necessary zoning and land use controls and 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 attributed 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 this has significantly reduced the time necessary for development review.

Finally, the lack of knowledge and general misinformation may hinder affordable housing activities. Many residents hold a misperception of affordable housing and are not aware of the critical needs in the city. Also, many potential homebuyers of affordable homes are stalled because of a minimal understanding of the home buying process.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Many metropolitan areas like College Station-Bryan become educational and medical service centers for a surrounding mostly rural region. The population tied to the MSA's blue collar heritage tends to reside in Bryan, satellite towns, or unincorporated areas. Population growth in College Station has been led by the growth of the student population. This gives the chance for the adult population, which has also been growing, to assert itself to a greater extent in the city's local economy. The first response has been the growth of the health care sector, illustrated by expansion of the designated "Medical District" in the southern part of the city. Besides the student population growth, College Station is expected to experience an increase in its senior residents as many older adults look to relocate to the city for retirement. This will have implications for intensifying healthcare facilities in the region. Other assets of the city that will be integral to its economic development are the local school district, revitalized retail and entertainment districts, and the job growth opportunities of the biotech corridor.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	617	74	3	0	-3
Arts, Entertainment, Accommodations	3,308	6,276	17	30	13
Construction	1,267	1,036	7	5	-2
Education and Health Care Services	3,377	2,969	18	14	-4
Finance, Insurance, and Real Estate	1,264	1,601	7	8	1
Information	473	438	2	2	0
Manufacturing	1,529	426	8	2	-6
Other Services	798	1,183	4	6	2
Professional, Scientific, Management Services	1,688	2,134	9	10	1
Public Administration	0	0	0	0	0
Retail Trade	3,386	4,422	18	21	3
Transportation and Warehousing	498	97	3	0	-3

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Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	850	301	4	1	-3
Total	19,055	20,957	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	45,597
Civilian Employed Population 16 years and over	42,595
Unemployment Rate	6.58
Unemployment Rate for Ages 16-24	14.82
Unemployment Rate for Ages 25-65	2.69

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	13,118
Farming, fisheries and forestry occupations	1,991
Service	3,352
Sales and office	10,682
Construction, extraction, maintenance and repair	2,255
Production, transportation and material moving	1,434

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	36,064	89%
30-59 Minutes	2,501	6%
60 or More Minutes	1,834	5%
Total	***40,399***	***100%***

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,297	80	478
High school graduate (includes equivalency)	2,630	134	800
Some college or Associate's degree	5,149	386	1,466
Bachelor's degree or higher	13,922	213	3,532

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	183	286	400	279	241
9th to 12th grade, no diploma	574	356	281	253	319
High school graduate, GED, or alternative	6,131	1,471	753	1,340	884
Some college, no degree	30,072	2,216	1,397	1,896	608
Associate's degree	1,101	721	344	436	138
Bachelor's degree	4,711	4,694	1,786	2,479	944
Graduate or professional degree	394	3,601	2,140	3,051	1,069

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,444
High school graduate (includes equivalency)	27,068
Some college or Associate's degree	32,078
Bachelor's degree	38,084
Graduate or professional degree	57,387

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors for the city of College Station are: 16% Arts, Entertainment, and Accommodations; 17% Education and Health Care Services, and 17% Retail Trade. The post-secondary schools of Texas A&M University and Blinn College, along with the strong public school system are responsible for the high employment in education. The following highest sectors in the city are industries that support communities with a major post-secondary school presence.

Describe the workforce and infrastructure needs of the business community:

The primary workforce needs of the business community are expanded economic and cultural activities away from the orientation of Texas A&M University and the younger student population. The transportation infrastructure of the local area could be improved. An enhanced public transit system would help low-wage workers commute to job centers of the Texas A&M main campus and the major hospital systems (St. Joseph's, Scott & White, and College Station Medical Center). The commercial air travel system is also identified as inadequate for high-level workers in the area's business community.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There have been several recent economic development changes in College Station that will affect job and business growth in the coming years, outlined in the city's 2013 Economic Development Master Plan:

Student Retention and Migration – College Station will continue to economically benefit from its close relationship with Texas A&M University and University System because the City has access to a continuous stream of educated, innovative science and engineering graduates as well as faculty and other intellectual resources. The institution will continue to put pressure on the local housing stock and city services consumed by the student population. There is also difficulty in retaining recent Texas A&M graduates in the local workforce because they tend to gravitate towards larger metro cities for a variety of reasons including broader employment base, higher pay, and more opportunities for career advancement.

Successful School District – Outside of the presence of TAMU, College Station Independent School District should be considered the city's core competitive asset. Infrastructure needs will soon be created by the large stock of older multifamily rental units in College Station. These units may lose appeal to

students as new properties come online. The question of who will reside in the older units has repercussions for the performance of the public school system which is critical to the city's appeal.

Increasing Healthcare Sector – The city's general quality of life for families and older residents is strong with its expansive parks and trails, educational/athletic organizational infrastructure and facilities, increasing health care services, and low crime rate. It should be expected that with both overall population growth and specifically the increasing population of retired and senior adults, health and wellness businesses will continue to expand.

BioCorridor Development – Biotech and related industries have received support from existing economic development agencies, including the State of Texas, and Texas A&M University. The City of College Station, the City of Bryan, Brazos County, and the Research Valley Partnership are creating a formalized arrangement called the "BioCorridor" that designates an area on the north side of State Highway 60 (University Avenue) near the TAMU's School of Veterinary Medicine as the location for innovative biotechnology and manufacturing related to research performed at TAMU. Since 2005, three major facilities – the Texas A&M Institute for Genomics Medicine (TIGM), the Texas A&M Institute for Preclinical Studies (TIPS), and the National Center for Therapeutics Manufacturing (NCTM) are three University-related ventures that have located in this area. In addition, two private firms have set up in the area. Caliber Biotherapeutics, which develops plant-based therapeutics and vaccines, has located near the HSC. Another, G-Con, is a manufacturer that has developed modular bioprocessing facilities for low-cost site-based projects by pharmaceutical and other biotech firms.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The largest employment opportunities in College Station are in the areas of retail, education, health care and entertainment. According to the Business Activity table, there are more workers than jobs in the area of education and health care services reflecting the increasing population of residents with a Bachelor's degree or higher (24,869 in total). However the entertainment and retail industries, and the city as a whole, are experiencing a shortage of qualified workers for the number of jobs. So the education and skills of the city's workforce do correspond positively to the job opportunities available.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The College Station area has several resources that provide workforce development and training needs. The Brazos Valley Workforce Center and Brazos Valley Workforce Development Board (BVWDB) offer services and assistance to companies including recruitment assistance, employee skills assessments, curriculum development assistance, and training assistance across a seven county region. The BVWDB also maintains a close working relationship with the Texas Workforce Commission, Texas A&M Engineering Extension Service, and Blinn College.

Blinn College offers several credit and non-credit courses and contract training opportunities to meet the needs of area businesses. The Blinn College Workforce Development program includes a variety of services for individuals seeking new or advanced employment through grants funded under Welfare-to-Work, Temporary Assistance to Needy Families, and Workforce Investment Act programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Brazos Valley Council of Governments prepared its 2014 Comprehensive Economic Development Strategy, which includes a review and analysis of the College Station-Bryan Metropolitan Statistical Area. Long term goals and objectives include the creation/retention of jobs, drawing new industry to the area, and increasing the availability of affordable housing in the region. The City will undertake activities during this Consolidated Plan to address these goals through economic development initiatives and affordable housing activities.

In addition, a strategic initiative identified in the 2013 Economic Development Master Plan for the city is to "evaluate the applicability of using Community Development Block Grant funds for projects, micro-enterprise assistance, job training programs, business incubators, etc." College Station has used CDBG funds to expand, improve and/or add public facilities and infrastructure when and where needed for designated low to moderate income areas of the city. Improvements include streets, parks, neighborhood centers, community centers, and sidewalk projects.

Recently funded CDBG Public Facility Projects include:

- Lincoln Center Spray Park
- Gabbard Park Improvements
- Oaks Park Pavilion
- Lincoln Center Parking
- College Main Sidewalks
- Lincoln Center Entry Sidewalk
- Lions Park Swing Set
- Prairie View Heights Street Lighting
- Oaks Park Improvements

These action to contribute to the city's economic goal of sustaining and enhancing high quality of life for residents, as described in the Master Plan. The Community Development division will be coordinating

with Economic Development Department to implement a small business loan program that utilizes CDBG funding.

Discussion

The city of College Station should be cognizant of how it will house its future workforce created by its impending economic development. There will be a need to increase the supply of affordable housing units for the elderly population as well as overall affordable housing for the expected residents migrating into the city to work in the non-white collar jobs developed from the growing biomedical research, biotechnology, and healthcare sectors. Creating a diversity of housing stock for different income levels will allow these residents to live in the community where they work. The city will continue its alliance with other municipal entities and business groups such as the BCS Chamber of Commerce, Research Valley Partnership, and Brazos Valley Workforce Development Board to provide structure for the growth of the city's job base and provide training for the growing workforce.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

An area with a multiple housing problem concentration is defined as a census tract where the number of households with any four severe housing problems exceeds 51% of the total number of the census tract. Shown in the following maps are concentrations of housing problems by extremely low-income, low income, and moderate income family categories. The newer, southern portions of the City are shown to have no concentration of housing problems. As discussed previously in the Needs Assessment, the main cause of severe housing problems for College Station is the high cost burden on households.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Areas with concentration low-income families are defined as census tracts in which 51% or more of the families residing in the tract have annual incomes at or below 80% of the area median income. The maps below show areas with concentrations of the extremely low-income, low income, and moderate income families. These areas are located in the original neighborhoods of College Station and center in and around the university campus.

An area with a minority concentration is defined as a census tract with a population of a single minority group exceeding 51% of the total population of the census tract. College Station does not have any such qualifying areas. However, there are areas of minority concentration in the neighboring city of Bryan. The reason for the absence of any concentration in College Station is due to the growing influx of student renters, shifting the demographics in what are the traditional minority areas of the City.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market in some of the central city areas where there is a concentration of minority populations, low-income families, or housing problems are older housing stock, deteriorating infrastructure, and rapidly gentrifying neighborhoods caused by the growing student population. There is a lack of available land in these areas to develop because investors have been active in converting older housing units or vacant land into new, multi-family developments for student renters.

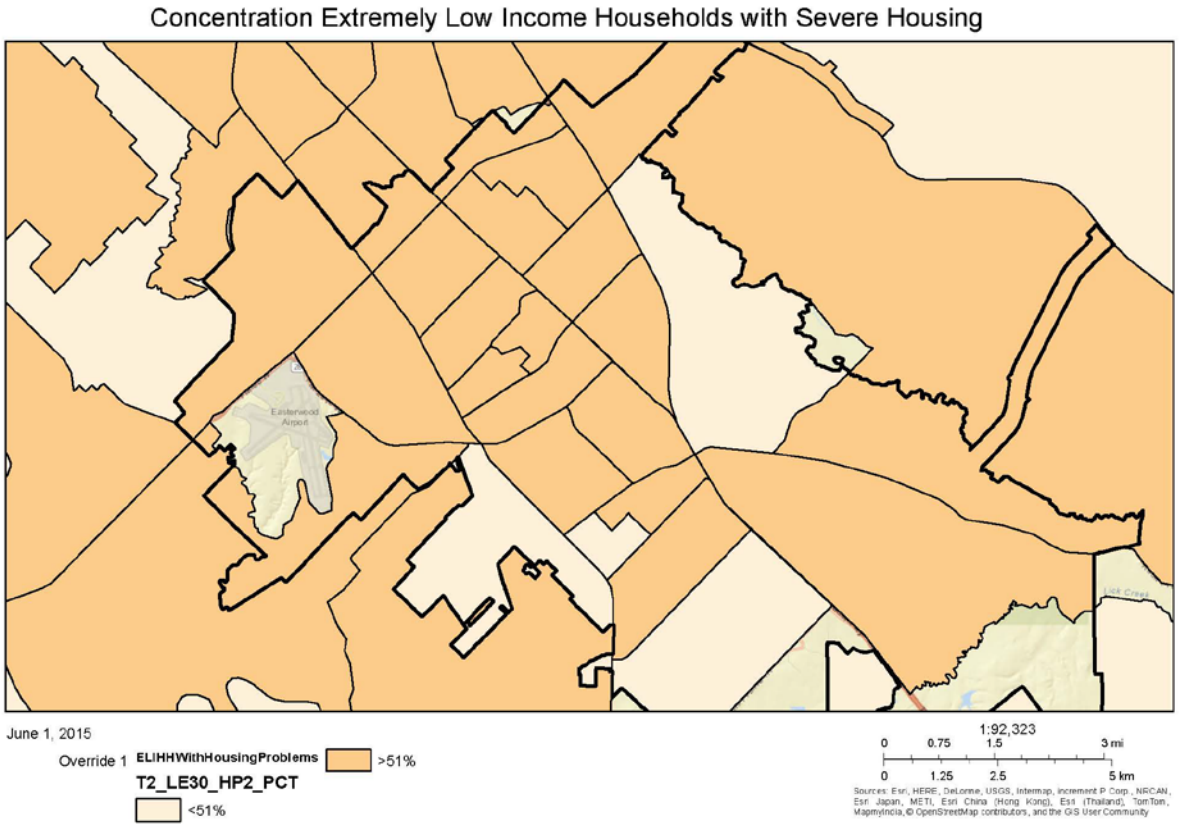
Are there any community assets in these areas/neighborhoods?

The majority of low- and moderate-income neighborhoods, including areas affected by housing problems, have various community assets. There are several parks located within the identified areas. Along with these green spaces, there are multiple athletic fields, recreational facilities, community meeting centers, and other spaces that promote civic pride and engagement. The greatest asset for College Station is the presence of Texas A&M because of the university's departments, agencies, and

organizations, which offer a variety of programs and projects targeted at improving the quality of life for area residents. Some of these include the Master Gardeners program and a student-led day of community service in Bryan and College Station called the Big Event.

Are there other strategic opportunities in any of these areas?

Opportunities for improvement in these areas focus on capacity building with Texas A&M officials, continued sidewalk and road infrastructure updates, and creating access for low-income residents in the City through infill affordable housing development and redevelopment using CDBG and HOME funding.



Concentration of ELI Households with Housing Problems

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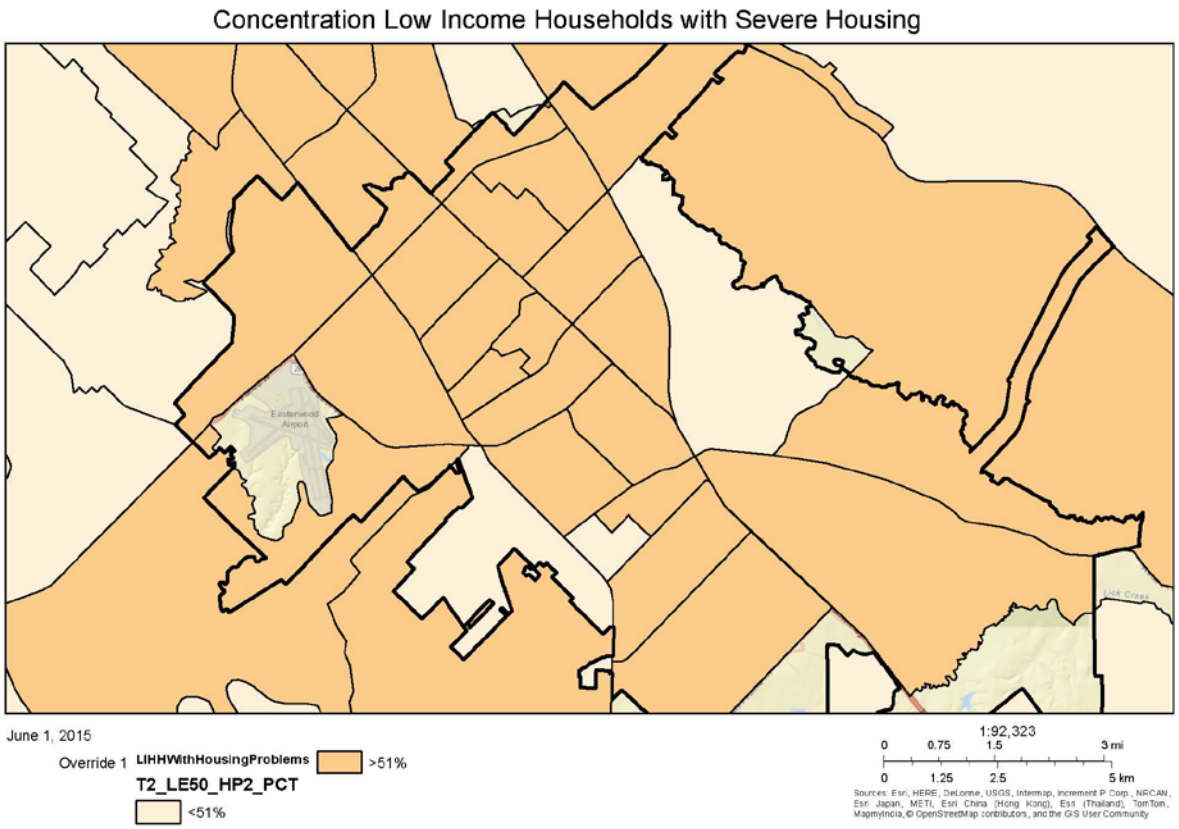
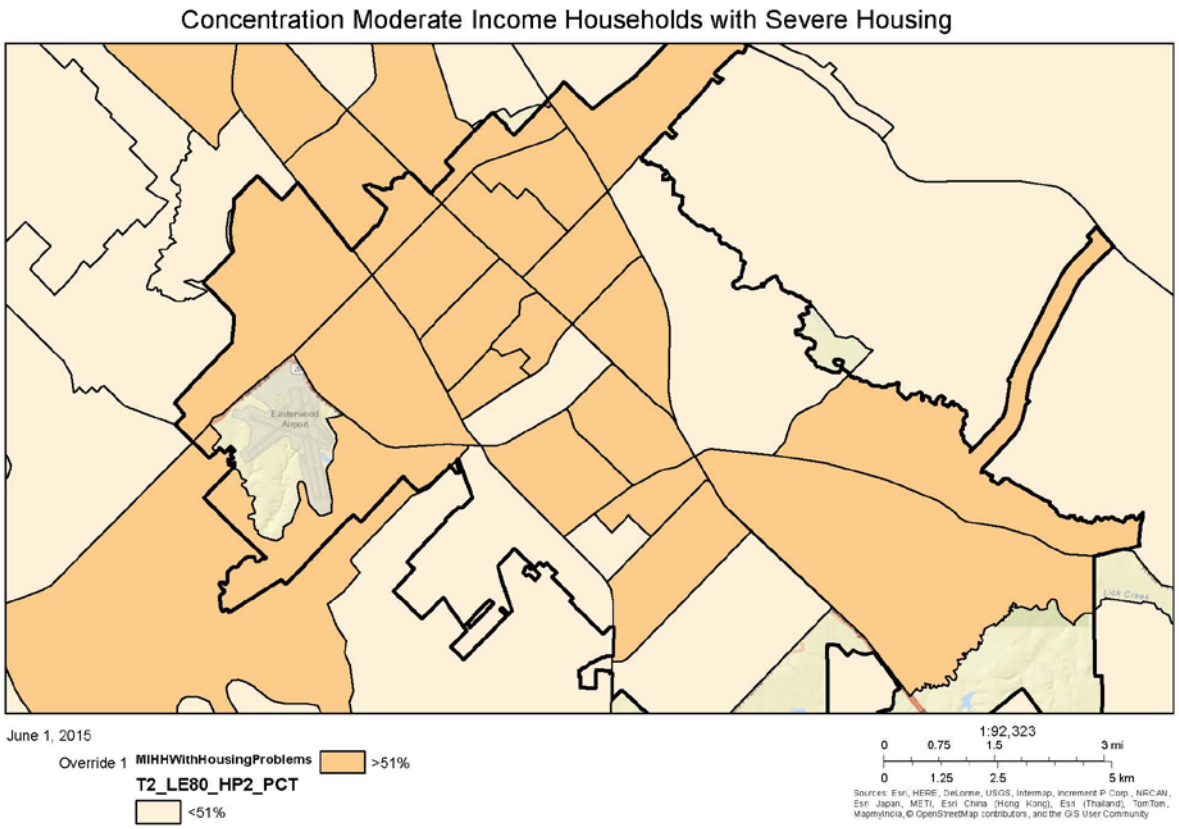
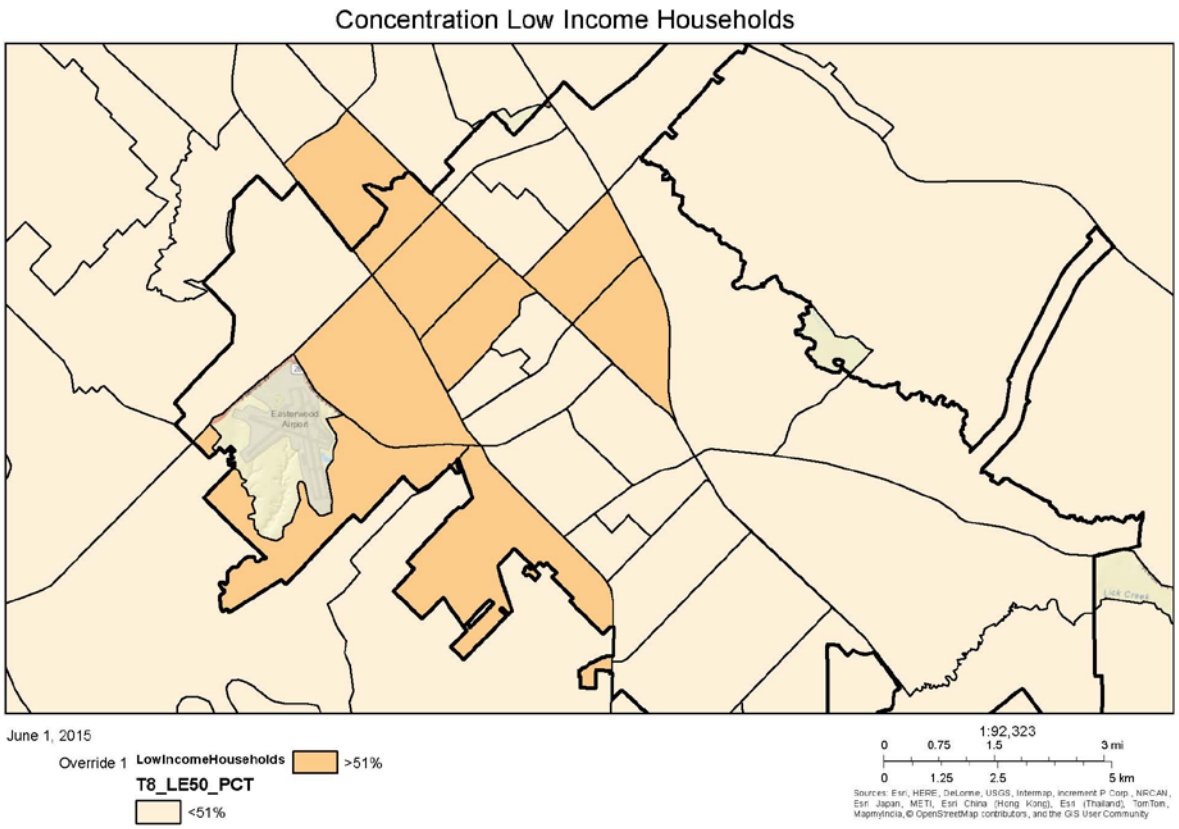


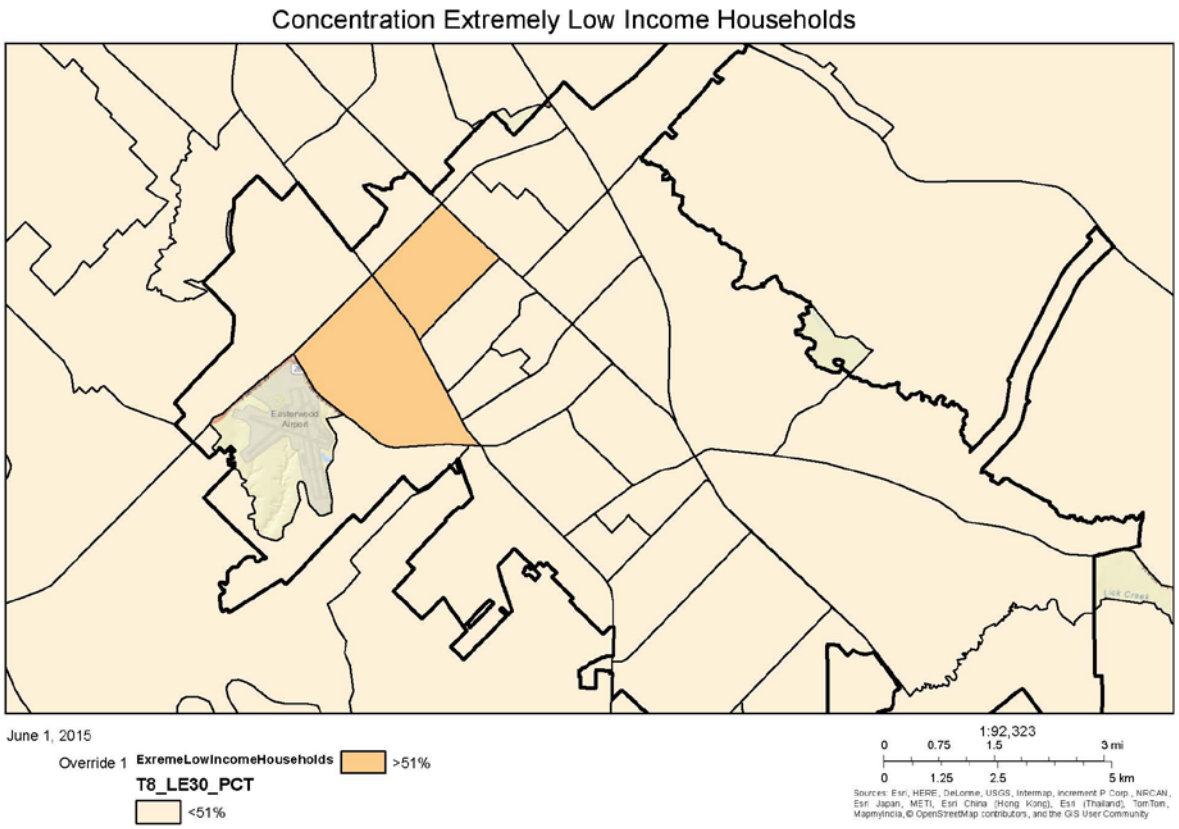
Concentration of LI Households with Housing Problems



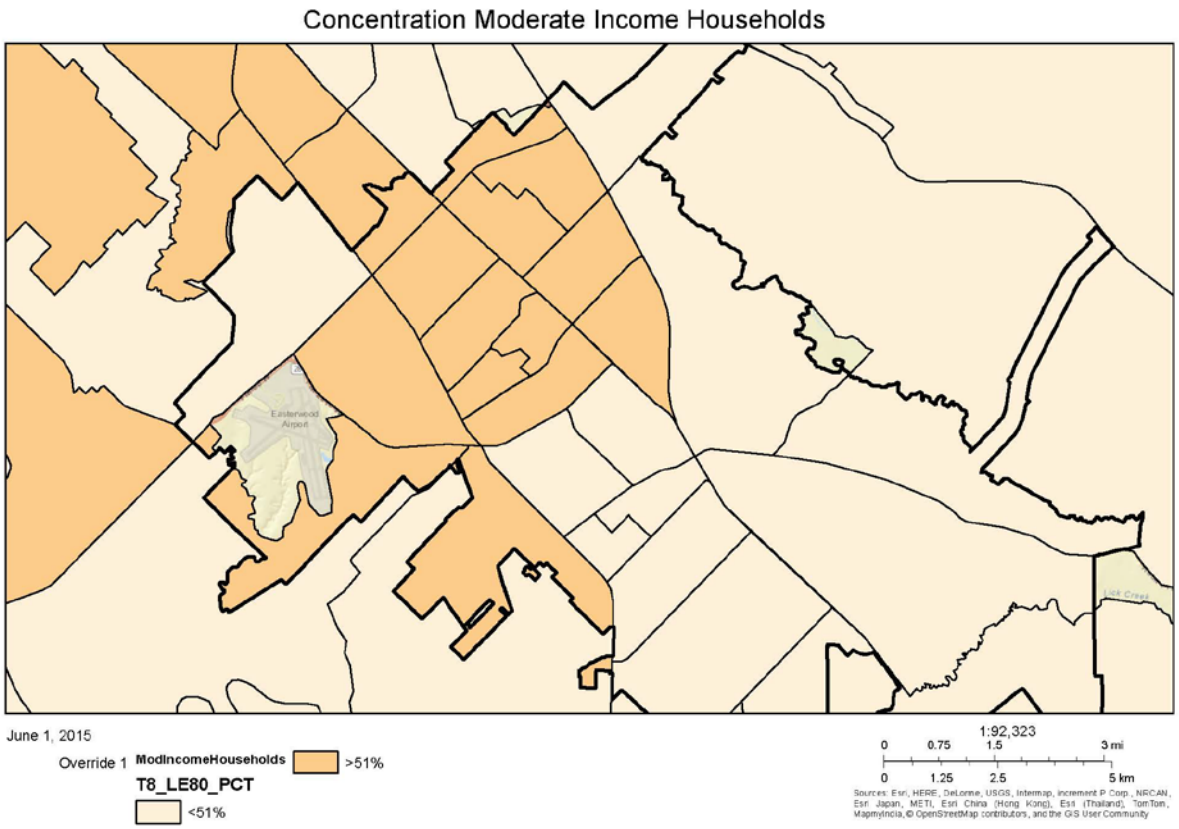
Concentration of MI Households with Housing Problems



Concentration of Low Income Households



Concentration of Extremely Low Income Households



Concentration of Moderate Income Households

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of College Station's Strategic Plan outlines housing and community development needs, as well as the objectives and strategies to meet those needs for the period from October 1, 2015 through September 30, 2020. This Strategic Plan covers the affordable housing and community development objectives and strategies which will be funded through two U.S. Department of Housing and Urban Development (HUD) formula grants: Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The Consolidated Plan must address the following objectives, primarily benefitting low- and moderate-income residents:

- Decent Housing;
- A Suitable Living Environment; and
- Expanded Economic Opportunities

The City recognizes that the affordable housing and community development needs of the citizens of College Station are complex and require a community-wide approach. The Community Services Department partners with various City departments, planning initiatives, private and public entities, and other interested citizens and stakeholders to address these broad issues in a comprehensive manner.

This plan first identifies priority areas for housing, homelessness, special needs populations, and non-housing community development activities, derived from the Needs Assessment, Market Analysis, and the public input process. Tied to each priority area are a set of goals, objectives, and strategies designed to provide guidance to the applicable entities involved in ensuring success. The strategies also provide projected outcomes to assist in meaningful and measureable progress for programs and activities funded through CDBG and HOME.

Second, this section reviews cross-cutting issues which are federal requirements that all programs and activities must comply. The City has developed and utilizes guidelines and policies to guide activities and ensure compliance with program requirements to include: lead-based paint hazards, barriers to affordable housing, and fair housing choice.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	City Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	College Station city limits. There are no designated target areas within the City. The City allocates investments on a city-wide basis and addresses public facility, park, and infrastructure improvements based on LMI areas and service boundary areas.
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City has not designed any local target areas, as many low- and moderate-income residents live throughout the City. Furthermore, many of the more traditional community development areas have recently undergone significant changes, both in terms of demographics and housing, as a result of the continued redevelopment led by investor interests through the provision of student housing.

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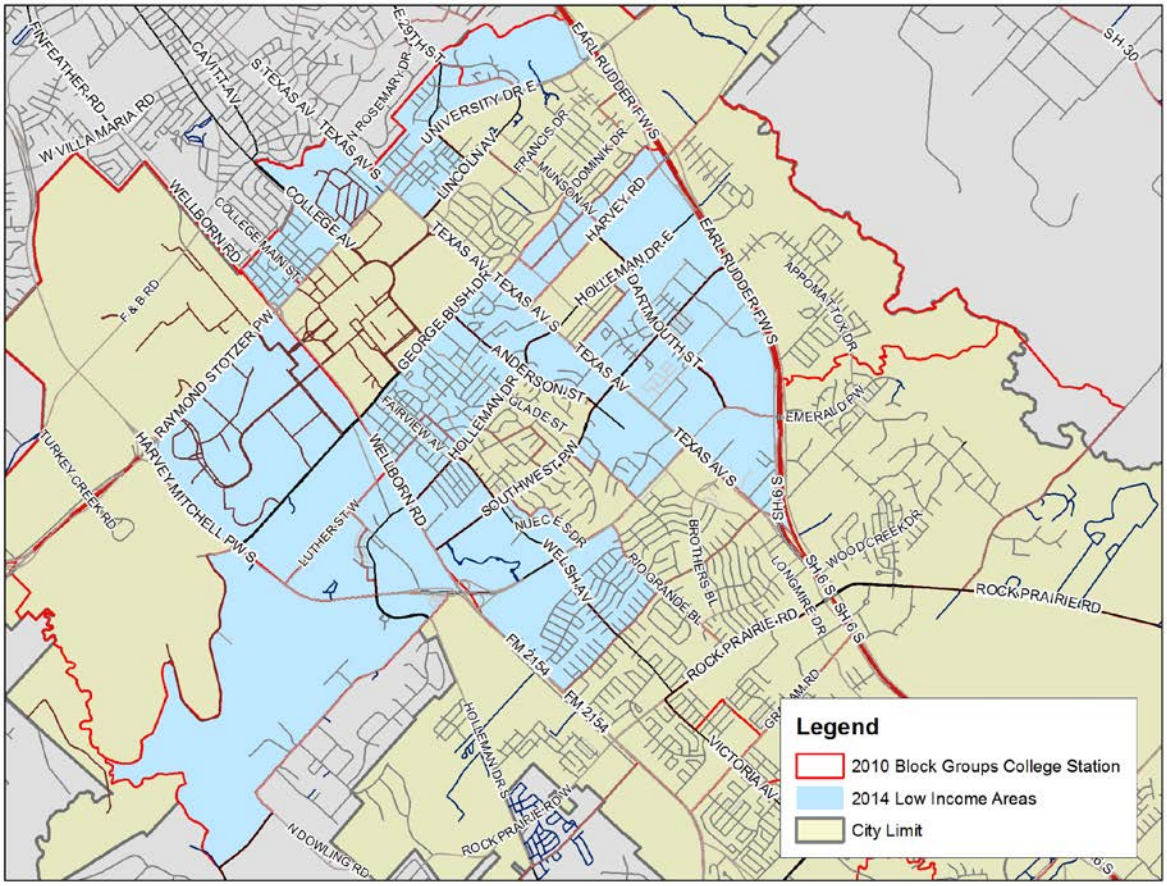
The City does not prioritize single-family housing assistance on a geographical basis; in addition, homebuyer assistance is evenly distributed throughout the community. Because most areas of the city contain at least some low-income residents, the City has decided to provide assistance based on household 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.

Multi-family developments are 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.

CDBG activities, such as public facilities and infrastructure improvements, may be located within specific neighborhoods when meeting the area benefit objective; in this case, at least 51% 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 assume to benefit and serve low-income citizens.

This low-income designation comes from *American Community Survey* 5-Year 2006-2010 Low and Moderate Income Summary Data, as provided by HUD's Office of Community Planning and Development. These low- and moderate-income areas also 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. In cases where area benefit would not be applicable, the activities carried out would be documented on a low-moderate limited clientele basis.

The City of College Station does not receive ESG and HOPWA funds.



Low Income Areas

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Rental Housing
	Priority Level	High
	Population	Extremely Low Low Families with Children Elderly Public Housing Residents Individuals Families with Children Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City Wide
	Associated Goals	Rental Housing - Rehabilitation Rental Housing - Construction Rental/Owner Housing - Code Enforcement Homelessness - TBRA Security Deposits Program Administration and Compliance
	Description	Ensuring adequate rental housing opportunities for low-income families and individuals through the provision and sustainability of decent housing
	Basis for Relative Priority	Low-income households face limited affordable rental options, especially those with special needs
2	**Priority Need Name**	Owner-Occupied Housing
	Priority Level	High

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	Population	Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City Wide
	Associated Goals	Owner Housing - Rehabilitation/Reconstruction Owner Housing - Demolition Rental/Owner Housing - Code Enforcement Homeownership - Construction Program Administration and Compliance
	Description	Ensuring adequate housing assistance for lower-income homeowners, removing architectural barriers, enhancing the sustainability of homes and integrity of neighborhoods
	Basis for Relative Priority	Limited affordable opportunities to address minor home repair, rehabilitation, or reconstruction. An increasing elderly population which will require more attention to maintenance needs
3	**Priority Need Name**	Homeownership
	Priority Level	High
	Population	Low Moderate Large Families Families with Children
	Geographic Areas Affected	City Wide
	Associated Goals	Homeownership - Down Payment Assistance Homeownership - Financial Literacy Homeownership - Construction Program Administration and Compliance
	Description	Retain and expand affordable housing opporunities for low- and moderate-income homebuyers. Provide financial assistance to purchasers of existing or new affordable homes. Encourage homebuyer counseling and other financial literacy training to set up recipients for success. Develop affordable single-family homes

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	Basis for Relative Priority	Limited affordable housing opportunities, especially newer housing stock. Rising property values and investor interest have affected the sustainability of lower-income neighborhoods. High construction and material costs for developers and homeowners. Without continued investment in affordable housing, low- and moderate-income households will be unable to access the homebuyer market.
4	**Priority Need Name**	Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City Wide
	Associated Goals	Homelessness - TBRA Security Deposits Homelessness - Outreach and Assessment Homelessness - Services Program Administration and Compliance
	Description	Addressing the needs of homeless persons to make the transition to permanent housing and independent living and help families and individuals avoid becoming homeless.
	Basis for Relative Priority	The 2015 Point-In-Time Count revealed there were 66 sheltered homeless and 13 unsheltered homeless in the Brazos Valley Coalition for the Homeless (BVCH) service area, which includes the City of College Station. Ten were considered chronically homeless - five sheltered, and another five unsheltered. A total of eight were veterans - six sheltered, and two unsheltered. The number of reported homeless is up from last year. There are limitations to the current service provision, including the number of providers and restrictions in longevity of support services.

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5	**Priority Need Name**	Special Needs
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City Wide
	Associated Goals	Rental Housing - Rehabilitation Rental Housing - Construction Homelessness - TBRA Security Deposits Homelessness - Outreach and Assessment Special Needs - Services Public Services - Health Care Services Public Services - Senior Services Public Services - Domestic Abuse & Neglect Program Administration and Compliance
	Description	Ensuring adequate affordable housing opportunities and supportive services for lower-income special needs populations
	Basis for Relative Priority	The vulnerable nature of this population requiring housing as well as additional services, including case management. Support for such efforts from the public exhibited through surveys and additional feedback. Growing number of aging residents needing additional services. A significant portion of the population served by local service providers have special needs
6	**Priority Need Name**	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City Wide
	Associated Goals	Homelessness - Outreach and Assessment Homelessness - Services Special Needs - Services Public Services - Health Care Services Public Services - Senior Services Public Services - Youth Services Public Services - Domestic Abuse & Neglect Public Services - Other Program Administration and Compliance
	Description	Encouraging and supporting the delivery of health and human services to assist families and individual in reaching their fullest potential. Funds would address needs of homeless and other special needs populations, as well as youth and senior services and healthcare.
	Basis for Relative Priority	Low- and moderate-income households, particularly those with special needs, utilize a variety of public service resources. Community services ranked highly in needs survey, especially transportation and youth services.

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7	**Priority Need Name**	Public Facilities & Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	Owner Housing - Demolition Public Facilities - Street Infrastructure Public Facilities - Sidewalk Infrastructure Public Facilities - Other Infrastructure Public Facilities - Park Improvements Program Administration and Compliance
	Description	Providing safe, secure, and healthy environments for families and individuals. Targeting efforts in CDBG-eligible neighborhoods. Improving accessibility to public facilities and parks, as well as the mobility of residents.
	Basis for Relative Priority	Survey of residents indicated support for the continued investment in public facilities, especially those which increase the walkability of the city. Improvements to streets and sidewalks, as well as the installation of street lighting, is needed in many College Station neighborhoods. Parks provide important amenities to underserved populations. Accompanying plan documents developed by the City's Planning and Development Services Department call for continued investment in such facilities at the neighborhood level. Need for ADA-compliant sidewalks
8	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Non-housing Community Development

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	Geographic Areas Affected	City Wide
	Associated Goals	Economic Development - Business Loan Program Economic Development - Job Training Program Administration and Compliance
	Description	Developing a strong and diverse economic environment to break the cycle of poverty through investment in local businesses and enhancing employment and job training opportunities for residents
	Basis for Relative Priority	Support for economic development initiatives from the public exhibited through surveys and additional feedback. Need a sufficiently trained workforce to fill positions in an expanding local economy. Opportunity to provide long-term solutions for families and individuals to reach self-sufficiency. Aligns with the City's Economic Development Master Plan, which calls for local investment to create employment opportunities
9	**Priority Need Name**	Program Administration and Compliance
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City Wide
	Associated Goals	Program Administration and Compliance
	Description	HOME and CDBG funds will be used for the management, planning, and administeration of the City's grant programs for low- and moderate-income citizens. Staff will provide capacity building and technical assistance as needed to residents, builders, developers, and service providers. In addition, staff will conduct regular monitoring reviews to determine compliance with short-term and long-term program requirements.Lastly, staff will work to affirmatively further fair housing.
	Basis for Relative Priority	Administrative activities and compliance monitoring are essential to ensuring that program goals and objectives are met and services/proejcts are delivered effectively.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Housing cost burden Overcrowding Willingness of affordable housing partners
TBRA for Non-Homeless Special Needs	Housing cost burden Willingness of affordable housing partners Limited accessible units
New Unit Production	Low availability of affordable housing stock High single-family home values Cost of construction Land availability/costs Limited supply of new housing Competition for affordable rental housing Population increases Interest Rates
Rehabilitation	Limited privately-financed options Investor interest Cost of construction Population increases (especially seniors) Condition of housing stock

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Investor interest Student rental housing demand Cost of construction Land availability/costs Limited housing stock Interest Rates

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of College Station expects to receive the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME) grant from the U.S. Department of Housing and Urban Development (HUD) on an annual basis through the duration of this Strategic Plan. Yearly allocations are based on a HUD-established formula. These resources, along with those from other public, private, and nonprofit partners, establish a multi-faceted approach to addressing the goals and objectives identified herein.

The CDBG program provides communities with resources to address a wide range of unique community development needs through the provision of decent housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income persons. Activities include acquisition, disposition, public facility improvements, clearance and demolition, public services, interim assistance, relocation, housing services, homeownership assistance, and business development assistance.

The HOME program is designed exclusively to create affordable housing opportunities for low-income households. Often in partnership with local nonprofit groups, communities will fund activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income persons. At least 15% of the grant must be set-aside to fund housing to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as Community Housing Development Organizations (CHDOs). The City of College Station will utilize a portion of the HOME grant for a Tenant Based Rental Assistance (TBRA) security deposit program, due to the barriers and challenges faced by low-income renter households in the city.

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,002,441	0	532,837	1,535,278	3,910,517	Expecting an allocation received at a 1% annual reduction
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	349,208	81,931	355,908	787,047	1,775,779	Expecting an allocation received at a 1% annual reduction plus $103,380/year in program income

Table 50 - Anticipated Resources

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

Leveraging federal funds with other resources allows for a more effective and efficient method to serve clients and housing program applicants. Facing limited, and diminishing, federal resources, the City's goal is to maximize the benefits made through the investment of CDBG and HOME dollars for the provision of affordable housing, public services, public facilities and infrastructure development, and homeless and special needs

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services. The City of College Station will help promote and administer the identified goals, objectives, and strategies discussed in this document though its Community Services Department. Development and planning of programs eligible to receive federal funding will be approached with the goal of maximizing the extent of the federal dollar commitment with the least actual dollar commitment required to make the project feasible.

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 Services Department 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.

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 area;
- Administrative costs, program delivery costs, and actual program expenses provided by nonprofit organizations as supportive programming;
- Funds provided by private lending institutions; and
- Private investment.

The City strongly supports HOME-funded partnerships with Low Income Housing Tax Credit developers to produce or preserve affordable housing units. Many housing programs include a match requirement, where for-profit and nonprofit organizations or beneficiaries put in their own funds to receive assistance in the form of grants or loans. In terms of public services, agencies receiving CDBG layer such funds along with a variety of other private, state and federal resources to better serve their respective clientele. Twin City Mission, the area's foremost homeless services provider, utilizes multiple levels of funding support to carry out emergency and temporary housing, supportive services, and case management for homeless individuals and families, including Continuum of Care funding.

The Brazos Valley Council of Governments manages the regional Housing Choice Voucher Program with funds received from HUD – this program serves as the primary permanent housing solution for very low and extremely low-income households.

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The primary public transit authority for the region is the Brazos Transit District, which receives funding through the Federal Transportation Administration and the Texas Department of Transportation. The District serves 16 counties in Central and East Texas, including Brazos County, wherein College Station lies.

There is no match requirement for CDBG, and the City of College Station has a 100% match reduction for HOME. Even so, the City continues to reinvest program income earned through such activities back into community development programs benefiting the low-income population.

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

Public right-of-way and public parks owned by the City are improved to benefit the community, including those which lie within low-income areas. CDBG funds may be used to reconstruct streets, install sidewalks or street lighting, or the development of other infrastructure. Parks projects include the installation of playground equipment or to ensure a safer environment for those utilizing the play areas.

Property acquired for the purpose of affordable development is made available to developers and nonprofit partners through either the City's leveraged development program or CHDO proposal process.

Discussion

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. 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.

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COLLEGE STATION	Government	Economic Development Non-homeless special needs Ownership Planning Rental public facilities	Jurisdiction
Brazos Valley Council of Governments	Regional organization	Economic Development Homelessness Planning Public Housing Rental	Region
Texas A&M University	Public institution	Planning	Other
Brazos Valley Coalition for the Homeless	Continuum of Care	Planning Homelessness	Region
BRAZOS VALLEY COMMUNITY ACTION AGENCY	CHDO	Non-homeless special needs Ownership Rental public services	Jurisdiction
ELDER-AID	CHDO	Non-homeless special needs Rental	Jurisdiction
United Way of the Brazos Valley	Non-profit organizations	Homelessness Planning public services	Region
Bryan-College Station Habitat for Humanity	Developer	Ownership	Jurisdiction
Unity Partners dba Project Unity	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MHMR AUTHORITY OF BRAZOS VALLEY	Regional organization	Non-homeless special needs public services	Region
TWIN CITY MISSION	Non-profit organizations	Homelessness public services	Jurisdiction
BRAZOS MATERNAL AND CHILD HEALTH CLINIC	Non-profit organizations	public services	Jurisdiction
Easter Seals East Texas dba Brazos Valley Rehabilitation Center	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Family Promise Bryan-College Station	Non-profit organizations	Homelessness	Jurisdiction
Brazos Valley Center for Independent Living	Non-profit organizations	Non-homeless special needs Rental public services	Jurisdiction
BRYAN	Government	Homelessness Non-homeless special needs Planning public services	Jurisdiction
BRAZOS COUNTY	Government	Economic Development Planning public facilities public services	Other
The Brazos Transit District	Regional organization	Planning public services	Region
Research Valley Partnership	Regional organization	Economic Development	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Thriving communities contain strong active partnerships with commitments from public and governmental institutions, the private sector, and private nonprofit organizations. Bryan-College Station is fortunate to be experiencing a trend amongst local public and private groups to work cooperatively to

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assist families move toward the goal of self-sufficiency. Strengths of the institutional delivery system include:

- Strong local real estate market
- Dedicated nonprofit service providers
- Coordination among City and other governmental, public, and private agencies

While there are substantial strengths in the system, weaknesses do exist, including:

- Limited number of nonprofit housing developers
- Cap of public service funding to meet needs
- Administrative burden faced by some nonprofit agencies to carry out various programs
- Cost and availability of land for development
- Rigidity of public transportation system

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

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Other			
	X	X	X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Brazos Valley Coalition for the Homeless (BVCH), the regional Continuum of Care, meets and partners with local agencies to assist in better coordination of homeless services, including emergency housing, transitional housing, permanent housing, and supportive services. Priority housing homeless issues are as follows: 1) permanent supportive housing, 2) permanent affordable housing, and 3) transitional shelter and supportive services. The BVCH holds regular meetings quarterly. A continued emphasis has been to concentrate on goals to eliminate chronic homelessness as well as general population homelessness.

Twin City Mission continues to provide supportive services to participants in the agency's transitional housing program, HUD-supportive housing program (McKinney-Vento Homeless Assistance Programs), supportive services, and HMIS implementation and administration. Other private, faith-based outreach programs are present to support street outreach and offer residential treatment and other temporary shelter for homeless persons.

The City, as part of BVCH, works closely with coalition members to conduct point-in-time counts for sheltered and unsheltered homeless on an annual basis, whereby identifying gaps to be addressed through service provision. The Tenant Based Rental Assistance security deposit program, funded through the HOME grant, is the City's primary homeless prevention tool, alleviating the burden of a security deposit for low-income households to acquire decent and safe rental housing in College Station.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Homeless and special needs services are provided through the collaborative efforts of a variety of public and private agencies, which work together to offer a continuum of assistance. Many agencies offer services which can be accessed by these populations, though not necessarily intended for them exclusively. Annual point-in-time counts, along with a bevy of secondary data sources, such as information provided by the US Census bureau, provide an up-to-date assessment of services needed. Appointees from these organizations meet regularly to discuss community needs and services, including the Brazos Valley Coalition for the Homeless, the Decent, Affordable, Safe Housing (DASH) committee, and the Housing Services Partnership (a collective of disability-driven providers).

Neither College Station nor Bryan receives ESG or HOPWA; therefore, local agencies seek funding from other state and federal sources. For example, for HIV services, the community is dependent upon Project Unity's Special Health Services program, which offers case management, medical care, transportation, prescription assistance, and housing assistance. Funding and support comes from the Texas Department of State Health Services, Ryan White Title II, and HOPWA, among others.

There is a continued need for affordable permanent housing for special needs populations – especially with the aging of College Station's population. A limited number of affordable units are designated as accessible; additionally, those with developmental disabilities may not be able to live independently and require services only available through a small number of providers. Through surveys and meetings with local service providers, it was observed that this region requires an increase in mental health facilities and staff.

Another limitation with the delivery system is the dependence of the community on a single homeless provider (Twin City Mission), with additional support from a local Family Promise organization. While a gap in homeless shelter or supportive services does not currently exist, if Twin City Mission was not present, a significant hardship would be apparent.

Through interviews with providers, it was also discussed that there is a need for additional shelter and support for victims of domestic violence, who are also at risk of homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

A primary obstacle to addressing and meeting underserved needs is lack of funding. The City of College Station will continue to explore funding opportunities and work with local for-profit and nonprofit providers to prepare funding applications. The City will continue to play a major role in community coalitions designated to address the priority needs discussed above. Staff will utilize the wealth of knowledge and skill offered by administrators, faculty, staff and students at Texas A&M University; in the past, the City has worked directly with graduate classes to generate reports and other research, and many students have interned with the Community Services department.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing - Rehabilitation	2015	2019	Affordable Housing	City Wide	Rental Housing Special Needs	HOME: $155,000	Rental units rehabilitated: 10 Household Housing Unit
2	Rental Housing - Construction	2015	2019	Affordable Housing	City Wide	Rental Housing Special Needs	HOME: $300,000	Rental units constructed: 50 Household Housing Unit
3	Owner Housing - Rehabilitation/Reconstruction	2015	2019	Affordable Housing	City Wide	Owner-Occupied Housing	CDBG: $50,000 HOME: $450,000	Homeowner Housing Rehabilitated: 17 Household Housing Unit
4	Owner Housing - Demolition	2015	2019	Affordable Housing Non-Housing Community Development	City Wide	Owner-Occupied Housing Public Facilities & Infrastructure	CDBG: $50,000	Buildings Demolished: 5 Buildings
5	Rental/Owner Housing - Code Enforcement	2015	2019	Non-Housing Community Development	City Wide	Rental Housing Owner-Occupied Housing	CDBG: $500,000	Housing Code Enforcement/Foreclosed Property Care: 25000 Household Housing Unit
6	Homeownership - Down Payment Assistance	2015	2019	Affordable Housing	City Wide	Homeownership	HOME: $1,000,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
7	Homeownership - Financial Literacy	2015	2019	Affordable Housing	City Wide	Homeownership	CDBG: $5,000	Other: 375 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Homeownership - Construction	2015	2019	Affordable Housing	City Wide	Owner-Occupied Housing Homeownership	CDBG: $400,000 HOME: $400,000	Homeowner Housing Added: 4 Household Housing Unit
9	Homelessness - TBRA Security Deposits	2015	2019	Homeless	City Wide	Rental Housing Homelessness Special Needs	HOME: $125,000	Tenant-based rental assistance / Rapid Rehousing: 375 Households Assisted
10	Homelessness - Outreach and Assessment	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Homelessness Special Needs Public Services	CDBG: $10,000	Other: 15 Other
11	Homelessness - Services	2015	2019	Homeless	City Wide	Homelessness Public Services	CDBG: $70,000	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
12	Special Needs - Services	2015	2019	Non-Homeless Special Needs	City Wide	Special Needs Public Services	CDBG: $150,000	Public service activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted
13	Public Services - Health Care Services	2015	2019	Non-Housing Community Development	City Wide	Special Needs Public Services	CDBG: $350,000	Public service activities other than Low/Moderate Income Housing Benefit: 3600 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Public Services - Youth Services	2015	2019	Non-Housing Community Development	City Wide	Public Services	CDBG: $110,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted
15	Public Services - Senior Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City Wide	Special Needs Public Services	CDBG: $20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
16	Public Services - Domestic Abuse & Neglect	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City Wide	Special Needs Public Services	CDBG: $80,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted
17	Public Services - Other	2015	2019	Non-Housing Community Development	City Wide	Public Services	CDBG: $20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
18	Public Facilities - Street Infrastructure	2015	2019	Non-Housing Community Development	City Wide	Public Facilities & Infrastructure	CDBG: $1,300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
19	Public Facilities - Sidewalk Infrastructure	2015	2019	Non-Housing Community Development	City Wide	Public Facilities & Infrastructure	CDBG: $750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Public Facilities - Other Infrastructure	2015	2019	Non-Housing Community Development	City Wide	Public Facilities & Infrastructure	CDBG: $100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
21	Public Facilities - Park Improvements	2015	2019	Non-Housing Community Development	City Wide	Public Facilities & Infrastructure	CDBG: $500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
22	Economic Development - Business Loan Program	2015	2019	Non-Housing Community Development	City Wide	Economic Development	CDBG: $150,000	Jobs created/retained: 25 Jobs
23	Economic Development - Job Training	2015	2019	Non-Housing Community Development	City Wide	Economic Development	CDBG: $50,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
24	Program Administration and Compliance	2015	2019	Program Oversight	City Wide	Rental Housing Owner-Occupied Housing Homeownership Homelessness Special Needs Public Services Public Facilities & Infrastructure Economic Development Program Administration and Compliance	CDBG: $780,000 HOME: $130,000	Other: 0 Other

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Rental Housing - Rehabilitation
	Goal Description	Encourage and facilitate the rehabilitation of rental units.
2	**Goal Name**	Rental Housing - Construction
	Goal Description	Encourage and facilitate the construction of new affordable rental units through nonprofit or for-profit partners. Additional sources of funds include tax credits through the State of Texas and private funds.

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3	**Goal Name**	Owner Housing - Rehabilitation/Reconstruction
	Goal Description	Encourage and facilitate maintenance of residential units by low- and moderate-income homeowners through minor repair grants (CDBG) and residential rehabilitation or reconstruction loans (HOME).
4	**Goal Name**	Owner Housing - Demolition
	Goal Description	Encourage and facilitate the removal of dilapidated residential structures and/or address community emergencies.
5	**Goal Name**	Rental/Owner Housing - Code Enforcement
	Goal Description	Utilize code enforcement regulations to maintain the integrity of older neighborhoods. Funds will support Code Enforcement Officer position(s).
6	**Goal Name**	Homeownership - Down Payment Assistance
	Goal Description	Encourage and support programs and projects that provide financial assistance to low- and moderate-income households purchasing existing or new affordable homes.
7	**Goal Name**	Homeownership - Financial Literacy
	Goal Description	Encourage and support programs and projects that provide education and counseling to lower-income homeowners and prospective homebuyers.
8	**Goal Name**	Homeownership - Construction
	Goal Description	Encourage and support programs and projects that construct new housing units for low- and moderate-income homebuyers.
9	**Goal Name**	Homelessness - TBRA Security Deposits
	Goal Description	Preventing homelessness through the provision of assistance for low-income households to secure and sustain safe, decent affordable housing. This is a coordinated effort among affordable housing providers and the City to provide security deposit assistance to eligible households.

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10	**Goal Name**	Homelessness - Outreach and Assessment
	Goal Description	Fostering coordination, collaboration, and increased resources to assess community needs, available services, and service gaps. This information may be used to target and improve service provision.
11	**Goal Name**	Homelessness - Services
	Goal Description	Assist homeless persons in meeting health and human service needs; provide training and counseling opportunities to help with the transition to self-sufficiency. This goal will be met through public service provision.
12	**Goal Name**	Special Needs - Services
	Goal Description	Encourage and facilitate organizations that provide social and/or housing services to special needs populations.
13	**Goal Name**	Public Services - Health Care Services
	Goal Description	Encourage and support nonprofit providers of health and dental care to deliver programs to low- and moderate-income families and individuals.
14	**Goal Name**	Public Services - Youth Services
	Goal Description	Encourage and support nonprofit providers of youth services and programs to deliver programs to low- and moderate-income families.
15	**Goal Name**	Public Services - Senior Services
	Goal Description	Encourage and support nonprofit providers of mental health care and substance abuse counseling services to deliver programs to low- and moderate-income families and individuals.
16	**Goal Name**	Public Services - Domestic Abuse & Neglect
	Goal Description	Encourage and support nonprofit providers of domestic abuse and neglect services and programs to deliver programs to low- and moderate-income families.
17	**Goal Name**	Public Services - Other
	Goal Description	Encourage and support nonprofit providers of other public services and programs to deliver programs to low- and moderate-income families.

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18	**Goal Name**	Public Facilities - Street Infrastructure
	Goal Description	Rehabilitation and expansion of street infrastructure.
19	**Goal Name**	Public Facilities - Sidewalk Infrastructure
	Goal Description	Rehabilitation and expansion of sidewalk infrastructure.
20	**Goal Name**	Public Facilities - Other Infrastructure
	Goal Description	Rehabilitation and expansion of other infrastructure, including water and sewer lines and flood drain improvements.
21	**Goal Name**	Public Facilities - Park Improvements
	Goal Description	Improve or expand park facilities including green space, neighborhood parks, and recreational facilities.
22	**Goal Name**	Economic Development - Business Loan Program
	Goal Description	Rehabilitate and/or develop new spaces for businesses to better realize job creation.
23	**Goal Name**	Economic Development - Job Training
	Goal Description	Support and expand community-wide training and employment activities targeting low- and moderate-income households.
24	**Goal Name**	Program Administration and Compliance
	Goal Description	CDBG and HOME funds will be used for the management, planning, and administration of the City's eligible grant programs for low- and moderate-income citizens. Staff will provide capacity building and technical assistance as needed to residents, builders, developers, and service providers.

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City will provide affordable housing to 850 extremely low-income, low-income, and moderate-income families over this five-year period:

- 10 rental units rehabilitated
- 50 rental units constructed
- 17 owner-occupied homes rehabilitated
- 25 households receiving down payment assistance
- 375 persons counseled through financial literacy training
- 4 units of homeowner housing constructed
- 375 households assisted with security deposit assistance through TBRA

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There is no Public Housing Authority in the City of College Station, and therefore no Public Housing units within the city limits.

Activities to Increase Resident Involvements

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Jurisdictional public policies can affect 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 has 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.

Secondly, zoning and land use controls impact housing affordability by increasing the initial cost per unit. The City of College Station works closely with the development community to help ensure that these costs and controls are reasonable and necessary. Initially adopted in 2003, the last revision to the Unified Development Ordinance (UDO) was completed in 2014.

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 (2012 Edition)
- The International Residential Code (2012 Edition)
- The International Plumbing Code (2012 Edition)
- The International Mechanical Code (2012 Edition)
- The International Fuel Gas Code (2012 Edition)
- The International Energy Conservation Code (2012 Edition)
- The International Property Maintenance Code (2012 Edition)
- The National Electrical Code (2011 Edition)

A recent survey of housing providers, realtors, lenders, and others in April 2015 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. It can be concluded that increasing land prices are the result of high demand brought about by prudent and effective local government efforts to

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institute a reasonable and necessary zoning and land use controls and 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 attributed 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 this has significantly reduced the time necessary for development review.

Finally, the lack of knowledge and general misinformation may hinder affordable housing activities. Many residents hold a misperception of affordable housing and are not aware of the critical needs in the city. Also, many potential homebuyers of affordable homes are stalled because of a minimal understanding of the home buying process.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The following are recommendations to eliminate 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
- It is important to build partnerships with financial institutions and engage lenders in the affordable housing efforts needed in the community
- Finally, it is recommended that the City increase awareness about the need for affordable housing and combat misinformation in the community by educating citizens and stakeholders about the affordable housing process. In addition, the City should continue to promote and carry out education regarding financial management, home buying, and homeownership.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City, as part of the Brazos Valley Coalition for the Homeless (BVCH), worked closely with coalition members to conduct annual point-in-time counts for sheltered and unsheltered homeless, subpopulation groups, and identify gaps and need for housing and supportive services. The most recent count was conducted on January 22, 2015. BVCH homeless counts have been preceded by efforts to contact key personnel in each geographic area to assist with the counting process.

The BVCH implements many of the strategies recommended by HUD in regard to planning and implementing a comprehensive count. In addition, newly identified locations will continue to be visited, and an aggressive outreach effort will coincide with efforts to carry out future counts as required by HUD.

The coalition will concentrate efforts on bringing in new community resources form all eight counties in the service area. Other efforts focused on committee organizing, such as establishing contact with other Coalitions to utilize and share resources, committee meetings, a Continuum of Care workshop, reviewing and updating the discharge plan, and working on the Continuum of Care plan, including both homeless and chronic homeless goals. The coalition website (www.bvch.org) will serve as a central resource for members and other stakeholders.

Addressing the emergency and transitional housing needs of homeless persons

The BVCH continues to meet and partner with local agencies to assist in better coordination of homeless services, including emergency housing, transitional housing, permanent housing, and supportive services. The Coalition meets several times throughout a given year, holding regular meetings quarterly. A continued emphasis has been to concentrate on goals to eliminate chronic homelessness as well as general population homelessness.

The City will support agencies which provide homeless services through its Public Service allocation with CDBG funds to leverage other nonprofit agency resources. The City will also encourage and support the continued development of emergency and transitional housing in the community, as well as other supportive services.

There are 151 year-round emergency shelter beds and 82 transitional housing beds in Bryan-College Station. Providers include Twin City Mission, Family Promise of Bryan-College Station, and Emmanuel Lighthouse Mission. In addition, Save our Streets Ministries, a local faith-based organization, provides transitional shelter in the form of a residential facility for men, offering spiritual and emotional support and rehabilitation.

The City does not receive and funding through the Emergency Shelter Grant (ESG), which grantees use to assist shelters and transitional housing programs, for example.

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

Currently, there a no permanent supportive housing beds in the CoC area. The City will encourage homeless persons, and those transitioning from homelessness, to access permanent housing assistance through the Brazos Valley Council of Governments and their Housing Choice Voucher Program. Along with victims of domestic violence and veteran status, homeless applicants will rise to the top of the waiting list because of BVCOG's adopted local preference rankings. Additionally, Twin City Mission manages a rapid re-housing program.

The City will help support the BVCH 10-Year Plan, which includes objectives to end chronic homelessness and move families and individuals to permanent housing. The Coalition will achieve these goals by:

- Creating new permanent supportive housing beds for chronically homeless persons
- Increasing the percentage of homeless persons staying in permanent housing
- Increasing the percentage of homeless persons moving from temporary housing to permanent housing
- Increasing the percentage of homeless persons employed
- Decreasing the number of homeless households with children

To accomplish the above, the BVCH will:

- Continue to meet CoC HMIS requirements by following established HMIS policies/protocols, monitoring compliance with Data Standards, and reporting accurate, reliable data in SuperNOFA and Annual Homeless Assessment Report (AHAR)
- Continue to develop and fund permanent supportive housing for the chronically homeless
- Coordinate with agencies to conduct annual Point-in-Time Homeless population and subpopulation count
- Provide for CoC quarterly achievement reports

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City supports the collaborative efforts made among local agencies which offer mainstream services to assist those at risk of homelessness, including employment assistance, housing, food pantry, utility/emergency assistance, financial literacy training, transportation, health care, and family services. The City will utilize CDBG funds to help support public service agency programs that provide resources to ensure that families and individuals – especially those with extremely low incomes – maintain housing.

City staff will continue to meet regularly with the agencies as part of the BVCH to find proactive methods to prevent homelessness in Bryan and College Station.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of College Station assumes that there is a risk of lead-based paint if units were constructed prior to 1978. If (as HUD estimates) three-quarters of pre-1980 housing units contain some lead-based paint, then it is estimated that 8,214 College Station housing units (about 20% of all housing units) may contain lead paint (based on 2013 ACS 1-Year Estimates). With an average of 2.55 persons per household, approximately 20,945 persons could potentially be exposed to lead-based paint hazards. Many of these would be of low and moderate income.

Ultimately, the extent to which lead paint is a hazard in these homes depends on if there has been mitigation and how well the units have been maintained. Inadequately maintained homes and apartments are more likely to suffer from a range of lead hazard risks, including chipped and peeling paint and weathered window surfaces. Therefore, it is assumed that lower-income households have fewer resources to maintain their homes and may be at higher risk for lead hazards.

The City has met all regulatory requirements of HUD's lead-based paint regulations (24 CFR Part 35, otherwise known as the "Lead Safe Housing Rule"), which took effect in 2000.

The City will take the following lead hazard control actions over the next five years:

- Ensure that all regulatory requirements regarding lead-based paint are met throughout all housing rehabilitation construction activity performed by the City on home constructed prior to 1978
- Seek and take advantage of opportunities to educate the public, housing program clients, and contractors regarding the hazards of lead-based paint
- Continue to counsel clients from the City's housing programs about the hazards of lead-based paint and provide information to building professionals about the EPA's Renovation, Repair, and Painting (RRP) Program Rule. This rule, effective in April 2010, requires renovations in housing and child-occupied facilities built prior to 1978 to be conducted by EPA-certified Renovation Firms using Certified Renovators.
- Collaborate with the Brazos County Health Department to provide assistance to low-income households where a child has a dangerously elevated blood lead level and is exhibiting symptoms of lead poisoning

How are the actions listed above related to the extent of lead poisoning and hazards?

Depending on the housing activity, steps to address remediation will be followed according to the Lead Safe Housing Regulations at 24 CFR Part 35. Lead based paint testing and hazard elimination will be carried out if applicable. Demolition activities will likely target the oldest housing stock in the city, which present lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

Each of the housing program guidelines addressed lead-based paint hazards and safe practices. Community Services staff provide information on lead safe practices to housing program clients and contractors alike. Clients receiving down payment assistance through HOME funds may access such assistance as long as the College Station home was built in 1978 or after.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City, through its Joint Relief Funding Review Committee (JRFRC) process, provides the maximum allowed Public Service Agency (PSA) funding through its CDBG grant allocation. The JRFRC, through multiple public meetings and site visits, recommends to the City Council those agencies that are doing the best job of meeting critical health and human service needs among the lowest-income groups in our community. The Community Services Department also provides referrals, financial management, and home buying education for community residents. These programs provide information and referrals to community resources to help create change in lives and communities.

The City's Consolidated Plan intends to carry out two economic development strategies with the goal of developing a strong and diverse economic environment to break the cycle of poverty. Demographic data shows that the College Station unemployment rate in 2013 is 4.6%, less than the state average of 5.2% (2009-2013 American Community Survey 5-Year Estimates). However, College Station households earn a median income of $31,596, compared to $51,900 in Texas (though family median income in College Station is much higher, at $66,974). The poverty level for families in College Station is 14.8%, compared to the national rate of 11.3%. This City also maintains a Section 3 Plan to ensure that Section 3-qualified contractors are encouraged to bid on projects and selected contractors reach out to low-income residents.

In addition, the City will continue to build and form partnerships with Community Housing Development Organizations (CHDOs) and other private organizations in planning and implementing strategies at a neighborhood level. Finally, City staff will collaborate and support many local organizations that support the local "anti-Poverty Strategy," including efforts by: United Way of the Brazos Valley; Twin City Mission; Brazos Valley Community Action Agency; Brazos Valley Council of Governments; Project Unity; Workforce Solutions Brazos Valley; and many other local health and human service providers. Examples include family self-sufficiency through the Housing Choice Voucher Program, Head Start and Early Head Start through BVCAA and College Station ISD, child care/job training services through Workforce Solutions.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Investments made through the City's housing programs – minor home repair, rehabilitation, reconstruction – lead to improved housing conditions for both owner and renter housing, creating more affordable and accessible housing to alleviate the financial pressures on lower-income households by reducing housing costs; for example, energy efficiency improvements in older homes result in lower utility bills.

Additionally, the City's down payment assistance program allows low- and moderate-income households to access the local market. An extension of this program is homebuyer counseling and other financial literacy education. All clients in the program receive extensive one-on-one training, and Community Services staff also hold four-session workshops throughout the year for all residents.

Nonprofit housing partners also work with low-income households, even developing new affordable housing funded through HOME funds via the City of College Station.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Forms used in the implementation of community development programs and that constitute legal instruments, such as contracts, will be approved by the City's Legal Department prior to their use. Other necessary forms will be developed and approved by the Community Development staff in compliance with all applicable regulations. 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 populations or the homeless will be monitored for compliance with the Fair Housing and Equal Opportunities (FHEO) requirements. 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; homebuyer counseling and training sessions; City-sponsored neighborhood block parties and conferences; publicly supported newsletters; adoption of Fair Housing Ordinances; outreach to housing providers; and inclusion of Fair Housing links and information on the City's website.

The City of College Station will also conduct reviews of sub-recipient projects for compliance with Section 504 Handicapped Accessibility, Lead-Based Paint, Housing Quality Standards, Davis-Bacon Labor Standards, Section 3, and other rules as applicable. The City has adopted the International Code Council Standards to ensure quality and energy efficient construction and property maintenance.

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 Nos. A-87, A-110 and A-133, 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 and HOME funds are used in accordance with all program requirements. The City also performs a monthly review of its progress regarding the timeliness of expenditure requirements for CDBG funds. When and if benchmarks are not being met to ensure compliance with expenditure requirements, program managers are contacted and discussions held to identify and address delays.

CDBG and/or HOME funded housing projects are carried out in accordance with the locally adopted construction and property maintenance codes. The City funds code enforcement activities carried out in the L/M portions of the City to ensure maintenance of
properties to local code requirements. The City also places the required liens against properties to ensure the required length of affordability and performs an annual audit of projects to ensure continued

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maintenance, code compliance, current taxes and required occupancy status. Finally, to verify housing standard compliance, City staff inspects all applicable HTC and HOME-funded units, and BVCOG staff inspects all Section 8 voucher program units, prior to the approval of TBRA security deposit assistance.

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

Expected Resources

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

Introduction

The City of College Station expects to receive the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME) grant from the U.S. Department of Housing and Urban Development (HUD) on an annual basis through the duration of this Strategic Plan. Yearly allocations are based on a HUD-established formula. These resources, along with those from other public, private, and nonprofit partners, establish a multi-faceted approach to addressing the goals and objectives identified herein.

The CDBG program provides communities with resources to address a wide range of unique community development needs through the provision of decent housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income persons. Activities include acquisition, disposition, public facility improvements, clearance and demolition, public services, interim assistance, relocation, housing services, homeownership assistance, and business development assistance.

The HOME program is designed exclusively to create affordable housing opportunities for low-income households. Often in partnership with local nonprofit groups, communities will fund activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income persons. At least 15% of the grant must be set-aside to fund housing to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as Community Housing Development Organizations (CHDOs). The City of College Station will utilize a portion of the HOME grant for a Tenant Based Rental Assistance (TBRA) security

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deposit program, due to the barriers and challenges faced by low-income renter households in the city.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,002,441	0	532,837	1,535,278	3,910,517	Expecting an allocation received at a 1% annual reduction
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	349,208	81,931	355,908	787,047	1,775,779	Expecting an allocation received at a 1% annual reduction plus $103,380/year in program income

Table 54 - Expected Resources – Priority Table

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

Leveraging federal funds with other resources allows for a more effective and efficient method to serve clients and housing program applicants. Facing limited, and diminishing, federal resources, the City's goal is to maximize the benefits made through the investment of CDBG and HOME

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dollars for the provision of affordable housing, public services, public facilities and infrastructure development, and homeless and special needs services. The City of College Station will help promote and administer the identified goals, objectives, and strategies discussed in this document though its Community Services Department. Development and planning of programs eligible to receive federal funding will be approached with the goal of maximizing the extent of the federal dollar commitment with the least actual dollar commitment required to make the project feasible.

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 Services Department 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.

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 area;
- Administrative costs, program delivery costs, and actual program expenses provided by nonprofit organizations as supportive programming;
- Funds provided by private lending institutions; and
- Private investment.

The City strongly supports HOME-funded partnerships with Low Income Housing Tax Credit developers to produce or preserve affordable housing units. Many housing programs include a match requirement, where for-profit and nonprofit organizations or beneficiaries put in their own funds to receive assistance in the form of grants or loans. In terms of public services, agencies receiving CDBG layer such funds along with a variety of other private, state and federal resources to better serve their respective clientele. Twin City Mission, the area's foremost homeless services provider, utilizes multiple levels of funding support to carry out emergency and temporary housing, supportive services, and case management for homeless individuals and families, including Continuum of Care funding.

The Brazos Valley Council of Governments manages the regional Housing Choice Voucher Program with funds received from HUD – this program serves as the primary permanent housing solution for very low and extremely low-income households.

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The primary public transit authority for the region is the Brazos Transit District, which receives funding through the Federal Transportation Administration and the Texas Department of Transportation. The District serves 16 counties in Central and East Texas, including Brazos County, wherein College Station lies.

There is no match requirement for CDBG, and the City of College Station has a 100% match reduction for HOME. Even so, the City continues to reinvest program income earned through such activities back into community development programs benefiting the low-income population.

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

Public right-of-way and public parks owned by the City are improved to benefit the community, including those which lie within low-income areas. CDBG funds may be used to reconstruct streets, install sidewalks or street lighting, or the development of other infrastructure. Parks projects include the installation of playground equipment or to ensure a safer environment for those utilizing the play areas.

Property acquired for the purpose of affordable development is made available to developers and nonprofit partners through either the City's leveraged development program or CHDO proposal process.

Discussion

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. 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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing - Rehabilitation	2015	2019	Affordable Housing	City Wide	Rental Housing Special Needs	HOME: $71,205	Rental units rehabilitated: 4 Household Housing Unit
2	Owner Housing - Rehabilitation/Reconstruction	2015	2019	Affordable Housing	City Wide	Owner-Occupied Housing	CDBG: $24,930 HOME: $109,662	Homeowner Housing Rehabilitated: 3 Household Housing Unit
3	Owner Housing - Demolition	2015	2019	Affordable Housing Non-Housing Community Development	City Wide	Owner-Occupied Housing	CDBG: $10,000	Buildings Demolished: 1 Buildings
4	Rental/Owner Housing - Code Enforcement	2015	2019	Non-Housing Community Development	City Wide	Rental Housing Owner-Occupied Housing	CDBG: $114,798	Housing Code Enforcement/Foreclosed Property Care: 5000 Household Housing Unit
5	Homeownership - Construction	2015	2019	Affordable Housing	City Wide	Owner-Occupied Housing Homeownership	CDBG: $240,018	Homeowner Housing Added: 2 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeownership - Down Payment Assistance	2015	2019	Affordable Housing	City Wide	Homeownership	HOME: $313,603	Direct Financial Assistance to Homebuyers: 4 Households Assisted
7	Homeownership - Financial Literacy	2015	2019	Affordable Housing	City Wide	Homeownership	CDBG: $5,000	Other: 75 Other
8	Homelessness - TBRA Security Deposits	2015	2019	Homeless	City Wide	Rental Housing Homelessness Special Needs	HOME: $17,639	Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted
9	Homelessness - Outreach and Assessment	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Homelessness Special Needs Public Services	CDBG: $12,500	Other: 3 Other
10	Homelessness - Services	2015	2019	Homeless	City Wide	Homelessness	CDBG: $13,759	Public service activities other than Low/Moderate Income Housing Benefit: 525 Persons Assisted
11	Special Needs - Services	2015	2019	Non-Homeless Special Needs	City Wide	Special Needs Public Services	CDBG: $32,715	Public service activities other than Low/Moderate Income Housing Benefit: 55 Persons Assisted
12	Public Services - Health Care Services	2015	2019	Non-Housing Community Development	City Wide	Public Services	CDBG: $121,715	Public service activities other than Low/Moderate Income Housing Benefit: 1105 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Public Facilities - Street Infrastructure	2015	2019	Non-Housing Community Development	City Wide	Public Facilities & Infrastructure	CDBG: $409,296	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
14	Public Facilities - Sidewalk Infrastructure	2015	2019	Non-Housing Community Development	City Wide	Public Facilities & Infrastructure	CDBG: $524,181	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8840 Persons Assisted
15	Economic Development - Business Loan Program	2015	2019	Non-Housing Community Development	City Wide	Economic Development	CDBG: $50,000	Jobs created/retained: 5 Jobs
16	Program Administration and Compliance	2015	2019	Program Oversight	City Wide	Rental Housing Owner-Occupied Housing Homeownership Homelessness Special Needs Public Services Public Facilities & Infrastructure Economic Development	CDBG: $200,488 HOME: $34,920	Other: 0 Other

Table 55 – Goals Summary

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Goal Descriptions

1	**Goal Name**	Rental Housing - Rehabilitation
	Goal Description	Encourage and facilitate the rehabilitation of rental units.
2	**Goal Name**	Owner Housing - Rehabilitation/Reconstruction
	Goal Description	Encourage and facilitate maintenance of residential units by low- and moderate-income homeowners through minor repair grants (CDBG) and residential rehabilitation or reconstruction loans (HOME).
3	**Goal Name**	Owner Housing - Demolition
	Goal Description	Encourage and facilitate the removal of dilapidated residential structures and/or address community emergencies.
4	**Goal Name**	Rental/Owner Housing - Code Enforcement
	Goal Description	Utilize code enforcement regulations to maintain the integrity of older neighborhoods. Funds will support Code Enforcement Officer position(s).
5	**Goal Name**	Homeownership - Construction
	Goal Description	Encourage and support programs and projects that construct new housing units for low- and moderate-income homebuyers.
6	**Goal Name**	Homeownership - Down Payment Assistance
	Goal Description	Encourage and support programs and projects that provide financial assistance to low- and moderate-income households purchasing existing or new affordable homes.
7	**Goal Name**	Homeownership - Financial Literacy
	Goal Description	Encourage and support programs and projects that provide education and counseling to lower-income homeowners and prospective homebuyers.

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8	**Goal Name**	Homelessness - TBRA Security Deposits
	Goal Description	Preventing homelessness through the provision of assistance for low-income households to secure and sustain safe, decent affordable housing. This is a coordinated effort among affordable housing providers and the City to provide security deposit assistance to eligible households.
9	**Goal Name**	Homelessness - Outreach and Assessment
	Goal Description	Fostering coordination, collaboration, and increased resources to assess community needs, available services, and service gaps. This information may be used to target and improve service provision.
10	**Goal Name**	Homelessness - Services
	Goal Description	Assist homeless persons in meeting health and human service needs; provide training and counseling opportunities to help with the transition to self-sufficiency. This goal will be met through public service provision.
11	**Goal Name**	Special Needs - Services
	Goal Description	Encourage and facilitate organizations that provide social and/or housing services to special needs populations: Clients of MHMR's Mary Lake Peer Support Center, funded through CDBG public service funding.
12	**Goal Name**	Public Services - Health Care Services
	Goal Description	Encourage and support nonprofit providers of health and dental care to deliver programs to low- and moderate-income families and individuals: Clients assisted by Brazos Maternal & Child Health Clinic, Brazos Valley Rehabilitation Center, and MHMR Authority of the Brazos Valley, funded through CDBG public service funding.
13	**Goal Name**	Public Facilities - Street Infrastructure
	Goal Description	Rehabilitation and expansion of street infrastructure: Project - Nimitz St. Improvements

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14	**Goal Name**	Public Facilities - Sidewalk Infrastructure
	Goal Description	Rehabilitation and expansion of sidewalk infrastructure: Projects - Wellborn Rd. sidewalks, Dominik St. sidewalks (#3, Stallings to Munson), Eisenhower St. sidewalks, Live Oak St. sidewalks, Cross St. sidewalks
15	**Goal Name**	Economic Development - Business Loan Program
	Goal Description	Rehabilitate and/or develop new spaces for businesses to better realize job creation.
16	**Goal Name**	Program Administration and Compliance
	Goal Description	CDBG and HOME funds will be used for the management, planning, and administration of the City's PY 2015 CDBG, HOME and other eligible grant programs for low- and moderate-income citizens. Staff will provide capacity building and technical assistance as needed to citizens, builders, developers, and service providers. Staff will also promote fair housing activities with these funds.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City of College Station's total federal and program income/recaptured funding for PY 2015 (FY 2016) is $2,322,326, which includes $888,745 of reprogrammed prior year funds and $81,931 in anticipated recaptured funds and program income. Program funds have been allocated to an array of projects and activities to benefit low- and moderate-income residents and households. Each project is described in detail below.

Projects

#	Project Name
1	Program Administration
2	Owner-Occupied Housing Assistance
3	Housing Services
4	Demolition
5	Interim Assistance
6	Homebuyer Assistance
7	Community Housing Development Organization (CHDO)
8	CHDO Operating Expenses
9	New Construction
10	Tenant Based Rental Assistance
11	Rental Rehabilitation
12	Code Enforcement
13	Public Service Agency
14	Public Facility
15	Business Loan Program

Table 56 – Project Information

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

Geographic distribution of projects is based on recommendations from citizens, service providers, and City staff regarding significant needs in the low-income community, specifically in regard to public facility and infrastructure improvements. Code enforcement activities are designated to low-income areas of the City. However, housing program activities are not limited on a geographical basis, and instead beneficiaries of housing assistance must be income-qualified. Just as the needs of the

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underserved are community-wide, public services are also not geographically defined.

A primary obstacle to addressing and meeting underserved needs is lack of funding. The City of College Station will continue to explore funding opportunities and work with local for-profit and nonprofit providers.

Another obstacle is the knowledge of services and lack of education regarding existing services. The City advertises public services and housing programs through its media outlets and 2-1-1 Information and Referral Services. Throughout the program year, the City will continue to support local programming serving low- and moderate-income persons through assisting agencies that connect residents to services and to publicize programs that will benefit residents.

AP-38 Project Summary

Project Summary Information

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1	**Project Name**	Program Administration
	Target Area	City Wide
	Goals Supported	Homeownership - Financial Literacy Homelessness - Outreach and Assessment Program Administration and Compliance
	Needs Addressed	Homeownership Homelessness Program Administration and Compliance
	Funding	CDBG: $200,488 HOME: $34,920
	Description	CDBG and HOME funds will be used for management, planning, and administration of the City's PY 2015 CDBG, HOME, and other eligible grant programs for LMI citizens. Staff will provide capacity building and technical assistance as needed to citizens, builders, developers, and service providers.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Funds will be used to pay for salaries and benefits to administer the CDBG and HOME grant programs. City staff will provide financial literacy counseling through its homebuyer education workshops (an estimated 75 clients) and provide administrative funds to Project Unity to hold three Community Partnership Board meetings during the year, a gathering of over 80 employees from an array of local nonprofit providers.
2	**Project Name**	Owner-Occupied Housing Assistance
	Target Area	City Wide
	Goals Supported	Owner Housing - Rehabilitation/Reconstruction
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: $24,930 HOME: $109,662

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	Description	Housing rehabilitation, reconstruction, minor repairs, weatherization, and home security to low- and moderate-income homeowners; the removal of architectural barriers; and the inspection, testing and abatement of lead hazards. Funds will also be used for program delivery costs including staff salaries and benefits.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 low-income households
	Location Description	City-wide
	Planned Activities	CDBG will be used for minor home repairs of an emergency or health and safety nature. HOME funds will be used for the rehabilitation or reconstruction of an owner-occupied home in need of more serious repairs. These homes would be viewed as substandard or dilapidated. Homes will first be considered for rehabilitation.
3	**Project Name**	Housing Services
	Target Area	City Wide
	Goals Supported	Owner Housing - Rehabilitation/Reconstruction Homeownership - Down Payment Assistance Homelessness - TBRA Security Deposits
	Needs Addressed	Owner-Occupied Housing Homeownership Homelessness
	Funding	CDBG: $19,848
	Description	CDBG funds will be used for costs associated with processing applicants for all HOME housing assistance programs, program marketing efforts, and management of the TBRA program. Expenses will include staff salaries and benefits.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	80 low-income households: • 1 owner-occupied homes rehabilitated • 4 down payment assistance loans provided • 75 TBRA security deposits administered

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	Location Description	City-wide
	Planned Activities	CDBG funds to support HOME housing activities including rehabilitation/reconstruction, down payment assistance, and TBRA security deposit assistance
4	**Project Name**	Demolition
	Target Area	City Wide
	Goals Supported	Owner Housing - Demolition
	Needs Addressed	Owner-Occupied Housing Economic Development
	Funding	CDBG: $10,000
	Description	Clearance, demolition, and removal of dilapidated structures that have been deemed uninhabitable in accordance with City codes, including the movement of the structure to other sites. Funds will also be used for program delivery costs, including staff salaries and benefits.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	To quality for LMA benefit, the activity must take place within an eligible low-income area.
	Planned Activities	Demolition of a dilapidated structure as necessary
5	**Project Name**	Interim Assistance
	Target Area	City Wide
	Goals Supported	Program Administration and Compliance
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: $2,500
	Description	In case of a community emergency affecting the health and safety of residents, funds will be utilized to address immediate threats and for financial and technical assistance to coordinate clean-up efforts to eligible households.
	Target Date	9/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	
6	**Project Name**	Homebuyer Assistance
	Target Area	City Wide
	Goals Supported	Homeownership - Down Payment Assistance Homeownership - Financial Literacy
	Needs Addressed	Homeownership
	Funding	HOME: $313,603
	Description	Down payment and closing cost assistance provided to eligible, qualified homebuyers through a deferred, no interest loan with HOME funds. Funds will also be used for program delivery costs including staff salaries and benefits.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	4 low-income households
	Location Description	City-wide
	Planned Activities	Down payment and closing cost assistance to eligible households buying a home in College Station. The program allows for shared equity gap financing.
7	**Project Name**	Community Housing Development Organization (CHDO)
	Target Area	City Wide
	Goals Supported	Rental Housing - Rehabilitation
	Needs Addressed	Rental Housing Special Needs
	Funding	HOME: $46,828

	Description	HOME funds will be made available to an eligible CHDO for the acquisition, development or construction of affordable housing units or the rehabilitation of existing housing units.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	4 very low-income households
	Location Description	City-wide
	Planned Activities	
8	**Project Name**	CHDO Operating Expenses
	Target Area	City Wide
	Goals Supported	Rental Housing - Rehabilitation
	Needs Addressed	Rental Housing
	Funding	HOME: $17,460
	Description	HOME funds are allowable for 5% of grant for operating/administration expenses incurred by eligible CHDO to build capacity to carry out current and future CHDO activities.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Up to 5% of the HOME grant may be used for administrative funds to an eligible CHDO.
9	**Project Name**	New Construction
	Target Area	City Wide
	Goals Supported	Homeownership - Construction
	Needs Addressed	Owner-Occupied Housing Homeownership
	Funding	HOME: $240,018

	Description	HOME funds will be used to facilitate the development of affordable housing by nonprofit partners or for-profit developers. Activities may include the acquisition of land, soft costs, or construction/rehabilitation of single-family or multi-family units, including support of Housing Tax Credit developments, multi-family bond program developments, and/or local nonprofit housing developers.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 low-income households
	Location Description	City-wide
	Planned Activities	Funds for the development of affordable housing units in College Station.
10	**Project Name**	Tenant Based Rental Assistance
	Target Area	City Wide
	Goals Supported	Homelessness - TBRA Security Deposits
	Needs Addressed	Homelessness Special Needs
	Funding	HOME: $17,639
	Description	Using HOME funds, CD staff will administer a security deposit assistance program for low-income households who will reside in housing units located in College Station.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	75 extremely low and very low income households
	Location Description	City-wide

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	Planned Activities	Partners include: • Brazos Valley Community Action Agency • Brazos Valley Council of Governments • Heritage at Dartmouth • Santour Court • The Haven Apartments
11	**Project Name**	Rental Rehabilitation
	Target Area	City Wide
	Goals Supported	Rental Housing - Rehabilitation
	Needs Addressed	Rental Housing
	Funding	HOME: $6,917
	Description	HOME funds will be matched with private funds to rehabilitate rental units in College Station in an effort to create more decent, safe, affordable opportunities for low-income individuals and families. Any HOME program income or recaptured funds will be utilized for rental rehabilitation activities.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 very low income households
	Location Description	City-wide
	Planned Activities	Rehabilitation of existing rental housing. Prospective applicants include sole proprietors and complexes.
12	**Project Name**	Code Enforcement
	Target Area	City Wide
	Goals Supported	Rental/Owner Housing - Code Enforcement
	Needs Addressed	Rental Housing Owner-Occupied Housing
	Funding	CDBG: $114,798

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	Description	CDBG funds will be used for salary and benefits to support code enforcement activities in targeted low- and moderate-income areas in College Station. Two officers in the Community Services Departments focus efforts exclusively in targeted areas.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Code enforcement officers will assist approximately 5,000 households residing in low- and moderate-income areas in College Station with enforcement activities.
	Location Description	Code enforcement activities will be carried out in eligible low-income areas in which at least 51% of the population earns at or below 80% of the area median income. Geography is based on Census Tract Block Groups.
	Planned Activities	Code enforcement activities in eligible areas. Officers observing substandard housing conditions will market community development housing programs to eligible households.
13	**Project Name**	Public Service Agency
	Target Area	City Wide
	Goals Supported	Homelessness - Services Special Needs - Services Public Services - Health Care Services
	Needs Addressed	Special Needs Public Services
	Funding	CDBG: $160,501
	Description	Up to 15% of the CDBG grant may be used to fund programs carried out by local nonprofit service agencies that principally benefit low- and moderate-income persons. Agencies apply through the Joint Relief Funding Review Committee in coordination with the City of Bryan. In PY 2015, four agencies will receive CDBG funding from the City of College Station.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Through the funded agencies, the City expects to serve 1,827 low-income persons

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	Location Description	City-wide
	Planned Activities	In PY 2015, the City will fund the following: • Brazos Maternal & Child Health Clinic - The Prenatal Clinic • Brazos Valley Rehabilitation Center - Counseling and Case Management Program • MHMR Authority of the Brazos Valley - Mary Lake Peer Support Center • Twin City Mission - The Bridge
14	**Project Name**	Public Facility
	Target Area	City Wide
	Goals Supported	Public Facilities - Street Infrastructure Public Facilities - Sidewalk Infrastructure
	Needs Addressed	Public Facilities & Infrastructure
	Funding	CDBG: $952,214
	Description	Funds will be used for the design-related expenses, acquisition (if necessary) and construction of infrastructure projects located in eligible low-income areas in College Station. In PY 2015, 5 sidewalk projects are expected to be completed.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	8,840 persons assisted
	Location Description	City-wide, in eligible areas
	Planned Activities	In PY 2015, the City will complete the following: • Wellborn Rd. sidewalks • Dominik #3 sidewalks • Eisenhower St. sidewalks • Live Oak St. sidewalks • Cross St. sidewalks
15	**Project Name**	Business Loan Program
	Target Area	City Wide

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	Goals Supported	Economic Development - Business Loan Program
	Needs Addressed	Economic Development
	Funding	CDBG: $50,000
	Description	Funds will be utilized in the establishment of a revolving loan program to spur economic development and create or retain jobs for qualified low- and moderate-income persons.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	5 jobs created or retained for qualified low- and moderate-income persons
	Location Description	City-wide
	Planned Activities	Establish and market the business loan program

AP-50 Geographic Distribution – 91.220(f)

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

CDBG activities, such as public facilities and infrastructure improvements, may be located within specific neighborhoods when meeting the area benefit objective; in this case, at least 51% 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 assume to benefit and serve low-income citizens.

This low-income designation comes from *American Community Survey* 5-Year 2006-2010 Low and Moderate Income Summary Data, as provided by HUD's Office of Community Planning and Development. These low- and moderate-income areas also 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. In cases where area benefit would not be applicable, the activities carried out would be documented on a low-moderate limited clientele basis.

The City is addressing code enforcement throughout all neighborhood equally, with CDBG funding used to support code enforcement activities for CDBG-eligible areas only.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has not designed any local target areas, as many low- and moderate-income residents live throughout the City. Furthermore, many of the more traditional community development areas have recently undergone significant changes, both in terms of demographics and housing, as a result of the continued redevelopment led by investor interests through the provision of student housing. In addition, because most areas of the city contain at least some low-income residents, the City has decided to provide assistance based on household income and need only.

Discussion

24 CFR 570.309 Restriction on Location of Activities states that "CDBG funds may assist an activity outside the jurisdiction of the grantee only if the grantee determines that such an activity is necessary to further the purposes of the Act and the recipient's community development objectives, and that reasonable benefits from the activity will accrue to residents within the jurisdiction of the grantee. The

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grantee shall document the basis for such determination prior to providing CDBG funds for the activity."

Public service agencies located within the City of Bryan jurisdiction serve College Station residents, as these services are not available within the City of College Station jurisdiction. Likewise, public service agencies located within the City of College Station jurisdiction serve Bryan residents, as these services are not available within the City of Bryan.

Therefore, by funding public service programs that provide services across jurisdictional boundaries, the City is furthering the purpose of the Act by making these needed services available. The City is also meeting a goal of the 2015-2019 Consolidated Plan regarding Public Services.

Additionally, the residents of College Station benefit by the ability to access these health and human services, through reduced crime rates which reduces the tax burden and makes the community safer, and through a decrease in the burden on the healthcare system.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of College Station will provide funding to the following activities:

- 4 rental units acquired and rehabilitated for special needs population
- 3 owner units rehabilitated
- 4 households assisted with down payment assistance for the acquisition of a College Station home
- 75 households assisted with TBRA security deposit assistance

Many of those receiving security deposit assistance are formerly homeless or meet the definition of a special needs household, though the units are not necessarily reserved for such a population. However, one tax credit property - The Haven Apartments, a 24-unit complex in College Station - requires that tenants were formerly designated homeless. These tenants may also access TBRA security deposit assistance if they qualify. The City estimates that it will provide security deposit assistance to 5 households moving into a unit at The Haven during the Program Year.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	77
Special-Needs	4
Total	86

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	75
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units	8
Total	86

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

If units are both acquired and rehabilitated, the unit will only be reported once under “Acquisition of Existing Units.” Activities meeting the definition of “Rehab of Existing Units” involve the rehabilitation

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(including minor home repair) or reconstruction of owner-occupied homes and existing renter-occupied properties utilizing the Rental Rehabilitation program – those *not acquired* as a result of program funding.

Homeownership Value Limits

Section 92.254(a)(2)(iii) of the HOME Final Rule published July 24, 2013, established new homeownership value limits for HOME Participating Jurisdictions (PJs). These limits apply to homeownership housing to which HOME funds are committed. In lieu of the limits provided by HUD, a PJ may determine 95% of the median purchase price for single-family housing in the jurisdiction annually in accordance with procedures established at 24 CFR 92.254(a)(2)(iii). The regulations state the City must set forth the price for different types of single-family housing in the jurisdiction.

The City has proposed its own 95% limits for the different types of housing based on a market analysis consisting of all home sales within city limits from March 1, 2015, to May 31, 2015, a period of three months. During this time, there were 489 transactions, or 163 per month. The data is separated in "existing" and "new" housing stock by single family home and patio/townhome/condo units. The home sales data is included in the appendix. Based on the data, the City will utilize the following homeownership value limits:

Single Family Homes		**Patio/Townhome/Condo Units**	
Existing	**New**	**Existing**	**New**
$195,700	$256,405	$132,050	$187,055

As per the regulations at 24 CFR 92.254, this information will be updated annually with each successive Action Plan to reflect the appropriate program year.

AP-60 Public Housing – 91.220(h)

Introduction

Although no public housing units exist in College Station, the Brazos Valley Council of Governments (BVCOG), located in Bryan, Texas, administers the regional Housing Choice Voucher Program. Approximately 27% of voucher holders within the service area acquire housing in College Station.

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

The City will continue to coordinate efforts with BVCOG to make affordable housing more accessible in College Station. City staff will participate in housing fairs and other activities facilitated by BVCOG and assist voucher holders moving to College Station with security deposit assistance through its Tenant Based Rental Assistance program.

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

Graduates of BVCOG's Family Self-Sufficiency program through the Housing Choice Voucher Program can leverage City down payment assistance funds with funds from other sources, including those saved through the FSS program.

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

N/A

Discussion

N/A

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

Introduction

The City of College Station supports initiatives for homeless families and individuals through CDBG and HOME funding, as well as collaborating with nonprofit homeless providers regularly. The City will utilize CDBG to help fund social service programs which deliver essential services to households who were formerly homeless, or at risk of homelessness, or who may be of a special needs population. City staff will proactively engage with local partners to assess the above groups and seek to ensure adequate housing and supportive services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Brazos Valley Coalition for the Homeless, the regional Continuum of Care, conducts annual surveys of homeless individuals and families, both sheltered and unsheltered. City staff attend quarterly meetings of the coalition and participate regularly with the Point-In-Time counts and associated actions.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will work closely with Twin City Mission, the community's primary homeless services provider. In addition, City staff will promote United Way's 2-1-1 Information and Referral line, which connects those in need to services they require, including those relating to homeless or other special needs. City staff will confer with service providers regularly through the Brazos Valley Coalition for the Homeless, including participating in the annual Point-In-Time count. Lastly, the City will help support meetings for the Community Partnership Board, a collaboration of approximately 80 local organizations, including those serving homeless and special needs populations.

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

The City will utilize HOME funds to support the Tenant Based Rental Assistance security deposit program – a primary homelessness prevention tool – by partnering with Low Income Housing Tax Credit properties, Brazos Valley Community Action Agency, and BVCOG's Housing Choice Voucher Program.

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Many of these recipients of assistance are also members of a special needs population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

There is a network of services to assist those at greatest risk of homelessness, especially those coming out of an institutionalized setting. The City will support agencies providing these services through public service funding, which is capped at 15% of the CDBG grant. The Brazos Valley Council of Governments Housing Choice Voucher Program is an option for households to access permanent affordable housing.

To ensure that an initial deposit is not a barrier to acquire decent and safe housing, the City provides assistance through its Tenant Based Rental Assistance Program, which offers one-time security deposit assistance to eligible households. This program year, the City expects to serve 75 households with TBRA security deposit assistance.

Discussion

This section intentionally left blank.

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

Introduction:

The most significant barriers to affordable housing in College Station are land costs, land availability, and student market demand. There does not seem to be a lack of participating builders; however, constructing more affordable housing options may still be a challenge because of the associated costs.

Senior housing, affordable senior-family homes, and affordable rental housing are seen as the most pressing housing issues in the city.

The City will continue efforts to install sidewalks with ADA-compliance curb cuts in order to make them safer for the public and improve general living conditions.

The City is also in the process of updating its Analysis of Impediments to correspond with the 2015-2019 Consolidated Plan.

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

The City will take several actions in PY 2015 to eliminate or reduce the barriers to affordable housing, including:

- Offering a down payment assistance program through HOME funds to help eligible homebuyers acquire housing in College Station
- Soliciting public input and working closely with the development community to keep zoning and land use regulations reasonable and necessary
- Continue to market housing programs to local lenders, realtors, and developers, including local coalitions and organizations

Discussion:

Jurisdictional public policies can affect 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.

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AP-85 Other Actions – 91.220(k)

Introduction:

The City will focus on projects which support affordable housing, reduce the number of poverty-level families, and enhance collaboration and service delivery among local governmental and nonprofit agencies.

Actions planned to address obstacles to meeting underserved needs

The City will continue to explore funding opportunities and work with local for-profit and nonprofit providers to prepare funding applications for programs which develop affordable housing and help support homeless families and individuals, as well as those with special needs. A survey of service providers indicated that a significant portion of their client base included those with developmental disabilities. That group, along with homeless persons and low-income households in general, were viewed as the most underserved by providers.

Another obstacle to meeting underserved needs is the knowledge of services and the lack of education regarding existing services. The City advertises public services through its media outlets and promoted 2-1-1 Information and Referral Services, which connects callers to local agencies. Throughout the program year, the City will continue to support local programs serving low- and moderate-income persons though assisting agencies that link residents to services and to publicize programs that will benefits residents.

There is a collaborative effort among Community Development, Code Enforcement, Neighborhood Services, the Police Department, and other City staff members to address identified needs of underserved households in College Station.

Actions planned to foster and maintain affordable housing

The City will continue to promote its housing programs, including minor home repair, rehabilitation/reconstruction, and down payment assistance. The Tenant Based Rental Assistance security deposit program allows the City to provide housing support for the formerly homeless and those at risk of homelessness. City staff foster affordable housing opportunities through partnerships with local nonprofit developers, such as Bryan-College Station Habitat for Humanity or the two approved City CHDOs, Elder-Aid of Bryan-College Station and Brazos Valley Community Action Agency.

Actions planned to reduce lead-based paint hazards

Depending on the housing activity, steps to address remediation will be followed according to the Lead Safe Housing Regulations at 24 CFR Part 35. Lead based paint testing and hazard elimination will be carried out if applicable. Demolition activities will likely target the oldest housing stock in the city, which

present lead-based paint hazards.

Each of the housing program guidelines addressed lead-based paint hazards and safe practices. Community Services staff provide information on lead safe practices to housing program clients and contractors alike. Clients receiving down payment assistance through HOME funds may access such assistance as long as the College Station home was built in 1978 or after.

Actions planned to reduce the number of poverty-level families

The City, through its Joint Relief Funding Review Committee (JRFRC) process, provides the maximum allowed Public Service Agency (PSA) funding through its CDBG grant allocation. The JRFRC received and reviewed seven applications from local health and human service providers for CDBG funding of direct public services to low- and moderate-income residents of Bryan and College Station. Multiple public meetings and public hearings were held by the JRFRC between April and May. The JRFRC recommended funding for all public service programs; three programs will be funded by the City of College Station, three by the City of Bryan, and one program will receive funding from each city.

The City is an active member of the Brazos Valley Coalition for the Homeless and the United Way of the Brazos Valley's Impact Council. City staff will continue to collaborate and support many local organizations that support the "anti-poverty strategy," including United Way of the Brazos Valley; Twin City Mission; Brazos Valley Community Action Agency; Brazos Valley Council of Governments; and Project Unity.

Investments made through the City's housing programs – minor home repair, rehabilitation, reconstruction – lead to improved housing conditions for both owner and renter housing, creating more affordable and accessible housing to alleviate the financial pressures on lower-income households by reducing housing costs; for example, energy efficiency improvements in older homes result in lower utility bills. Additionally, the Community Services Department provides referrals, financial management, and home buying education for community residents.

The City intends to carry out economic development initiatives relating to job creation and employment activities to help lift families out of poverty.

Actions planned to develop institutional structure

The City of College Station coordinates, supports, and administers the affordable housing, supportive housing, homeless, and non-housing community development strategies through the Community Services Department. The office acts as a liaison with community groups, public institutions, non-profit organizations, and private industry to share information, identify resources and opportunities, and coordinate activities when possible. Several formal organizations and committees exist to aid in this coordination: the Community Partnership Board, the United Way of the Brazos Valley, Brazos Valley Council of Governments, Texas A&M University, Blinn College, Brazos Valley Small Business

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Development Center, Brazos Valley Affordable Housing Corporation, Brazos Valley Coalition for the Homeless, the Chamber of Commerce, Habitat for Humanity, the Texas Agriculture Extension Office, the DASH (Decent, Affordable and Safe Housing) Committee, and the Joint Relief Funding Review Committee. Staff will continue to participate as members of, or in partnership with, these organizations as well as work individually with others.

The City will coordinate with and provide support to other entities that either directly or indirectly help in accomplishing Consolidated Plan goals locally. Entities contributing to Consolidated Plan endeavors, but not receiving CDBG/HOME funds from the City, will be supported and encouraged as appropriate. City staff will participate in coordination efforts among local health and social service providers to help further Consolidated Plan goals and objectives.

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

The City will continue to coordinate planning activities with housing providers and social service agencies through participation in the Community Partnership Board, Brazos Valley Coalition for the Homeless, various United Way boards, and a variety of other coalitions and organizations. City staff will engage frequently with stakeholders to address housing issues and promote collaborative efforts among private and public entities to avoid duplication of services. Furthermore, the department expects to contribute in local fairs and provide resources regularly to those residing in supportive housing – including those at risk of homelessness (or currently homeless) and those with special needs.

Staff will continue to examine ways in which the City can directly partner with other agencies to fill in gaps in service, such as the agreements in place between the City and local affordable housing partners to assist with security deposits of eligible tenant households.

Discussion:

The goals and objectives of PY 2015 will be achieved through a collaborative approach among like-minded community partners, whereby clients are connected to the services they require. A strong institutional delivery structure is needed to deliver services, promote affordable housing options, and give those in need the knowledge to navigate the system. City staff will rely on its public input process and solicitation of stakeholder feedback regularly to assess effectiveness and responsiveness to community needs.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City receives the CDBG and HOME grant programs and maintains policies and procedures to ensure proper accordance with federal regulations. Specific requirements relating to each program are detailed below.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   For development, other forms of investment include private funding from developers and lenders

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and City General Funds.

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

   The Down Payment Assistance Program (DAP) offers shared equity gap financing of up to 30% of the sales price of a home sold in College Station. The loan is a 0% interest, deferred, second lien loan, secured by a Note and Deed of Trust. Recapture of funds is required upon resale, failure to maintain as a homestead, or transfer of ownership. The HOME investment amount subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to purchase the dwelling unit, in addition to the percentage of equity realized equaling the percentage of the original loan, and is repayable in full. The HOME investment includes any assistance that reduces 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, for the homeowner assistance program, Owner-Occupied Rehabilitation assistance is provided through a low interest loan. Funds will be recaptured through regular payments or upon sale of the property or transfer of ownership.

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

   The City utilizes recapture and resale provisions for deed restricting the property for a specific period of affordability, as detailed in each individual agreement. The basis for determination is made through an underwriting review and considers factors including the amount of HOME assistance provided to a given activity.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The City does not intend to use HOME funds to refinance existing debt secured by multifamily housing which is being rehabilitated with HOME funds. Additionally, funds will not be used to refinance multifamily loans made or insured by any federal program.

Discussion:

The City has policies and procedures in place to effectively manage the CDBG and HOME grant programs. Internal review and monitoring of subrecipients is essential to ensuring that the goals and objectives outlined in this plan are achieved.

Attachments

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Citizen Participation Comments

Public Comments Received for the 2015-2019 Consolidated Plan and PY 2015/FY 2016 Action Plan

Comments from the March 10th Public Hearing

1	MHMR Authority of Brazos Valley thanks the City of College Station for bringing the CDBG funding to our community. These dollars are very important to the non-profits that are able to apply for them through the Public Service Funding RFP. They help fill a gap of limited funding from other sources that are used for important services to the citizens of our community. We encourage the City of College Station to continue to fund the Public Service activities at the maximum of 15% of the overall CDBG funds.
2	I believe the 5 year consolidated plan should include strong emphasis on creating jobs in the BCS in order to alleviate poverty. My personal experience as a BCS resident, as well as a community agent, has made it obvious that there is no concerned effort to offer high-risk populations (low income, propensity for alcohol and substance abuse, children of divorced families) opportunities for fulfillment through work. I believe supported employment would empower these individuals and would make them less reliable on government and state subsidies. While said subsidies should continue to be offered, they should be the last resort, and not a way of life for these vulnerable populations. I believe the BCS business community should be strongly involved/incentivized in such initiatives and this will benefit everyone!
3	I continue to believe that affordable housing is a primary need in our community. But right up At the top with housing is the critical concern for children and youth living in high conflict families where family violence or children witnessing violence is occurring. Very few victims (primarily mothers) leave their lives behind and seek shelter knowing that they must give up everything in their lives to do so. As a community, I believe we need to ask the hard questions of our police departments and find out just how many children and youth are being negatively impacted by violence in their homes or living in two homes where parents are separated.
4	My name is Jeannie McGuire. I am the President of Project Unity. I want to thank the committee for supporting 15% of these funds being allocated to public service agencies. The funds are often the critical factor in determining whether vulnerable individuals, children, youth and families will receive vital services or not in our community. Safe and affordable housing continues to be a high priority need but the living conditions within houses are also high priority. For example, in the case of these funds supporting Project Unity's Safe Harbour Shared Parenting and Supervised Visitation Center, children witnessing violence in their homes between their parents are able to have a safe place to establish an ongoing relationship with their non-custodial parent without fear of violence.

Comments from the July 7th Public Hearing

1	MHMR Authority of Brazos Valley thanks the City of College Station for bringing the CDBG funding to our community. These dollars are very important to the non-profits that are able to apply for them through the Public Service Funding RFP. They help fill a gap of limited funding from other sources that are used for important services to the citizens of our community. We encourage the City of College Station to continue to fund the Public Service activities at the maximum of 15% of the overall CDBG funds.
2	Thank you for allocating 15% to public service agencies! I commend the CDBG staff for doing such a thorough job of developing the 5 year Consolidated Plan. They work tirelessly to partner with others and gather data from broad interest groups – and then to fund the needs are critical to our local community. Children are kept safe in our Safe Harbour Supervised Visitation Programs due entirely to CDBG. Project Unity is also the HOPWA provider and CDBG visited personally with us. Well done!

Comments from the 30-Day Public Comment Period

1 Thank you for putting together the consolidated plan and providing the opportunity for examination and comment. On behalf of the Brazos Valley Center for Independent Living, I have reviewed the document and offer the following comments:

1. **Clerical edits.**

a. Pg. 45 – All numbers in the chart provided are identical between "Total Vouchers" and "Tenant-based Vouchers" except "# of Families requesting accessibility features". Is this an error or fact?

b. Pg. 54 – The third line in the first paragraph says, "…persons with mental physical and/or developmental…" – There is a missing comma between mental and physical.

c. Pg. 62 – The third line of the final paragraph, "…BVCOG's closer…" should be "*closure*".

2. **People first language usage.** The following suggestions are made to align the language in the report with best practices relating to communicating about individuals with disabilities:

a. Pg. 3 – The term "special needs" is introduced into the report at this point. Since the term as it relates to this report is more broadly used than meaning only individuals with disabilities, is it possible to add a "key terms" or "definitions" section early in the report? I see a definition on page 54, but it would be helpful to have it earlier. If you do decide to include the terms page, can you define "disabled household"? We understand this is a HUD term, but in this community-based document, it would be nice to highlight the fact that we only use it in this report as a defined term. There is also a term "frail elderly" used throughout the document – if this is a key term, please consider defining it. I do not reference changes to this term elsewhere in my comments as preferential language related to the population of "elderly" would be best suited from the Area Agency on Aging.

b. Pg. 15 – "Persons with disabilities" is used in the "Target of Outreach" column, but "the disabled" is used in the "Summary of Response/Attendance" column. **Suggested change:** "…*accommodations for individuals with disabilities*…";

c. Pg. 28 – The first header sentences uses the term, "who are disabled". **Suggested change:** "…*who have disabilities*…"

d. Pg. 28 – In the second paragraph, first line, "disabled households" is used; the usage of this term may be tied to CHAS data, if the term is not specific, please consider re-phrasing.

e. Pg. 28 – The paragraph immediately following the chart contains many phrases that are not in the "people first" convention (i.e., afflicted with, impairments, limitations, etc.). BVCIL would be happy to assist with a re-write of this paragraph if that would be helpful.

f. Pg. 29 – At the top of the page the term "stricken with" is used. **Suggested change:** "…defined themselves as either *severely mentally ill* or has issues with 'chronic substance abuse.'"

g. Pg. 56 – The second paragraph from the bottom uses the term, "physically disabled persons". **Suggested change:** "... improving accessibility features for *individuals with physical disabilities*, a…"

h. Pg. 62 – The last sentence of the second paragraph, "…50 are accessible to the physically disabled…". **Suggested change:** "…50 are accessible *to individuals with physical disabilities*…"

i. Pg. 63 – The last heading, "Housing for the Disabled". **Suggested change:** "*Housing for Individuals with Disabilities*"

j. Pg. 80 – The first two headers on the page, "Mentally Ill" and "Disabled" – Since this section relates to services for specific populations of individuals, I would suggest you model all of these headers similar to the way you have the one listed for "Persons with HIV/AIDS" (i.e., "*Persons with Mental Illness*", "*Persons with Disabilities*").

3. **Content comments.**

a. Pg. 29 – In reference to the question, "Are any populations/household types more affected than others by these problems?" – Was there any differential data related to individuals with disabilities?

b. Pg. 44 – Please note BVCIL also maintains a Tenant-based Rental Assistance (TBRA) program specifically for individuals with disabilities.

c. Pg. 115 – Does the chart on this page refer only to "homeless"? If not, please see the note above regarding the BVCIL TBRA program.

Again, thank you for putting together this plan and allowing opportunity for community input. If we can be of any assistance regarding this plan or help in anyway, please contact me at jpacha@bvcil.org or via phone at 979-776-5505.

Grantee Unique Appendices

Glossary of Terms and Acronyms

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% of their gross income for housing costs.

Allocation: Funds set aside for a particular approved activity.

ACS (American Community Survey): A nationwide survey designed to provide communities with a fresh look at how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households.

Analysis of Impediments: A review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. The AI serves as the basis for fair housing planning, provides essential information to policymakers, administrative staff, housing providers, lenders, and fair housing advocates, and assists in building public support for fair housing efforts.

Area of Minority Concentration: Any neighborhood in which the percentage of households in a particular racial or ethnic minority group is at least 10 percentage points higher than the percentage of that minority group for the MSA.

Area of Low-Income Concentration: A census tract where over 51% of the population consists of households with incomes below 80%.

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 nonprofit 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.

BVCIL (Brazos Valley Center for Independent Living): Local non-profit service provider agency, providing independent living skills and support to persons with disabilities.

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

CD (Community Development): The Community Development Division of the City of College Station Community Services Department

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.

CHAS (Community Housing Affordability Strategy): HUD-created dataset to demonstrate the number of households in need of housing assistance.

CHDO (Community and Housing Development Organization): A type of nonprofit housing provider that must receive a minimum of 15% 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. For the purposes of some HTC projects, the age of 55 years old may be applied.

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: A household whose income is between 0% and 30% of the median income for the area, as determined by HUD.

Fair Housing Act: 1968 act (amended in 1974 and 1988) providing the HUD Secretary with fair housing enforcement and investigation responsibilities. A law that prohibits discrimination in housing and housing-related services. It also ensures that all persons receive equal housing opportunity.

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

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

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

GIS: Geographic Information Systems. A computer system for the input, storage, processing, applications development, retrieval, and maintenance of information about the points, lines, and areas that represent the streets and roads, rivers, railroads, geographic entities, and other features on the surface of the earth.

Gross Annual Income: The total income, before taxes and other deductions, received by all members of the household, including all wages, social security payments, retirement benefits, military and veteran's disability payments, unemployment benefits, welfare benefits, interest and dividend payments, and other such income items.

HOME (HOME Investment Partnerships 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."

HOPWA (Housing Opportunities for Persons with AIDS): A federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Pogrom, HUD makes grants to local communities, states, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.

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, or 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

MSA (Metropolitan Statistical Area): An area with at least one urbanized area of 50,000 or more population, plus adjacent territory that has a high degree of social and economic integration with the core, as measured by commuting ties.

PJ: Participating Jurisdiction.

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 adjusted gross income for rent.

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

Special Needs Population: Persons who are not homeless but require supportive housing. This includes but is not limited to: elderly; frail elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or other drug addiction; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault, and stalking

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 noncompliance with the City of College Station Building Codes.

Substandard - Suitable for Rehabilitation (Repairable): A structure which is structurally sound, and for which the cost to address the identified City of College Station Building Code deficiencies will not cause total property indebtedness to exceed 90% 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.

Resolutions

RESOLUTION NO. 07-23-15-2b

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, APPROVING A FIVE-YEAR CONSOLIDATED PLAN AND ESTABLISHING A COMMUNITY DEVELOPMENT PROGRAM AS DESCRIBED IN CHAPTER 373 THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, the City Council of the City of College Station, Texas, desires to utilize federal Community Development Block Grant and HOME Investment Partnership Grant funds to: (1) improve the living and economic conditions of persons of low and moderate income; (2) benefit low or moderate income neighborhoods; (3) aid in the prevention or elimination of slum and blighted areas; and (4) meet other urgent community development needs; and

WHEREAS, the City Council of the City of College Station, Texas, has: (1) identified areas of the City in which predominantly low and moderate income persons reside; (2) established areas in which community development activities are proposed; (3) prepared and adopted a plan under which citizens may publicly comment on the proposed community development activities; (4) conducted public hearings on the proposed activities; and (5) adopted the community development program by resolution; now, therefore;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Council hereby approves the 2015-2019 Consolidated Plan and designates the City Manager or his designee the signature authority for all applicable and required documents, and;

PART 2: That the City Council hereby approves the adoption of the above referenced Community Development Program as defined and described in Chapter 373 of the Texas Local Government Code, also known as the Texas Community Development Act of 1975, and;

PART 3: That this resolution shall take effect immediately from and after its passage.

ADOPTED this 23rd day of July 2015.

ATTEST:

City Secretary

APPROVED:

Mayor

APPROVED:

City Attorney

RESOLUTION NO. 07-23-15-2e

A RESOLUTION OF THE CITY OF COLLEGE STATION, TEXAS, APPROVING THE PROGRAM YEAR 2015 (FY 2016) ACTION PLAN AND BUDGET ALLOCATING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM FUNDS.

WHEREAS, the City of College Station is entitled to receive $1,002,441 in Community Development Block Grant (CDBG) funds and $349,208 in Home Investment Partnership Program (HOME) funds from the United States Department of Housing and Urban Development (HUD) in Program Year 2015 and has prepared a Program Year 2015 (FY 2016) Action Plan and Community Development Budget as required to secure these funds; and

WHEREAS, the City of College Station, Texas, has a Five-Year Consolidated Plan that will be approved by both HUD and the City that guides the development of each year's Action Plan and Budget; and

WHEREAS, the City of College Station, Texas, has an established Community Development Program under Chapter 373 of the Texas Local Government Code that (1) identifies areas of the City with concentrations of low and moderate income persons; (2) establishes areas in which program activities are proposed; (3) provides a plan under which citizens may publicly comment on activities; and (4) requires public hearings on program activities; and

WHEREAS, the City of College Station has provided adequate information to the citizens and an opportunity to participate in the development of the City's Program Year 2015 (FY 2016) Action Plan and Community Development Budget; and

WHEREAS, the City Council acknowledges that the adoption of the Program Year 2015 (FY 2016) Action Plan and Community Development Budget is in the best interest of the City and is for the purpose of securing additional community development resources for the primary benefit of low and moderate income citizens; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Council hereby approves the Program Year 2015 (FY 2016) Action Plan and Community Development Budget which serves as the City's application to HUD for CDBG and HOME funds;

PART 2: That the City Council hereby authorizes and designates the City Manager or his designee to sign all required applications, certifications, evaluations, and other forms required by HUD for all Community Planning and Development Grant Programs for the Program Year 2015 (FY 2016) on behalf of the City of College Station.

PART 3: That this resolution shall take effect immediately from and after its passage.

ADOPTED this 23rd day of July 2015.

ATTEST:

City Secretary

APPROVED:

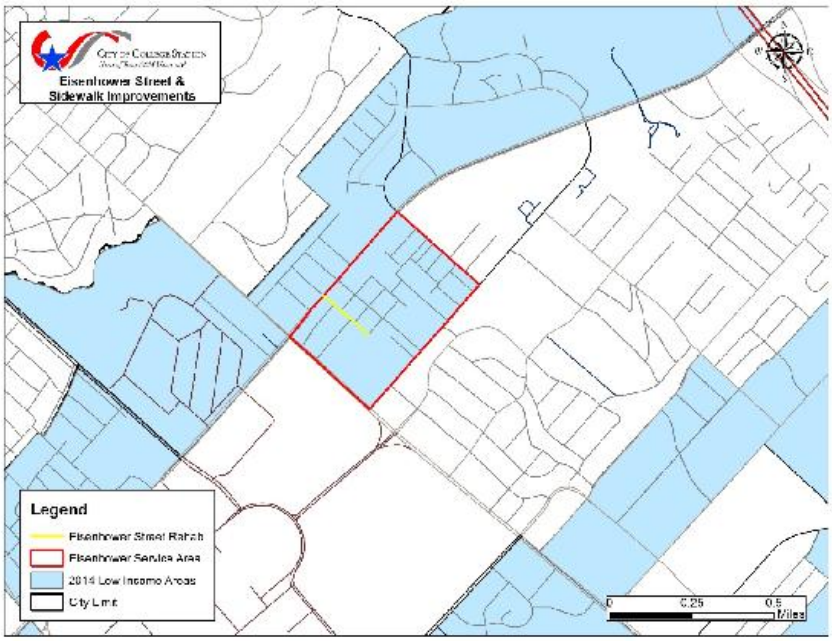
Mayor

APPROVED:

City Attorney

PY 2015 Public Facility Project Summary

CDBG National Objective Documentation Record



Activity: Eisenhower Sidewalk Improvements
Activity #:

Boundary of Service Area of Activity: Census Tract 001303 Block Group 4

Basis for Boundary Determination:
This street and sidewalk improvement project will serve the low-income neighborhood bounded by Texas Ave. to the west, Lincoln Ave to the south, Tarrow St. to the east, and University Dr. to the north. Eisenhower Street is a collector for the area neighborhood. The rehabilitation will include a standard 2-lane local street with sidewalk. The current street configuration is a sub-standard rural section and is not centered in the right-of-way and is currently located within 5-feet of several single-family dwellings on the western side lots, causing an unsafe condition. The rehabilitation will include sidewalk improvements to Eisenhower Street along this stretch with accessibility features for ADA compliance and connectivity.

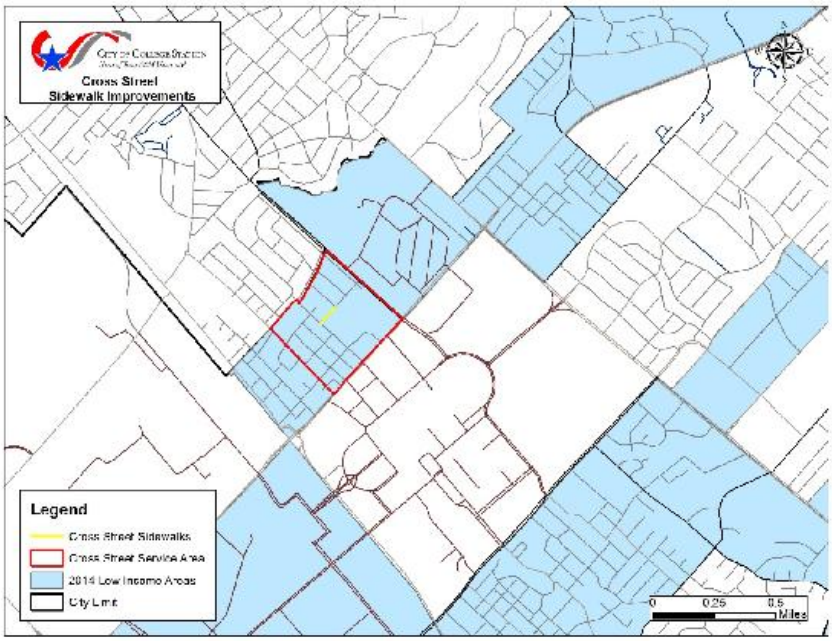
% of LMI Persons in Service Area: 77.14%

Data Used for Determining %: 2014 LMISD by block group based on the 2006-2010 ACS

Census Tract	Block Group	Total # Residents	L/M Residents	% L/M
001303	4	700	540	77.14

OMB Control No: 2506-0117 (exp. 07/31/2015)

CDBG National Objective Documentation Record



Activity: Cross Street Sidewalk Improvements
Activity #:

Boundary of Service Area of Activity: Census Tract 001400 Block Group 2

Basis for Boundary Determination:
This sidewalk improvement project will serve the low-income neighborhood bounded by College Main St. to the west, University Dr. to the south, College Ave. to the east, and the city limits to the north. The rehabilitation will include sidewalk improvements to Cross Street along this stretch with accessibility features for ADA compliance.

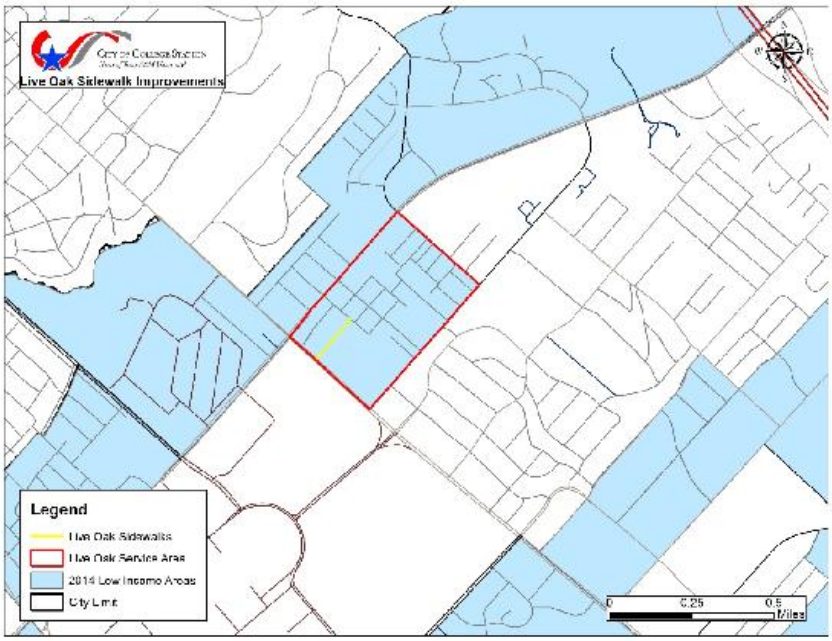
% of LMI Persons in Service Area: 89.44%

Data Used for Determining %: 2014 LMISD by block group based on the 2006-2010 ACS

Census Tract	Block Group	Total # Residents	L/M Residents	% L/M
001400	2	1,515	1,355	89.44

OMB Control No: 2506-0117 (exp. 07/31/2015)

CDBG National Objective Documentation Record



Activity: Live Oak Sidewalk Improvements
Activity #:

Boundary of Service Area of Activity: Census Tract 001303 Block Group 4

Basis for Boundary Determination:
This sidewalk improvement project will serve the low-income neighborhood bounded by Texas Ave. to the west, Lincoln Ave to the south, Tarrow St. to the east, and University Dr. to the north. The rehabilitation will include sidewalk improvements to Live Oak Street along this stretch with accessibility features for ADA compliance and connectivity.

% of LMI Persons in Service Area: 77.14%

Data Used for Determining %: 2014 LMISD by block group based on the 2006-2010 ACS

Census Tract	Block Group	Total # Residents	L/M Residents	% L/M
001303	4	700	540	77.14

OMB Control No: 2506-0117 (exp. 07/31/2015)

HOME Program Homeownership Limits Home Sales Data
College Station, TX 3-1-2015 to 5-31-2015

Entries are and separated according to *Multiple Listing Service* housing type (both **new** and **existing**) in ascending order.

- Single-family
- Patio/townhome/condo

Single-Family: Existing

Address		Sold Price	Year Built	Date	Type
1501	Stallings Dr	$87,300	2004	5/21/2015	SF
1005	San Benito Dr	$108,600	1981	4/6/2015	SF
1402	Lawyer St	$119,000	1964	5/11/2015	SF
2312	Aurburn Ct	$120,000	1977	3/31/2015	SF
3105	Normand Dr	$120,000	1978	5/29/2015	SF
3213	Bahia Dr	$120,510	1985	4/2/2015	SF
912	San Saba Dr	$128,000	1981	4/30/2015	SF
800	Val Verde	$130,000	1982	3/25/2015	SF
2700	Pedernales Dr	$135,325	1981	5/29/2015	SF
411	Pronghorn	$136,500	2000	5/4/2015	SF
3004	Bluestem Dr	$137,500	1977	5/8/2015	SF
2401	Raintree Dr	$138,000	1977	4/10/2015	SF
1415	Dayton Ct	$138,000	2001	5/5/2015	SF
804	Azalea Ct	$139,000	1996	5/29/2015	SF
943	Crested Point Dr	$139,900	2006	4/13/2015	SF
4331	Spring Garden Dr	$139,900	2005	4/8/2015	SF
129	Richards St	$140,000	2002	4/29/2015	SF
3203	Wildrye Dr	$140,000	1982	4/13/2015	SF
1081	Windmeadows Dr	$141,700	2004	3/6/2015	SF
3306	Dallis Dr	$142,000	1983	5/26/2015	SF
1500	Tara Ct	$142,500	1974	5/13/2015	SF
810	Camellia Ct	$143,000	1995	5/28/2015	SF
3104	Bluestem Dr	$143,000	1979	5/5/2015	SF
2911	Normand Dr	$143,000	1997	5/1/2015	SF
2509	Antietam Dr	$143,500	1982	3/31/2015	SF
505	Nelson Ln	$144,750	2005	3/12/2015	SF
3006	Normand Dr	$145,000	1979	3/18/2015	SF
2726	Celinda	$145,000	1976	5/29/2015	SF
1607	Treehouse Tr	$145,000	1979	5/22/2015	SF
1088	Windmeadows	$145,500	2002	4/27/2015	SF
1101	Foster Av	$146,000	1955	3/5/2015	SF
1003	Fallbrook	$148,000	2007	5/27/2015	SF

508	Nelson	$148,500	2005	5/15/2015	SF
909	Bougainvillea St	$149,900	2002	3/16/2015	SF
3802	Springfield Dr	$149,900	2003	3/13/2015	SF
4021	Tiffany Tr	$149,900	1993	3/13/2015	SF
3919	Springmist Dr	$149,900	2004	5/22/2015	SF
609	Harvest Dr	$149,900	2002	5/8/2015	SF
1418	Magnolia Dr	$150,000	1975	3/31/2015	SF
1003	Bougainvillea St	$150,000	2002	3/18/2015	SF
1123	Arizona St	$150,000	2002	4/17/2015	SF
406	Poplar St	$150,000	1995	5/29/2015	sf
2416	Carnation Ct	$150,000	1996	5/18/2015	SF
1601	Austin Av	$154,000	1975	4/24/2015	SF
2309	Carnation Ct	$154,500	1994	4/30/2015	Sf
2406	Carnation Ct	$154,825	1996	5/8/2015	SF
3102	Longleaf Dr	$155,000	1977	3/6/2015	SF
4011	Southern Trace Ct	$155,000	2006	4/1/2015	SF
4222	Candace Ct	$156,000	2011	5/11/2015	SF
1821	Langford St	$156,900	1972	5/18/2015	SF
3717	Springfield Dr	$157,000	2003	5/15/2015	SF
318	Landsburg Ln	$157,500	1997	5/14/2015	SF
402	Nimitz St	$158,500	1952	4/2/2015	SF
2609	Alexander Valley	$158,500	2007	5/6/2015	SF
3800	Springfield Dr	$160,000	2003	3/27/2015	SF
105	Luther St	$160,000	1954	3/9/2015	SF
3609	Graz	$160,000	1999	5/18/2015	SF
1212	Haddox Ct	$161,582	1982	4/22/2015	SF
1707	Purple Martin Cv	$162,500	1996	3/9/2015	SF
236	Fieldstone Pl	$163,000	2011	4/30/2015	SF
930	Crystal Dove Av	$163,000	2006	4/13/2015	SF
2714	Wilderness Dr	$163,000	1982	5/29/2015	SF
1015	Bougainvillea St	$163,500	2002	3/6/2015	SF
3204	Neuburg Ct	$163,500	2001	5/22/2015	SF
937	Crested Point Dr	$163,500	2007	5/1/2015	SF
1304	Haley Pl	$165,000	1982	4/6/2015	SF
3937	Springmist Dr	$165,000	2002	4/1/2015	SF
3907	Bridgeberry Ct	$165,775	2006	4/10/2015	SF
3801	Clear Meadow Cre	$167,000	2010	4/14/2015	SF
3904	Yegua Creek Ct	$167,500	2010	4/16/2015	SF
300	Live Oak St	$168,500	1956	4/8/2015	SF
512	Thornton Ct	$169,000	2005	3/18/2015	SF
3937	Mullins Loop East	$169,000	2001	5/14/2015	SF

1032	Windmeadows	$169,900	2004	4/23/2015	SF
3302	Fredrick Ct	$170,000	2002	3/27/2015	SF
4100	Windswept Dr	$170,000	1993	3/20/2015	SF
1014	Dominik Dr	$170,000	1962	3/12/2015	SF
1317	Baywood	$170,000	2000	4/20/2015	SF
500	Thornton Ct	$170,000	2005	5/4/2015	SF
4115	Mcfarland Dr	$170,500	2007	4/30/2015	SF
3904	Bridgeberry Ct	$171,000	2007	4/2/2015	SF
2004	Angelina Cr	$171,500	1973	4/29/2015	SF
1316	Baywood Ln	$172,000	2000	4/10/2015	SF
1413	Front Royal Dr	$172,500	1998	4/13/2015	SF
1519	Jasmine Ct	$172,900	1989	5/19/2015	SF
930	Whitewing	$173,000	2008	4/17/2015	SF
4113	Halifax Dr	$174,000	2005	4/28/2015	SF
3526	Farah Dr	$174,500	2004	4/9/2015	SF
409	Hayes Ln	$174,900	2014	3/27/2015	SF
408	Hayes Ln	$174,900	2014	3/25/2015	SF
3705	Ardenne Ct	$174,900	2003	3/23/2015	SF
3705	Westfield Dr	$175,000	2003	5/12/2015	SF
905	Turtle Dove	$175,000	2007	5/6/2015	SF
3116	Pleasant Grove Dr	$175,187	2001	5/29/2015	SF
1107	Tyler Ct	$175,400	2003	5/7/2015	SF
15444	Baker Meadow Lp	$175,500	2013	4/13/2015	SF
8427	Alison	$176,300	2004	5/1/2015	SF
15437	Baker Meadow Lp	$177,000	2014	4/27/2015	SF
1306	Skyline Ct	$177,500	1999	3/6/2015	SF
3754	Essen Lp	$178,000	2002	5/22/2015	SF
2718	Horse Haven Ln	$178,150	2008	3/18/2015	SF
2817	Horseback Dr	$178,500	2008	5/20/2015	SF
9502	Woodview	$179,000	2004	5/4/2015	SF
2810	Pueblo Ct	$180,000	1988	3/25/2015	SF
1103	Neal Pickett Dr	$180,000	1966	4/10/2015	SF
1205	King Arthur	$180,000	1975	4/7/2015	SF
1814	Langford St	$180,500	1972	3/20/2015	SF
2913	Adrienne	$180,500	1979	4/30/2015	SF
3804	Stony Creek Ln	$180,500	1997	5/29/2015	SF
703	Summerglen	$182,000	1992	4/24/2015	SF
1006	Emerald Dove	$182,000	2011	4/8/2015	SF
216	Meir Ln	$182,000	2004	5/29/2015	SF
4010	Pomel Dr	$182,500	2004	5/28/2015	SF
2511	Leyla Ln	$183,000	2011	3/31/2015	SF

1113	Mallory Ct	$183,000	2003	3/17/2015	SF
1309	Danville Ct	$184,900	2001	5/11/2015	SF
414	Hayes Ln	$184,900	2014	5/8/2015	SF
911	Dove Landing	$184,900	2007	5/1/2015	SF
136	Walcourt Lp	$185,000	2007	3/13/2015	SF
1203	Roanoke Ct	$185,000	2003	5/22/2015	SF
1212	Markham Ln	$185,000	2001	5/12/2015	SF
920	Whitewing	$185,000	2006	5/11/2015	SF
6802	Appomattox Dr	$186,000	2010	5/29/2015	SF
4005	Pomel Dr	$186,500	2005	5/21/2015	SF
4201	Cedar Creek	$186,900	2010	4/24/2015	SF
102	Rugen Ln	$187,000	2005	3/31/2015	SF
120	Mier Ln	$187,000	2005	3/6/2015	SF
1109	Coeburn Ct	$189,500	2003	3/26/2015	SF
2724	Silver Oak Dr	$189,500	2008	4/24/2015	SF
905	Scoffield Dr	$189,900	2005	4/17/2015	SF
934	Turtle Dove	$189,900	2007	5/20/2015	SF
3008	Durango St	$190,000	1990	5/28/2015	SF
206	Passendale Ln	$194,500	2008	3/30/2015	SF
4209	Ludlow Ln	$194,700	2004	3/30/2015	SF
3920	Wheaton	$195,000	2002	3/26/2015	SF
2307	Norham	$195,000	2004	3/19/2015	SF
1215	Martinsville Ln	$195,000	2005	4/2/2015	SF
926	Turtle Dove	$195,000	2007	5/29/2015	SF
1112	Tyler Ct	$195,000	2003	5/27/2015	SF
1709	Starling Dr	$195,000	1996	5/13/2015	SF
3817	Stony Creek Ln	$196,000	1998	5/29/2015	SF
3714	Essen Lp	$196,000	2003	5/27/2015	SF
1506	Bluefield Ct	$196,500	2006	3/26/2015	SF
1101	Pleasant Forest Dr	$197,500	1999	5/21/2015	SF
2003	Angelina Ct	$199,000	1974	3/11/2015	SF
129	Roucourt	$199,250	2010	5/20/2015	SF
3901	Latinne Ln	$199,900	2007	4/28/2015	SF
706	Summerglen	$199,900	1989	4/14/2015	SF
1816	Brothers	$199,900	2004	4/6/2015	SF
4412	Pickerling Pl	$199,900	2002	4/2/2015	SF
3900	Incourt Ln	$199,900	2009	5/28/2015	SF
4403	Danby Ct	$200,000	2004	5/29/2015	SF
2406	Axis Ct	$200,000	2001	5/1/2015	SF
14106	Renee Ln	$201,000	2009	5/1/2015	SF
3407	Regal	$204,900	1991	4/30/2015	SF

2603	Wingate Ct	$205,000	1995	3/20/2015	SF
3905	Tournay	$205,000	2008	4/10/2015	SF
318	Kyle	$205,000	1949	4/9/2015	SF
1214	Portsmouth	$205,900	2002	4/6/2015	SF
4212	Ludlow Ln	$206,000	2007	4/27/2015	SF
3813	Ransberg Ct	$206,000	2005	4/1/2015	SF
4003	Noirmont Ct	$206,500	2011	4/16/2015	SF
3910	Lienz Lane	$206,848	2006	4/10/2015	SF
4213	Carnes Ct	$207,000	2011	4/14/2015	SF
4225	Colchester Ct	$207,500	2003	3/25/2015	SF
603	Yorkshire Dr	$208,000	1991	3/23/2015	SF
907	Barchetta Dr	$208,500	2009	3/16/2015	SF
901	Crystal Dove	$209,250	2006	5/20/2015	SF
4202	Shallow Creek CT	$209,400	2015	5/29/2015	SF
410	Hayes Ln	$209,900	2014	5/11/2015	SF
703	Hasselt St	$210,000	1994	4/30/2015	SF
1805	Rosebud Ct	$210,000	1983	5/29/2015	SF
200	Francis Dr	$210,000	1946	5/18/2015	SF
1700	Purple Martin CV	$210,000	1995	5/15/2015	SF
4212	Cripple Creek	$210,000	2009	5/1/2015	SF
4425	Rocky Meadows Dr	$210,200	2002	4/28/2015	SF
3905	Latinne Ln	$210,500	2008	4/6/2015	SF
1804	Shadowwood Dr	$211,000	1973	3/6/2015	SF
321	Bernburg Ln	$212,000	1999	3/4/2015	SF
901	Ladove Dr	$212,000	2009	5/27/2015	SF
15315	Lowry Meadow Ln	$212,150	2015	5/29/2015	SF
1207	Walton dr	$212,400	1953	3/27/2015	SF
2809	Pueblo Ct	$212,500	1988	3/4/2015	SF
4118	Cedar Creek	$212,500	2010	4/21/2015	SF
9204	Timber Knoll Dr	$214,900	1983	4/17/2015	SF
4421	Pickering Pl	$214,900	2003	5/26/2015	SF
1301	Mullins N Lp	$215,000	2000	3/13/2015	SF
3208	Toni Dr	$215,000	2010	5/27/2015	SF
4218	Drogo Ct	$215,000	2003	5/4/2015	SF
1214	Ridgefield S	$216,000	1969	3/23/2015	SF
212	Sterling St	$216,000	2006	4/30/2015	SF
910	Emerald Dove	$217,000	2012	5/1/2015	SF
12898	Hopes Creek Rd	$218,900	1984	4/14/2015	SF
910	Ladove Dr	$219,000	2009	3/23/2015	SF
2212	Broughham Pl	$219,500	2006	4/13/2015	SF
1114	Marsteller Av	$220,000	1950	3/9/2015	SF

4228	Rock Bend Dr	$222,800	2010	4/29/2015	SF
13886	Renee	$224,900	2008	4/20/2015	SF
412	Hayes Ln	$224,900	2014	5/1/2015	SF
213	Meir Ln	$225,000	2008	3/31/2015	SF
8706	Sandstone Dr	$225,000	1984	3/12/2015	SF
1806	Francis Cr	$225,000	1991	3/2/2015	SF
704	Highlands St	$225,000	1956	4/17/2015	SF
4002	Noirmont Ct	$225,000	2011	5/15/2015	SF
14469	Cheyenne Dr	$225,000	1971	5/12/2015	SF
608	Yorkshire Dr	$226,000	1991	4/20/2015	SF
8708	Sandstone Dr	$227,000	1982	5/13/2015	SF
3915	Lienz Ln	$228,000	2008	5/29/2015	SF
3923	Devrne Dr	$228,500	2007	3/6/2015	SF
4006	Bittern Dr	$229,000	2006	4/1/2015	SF
1411	Elkton Ct	$229,900	2004	3/11/2015	SF
1301	Angelina Ct	$230,000	1973	3/19/2015	SF
909	Ladove Dr	$232,500	2009	5/15/2015	SF
4429	Rocky Meadows Dr	$233,500	2005	3/10/2015	SF
4222	Rocky Rhodes Dr	$233,508	2007	3/18/2015	SF
1103	Bracey Ct	$234,250	2008	3/17/2015	SF
1703	Briar Rose Ct	$234,900	1980	3/2/2015	SF
403	Walton Dr	$235,000	1956	3/6/2015	SF
1108	Hayesville Ct	$235,000	2009	4/9/2015	SF
15616	Wood Brook Ln	$235,000	2009	5/26/2015	SF
2520	Leyla Ln	$235,000	2015	5/21/2015	SF
9100	Stonebrook Dr	$235,000	1998	5/15/2015	SF
15303	Lowry Meadow Ln	$237,200	2015	5/1/2015	SF
4502	Amber Stone Ct	$239,000	2004	5/28/2015	SF
2514	Kimbolton Dr	$240,000	2013	4/27/2015	SF
1103	Santa Rita Ct	$240,000	1982	5/22/2015	SF
3203	Von Trapp Ln	$240,000	2001	5/15/2015	SF
2419	Newark Cr	$244,000	2005	3/31/2015	SF
3835	Cedar Ridge Dr	$245,000	1983	3/13/2015	SF
1019	Milner Dr	$246,000	1956	4/17/2015	SF
1016	Rose Cr	$246,000	1976	4/10/2015	SF
9210	Brookwater	$246,000	1993	5/29/2015	SF
4403	Rocky Meadows Dr	$247,750	2004	5/29/2015	SF
607	Highlands St	$249,000	1942	4/1/2015	SF
1112	Hopewell Ct	$249,900	2008	3/31/2015	SF
4252	Rocky Rhodes Dr	$250,000	2012	5/29/2015	SF
15613	Wood Brook Ln	$250,000	2009	5/20/2015	SF

2211	Ironwood Dr	$250,000	2008	5/1/2015	SF
1503	Concord Dr	$252,000	1998	3/6/2015	SF
4033	Pomel Dr	$252,000	2010	4/30/2015	SF
4603	Double Eagle Ct	$252,000	1996	5/15/2015	Sf
4406	Spring Branch Ct	$252,500	2004	4/20/2015	SF
1701	Glade	$252,821	1967	3/31/2015	SF
2622	Forest Oaks Dr	$253,000	2014	5/18/2015	SF
2514	Portland Av	$253,100	2015	5/15/2015	Sf
15614	Wood Brook Lane	$254,500	2010	3/10/2015	SF
4403	Hearst Ct	$257,111	2007	5/28/2015	SF
4002	Rocky Vista Dr	$258,000	2010	4/13/2015	SF
1001	Woodhaven	$259,900	1989	5/5/2015	SF
4405	Belvoir Ct	$260,000	2004	3/31/2015	SF
1204	King Arthur	$260,000	1972	4/1/2015	SF
8400	Justin	$260,500	2010	3/4/2015	SF
1219	Ebbtide	$262,900	2009	3/23/2015	SF
408	Onyx Dr	$264,250	2001	4/14/2015	SF
1732	Creekside	$265,000	2012	4/30/2015	SF
2118	Chestnut Oak Cr	$269,900	2014	5/1/2015	SF
4203	Shallow Creek CT	$270,270	2015	5/1/2015	SF
304	Stone Cove Ct	$272,500	2002	3/20/2015	SF
15321	Lowry Meadow Ln	$273,100	2015	5/26/2015	SF
4102	Shady Brook Pass	$274,000	2015	5/18/2015	SF
3305	Westchester	$275,000	1991	3/12/2015	SF
1407	Stonebridge Dr	$275,000	2000	5/14/2015	SF
15627	Shady Brook Lane	$275,900	2015	5/5/2015	SF
9218	Shadowcrest Dr	$279,900	1985	5/6/2015	SF
4296	Rock Bend Dr	$280,000	2012	3/4/2015	SF
4409	Woodland Ridge	$280,000	2001	4/30/2015	SF
4416	Spring Meadow Ln	$282,000	2004	5/29/2015	SF
712	Canterburry	$285,000	1991	4/30/2015	SF
4514	Sapphire Ct	$285,000	2003	5/1/2015	SF
8406	Justin Av	$287,500	2010	4/30/2015	SF
8300	Shadow Oaks	$294,000	2000	4/27/2015	SF
2516	Hailes Lane	$303,260	2015	4/15/2015	SF
4102	Rocky Briar Ct	$310,000	2011	3/12/2015	SF
2506	Kimbolton Dr	$315,000	2014	4/15/2015	SF
4419	Appleby Pl	$320,000	2003	3/20/2015	SF
2112	Bent Oak St	$323,500	1984	3/12/2015	SF
1209	Munson Av	$325,000	1960	3/17/2015	SF
3209	Innsbruck	$329,600	1997	5/28/2015	SF

1006	Village Dr	$330,000	1963	4/14/2015	SF
1009	Dominik Dr	$332,000	2012	3/11/2015	SF
4400	Norwich Dr	$339,900	2014	5/1/2015	SF
2141	Rockcliffe	$340,000	2005	5/8/2015	SF
2602	Goodrich	$341,450	2015	5/8/2015	SF
1305	Milner Dr	$343,000	2014	5/11/2015	SF
9201	Riverstone Ct	$345,000	1987	3/31/2015	SF
8407	Wildewood	$345,000	1993	5/18/2015	SF
716	Willow Lp	$347,000	1993	3/30/2015	SF
902	Hereford St	$348,000	1977	4/22/2015	SF
3001	Corondao Dr	$350,000	1989	4/22/2015	SF
602	Ivy Cv	$351,000	1995	3/31/2015	SF
4501	Lapis Ct	$352,000	2004	5/11/2015	SF
917	Crooked Stick	$358,000	2005	5/29/2015	SF
2025	Post Oak Circle	$359,000	1992	5/28/2015	SF
807	Coral Ridge	$360,000	1997	3/27/2015	SF
2601	Cartington Ct	$369,000	2014	4/1/2015	SF
1403	Sussex Dr	$378,000	1989	4/16/2015	SF
3227	Innsbruck	$394,000	1997	5/27/2015	SF
2406	Newark Cr	$395,000	2005	4/22/2015	SF
2013	Moses Creek Ct	$399,900	2005	5/15/2015	SF
2207	Rockingham Lp	$400,000	2005	3/17/2015	SF
4309	Toddingtown Ln	$412,000	2013	4/17/2015	SF
305	Fidelity St	$430,000	2012	4/21/2015	SF
5208	Quaker Ridge Dr	$436,500	2005	5/14/2015	SF
813	Plum Hollow Dr	$439,900	2002	5/22/2015	SF
820	Plum Hollow Dr	$440,000	2004	5/6/2015	SF
5307	Quaker Ridge Dr	$441,000	2010	5/4/2015	SF
5126	Congressional Dr	$448,500	2003	4/20/2015	SF
2234	Rockingham Lp	$449,000	2006	4/20/2015	SF
2227	Rockingham Lp	$450,000	2003	4/10/2015	SF
9273	Brookwater	$477,500	1993	5/26/2015	SF
4754	Johnson Creek Loop	$487,500	2006	3/25/2015	SF
825	Pine Valley dr	$514,000	2003	3/13/2015	SF
6018	Augusta Cr	$570,000	1998	4/2/2015	SF
5213	Cascades Dr	$585,000	2008	3/23/2015	SF
304	Dexter Dr	$590,000	1950	5/15/2015	SF
2218	Rockingham Lp	$597,900	2003	5/12/2015	SF
6026	Augusta Cr	$635,000	1998	4/6/2015	SF
7235	River Place Ct	$650,000	2004	4/10/2015	SF
1115	Royal Adelade Dr	$756,000	2002	4/30/2015	SF

5318	Congressional Dr	$925,000	2013	3/2/2015	SF
	Number of Sales:		**319**		
	Median Purchase Price:		**$206,000**		
	95% of MPP:		**$195,700**		

Single-Family: New

Address		Sold Price	Year Built	Date	Type
15423	Baker Meadow Lp	$176,400	2014	4/9/2015	NBH
15458	Baker Meadow	$185,000	2015	3/9/2015	NBH
2518	Leyla Ln	$197,900	2014	3/4/2015	NBH
4124	Shallow Creek CT	$198,000	2014	4/27/2015	NBH
3410	General	$199,900	2015	5/26/2015	NBH
3806	Night Rain Dr	$204,900	2015	3/31/2015	NBH
4211	Quartz Creek Ct	$210,650	2015	4/2/2015	NBH
8310	Raintree Dr	$217,000	2014	3/2/2015	NBH
2510	Leyla Ln	$217,900	2014	4/30/2015	NBH
2504	Leyla Ln	$220,400	2014	3/9/2015	NBH
416	Hayes Ln	$235,000	2015	3/27/2015	NBH
4100	Shallow Creek Lp	$236,800	2015	3/31/2015	NBH
2628	Forest Oaks Dr	$243,900	2015	3/23/2015	NBH
2121	Chestnut Oak Cr	$249,900	2015	5/22/2015	NBH
2512	Hailes Lane	$253,465	2015	4/7/2015	NBH
15310	Lowry Meadow Ln	$254,000	2015	4/24/2015	NBH
15617	Wood Brook Ln	$265,900	2015	5/29/2015	NBH
2507	Kinnersley Ln	$266,000	2014	4/16/2015	NBH
2526	Warkworth Rd	$267,000	2014	5/13/2015	NBH
2206	Ironwood Dr	$268,900	2015	5/6/2015	NBH
2506	Kinnersley Ln	$269,000	2015	4/29/2015	NBH
2332	Kimbolton Dr	$269,000	2015	5/27/2015	NBH
4201	Quartz Creek Ct	$269,400	2015	3/18/2015	NBH
15618	Woodbrook Ln	$269,900	2014	3/23/2015	NBH
2516	Warkworth	$269,900	2015	3/10/2015	NBH
8202	Carters CV	$269,900	2015	4/21/2015	NBH
15623	Shady Brook Ln	$270,000	2015	4/8/2015	NBH
2501	Kinnersley Ln	$271,100	2014	3/6/2015	NBH
248	Chestnut Oak Cr	$271,500	2015	4/10/2015	NBH
4106	Shady Brook Pass	$275,616	2015	4/29/2015	NBH
2514	Warkworth Ln	$276,000	2014	4/15/2015	NBH

2142	Chestnut Oak Cr	$277,500	2014	5/1/2015	NBH
2528	Kimbolton Dr	$277,900	2015	5/28/2015	NBH
4122	Shallow Creek CT	$280,000	2014	5/11/2015	NBH
4005	Running Brook Ct	$289,625	2014	4/15/2015	NBH
2505	Portland Av	$293,000	2015	4/24/2015	NBH
2512	Portland Av	$304,900	2015	4/24/2015	NBH
2517	Portland Av	$311,200	2015	4/27/2015	NBH
2501	Portland Ave	$318,108	2015	3/12/2015	NBH
4003	Muncaster Ln	$325,000	2015	5/22/2015	NBH
4201	Egremont Ct	$384,000	2015	5/15/2015	NBH
2607	Chillingham Ct	$386,900	2015	3/20/2015	NBH
2605	Chillingham Ct	$398,900	2015	3/25/2015	NBH
2612	Cartington Ct	$398,900	2015	4/24/2015	NBH
2613	Chillingham Ct	$407,300	2014	3/31/2015	NBH
2135	Rockcliffe Lp	$479,900	2014	4/13/2015	NBH
4906	Ginger Ct	$515,000	2015	4/17/2015	NBH
1300	Royal Adelade Lp	$679,900	2014	3/26/2015	NBH
	Number of Sales:		**48**		
	Median Purchase Price:		**$269,900**		
	95% of MPP:		**$256,405**		

Patio/Townhome/Condo: Existing

Address		Sold Price	Year Built	Date	Type
1901	Holleman	$52,000	1981	5/6/2015	CO
904	University Oaks	$55,000	1979	3/16/2015	CO
904	University Oaks	$55,500	1979	3/18/2015	CO
904	University Oaks	$56,250	1979	4/1/2015	CO
904	University Oaks	$59,900	1979	3/10/2015	CO
904	University Oaks	$65,600	2001	3/30/2015	CO
904	University Oaks	$67,000	1979	3/17/2015	CO
904	University Oaks	$70,000	1979	3/2/2015	CO
904	University Oaks	$72,000	1979	4/28/2015	CO
904	University Oaks	$73,000	1979	3/25/2015	CO
1500	Olympia	$73,300	1982	3/24/2015	CO
904	University Oaks	$74,000	1979	4/22/2015	CO
1501	Stallings Dr	$75,000	1982	5/21/2015	Pat/TH
1710	Leona Dr	$76,000	1970	5/22/2015	Pat/TH
1901	Holleman	$76,500	1981	4/17/2015	CO

904	University Oaks	$77,000	1979	5/1/2015	CO
1904	Dartmouth	$79,900	1982	4/30/2015	CO
1900	Dartmouth	$80,500	1981	4/1/2015	CO
1901	Holleman	$81,500	1981	5/26/2015	CO
1902	Dartmouth	$82,500	1981	4/13/2015	CO
1501	Stallings	$84,900	1982	3/30/2015	CO
1501	Stallings	$85,000	1982	3/27/2015	CO
1900	Dartmouth	$85,000	1981	3/17/2015	CO
1900	Dartmouth	$87,250	1981	5/14/2015	CO
1501	Stallings	$89,000	1982	3/10/2015	CO
1198	Jones Butler Rd	$90,000	2012	4/16/2015	CO
1198	Jones Butler Rd	$90,000	2013	5/6/2015	CO
2800	Longmire	$91,450	1981	5/4/2015	CO
1198	Jones Butler Rd	$95,000	2013	4/15/2015	Pat/TH
2800	Longmire	$97,500	1981	5/12/2015	CO
1904	Dartmouth	$103,000	1982	4/29/2015	CO
801	Luther	$105,000	2003	4/28/2015	CO
1904	Dartmouth	$105,250	1982	4/9/2015	CO
1904	Dartmouth St	$107,000	1982	3/11/2015	CO
1904	Dartmouth	$109,000	1982	5/20/2015	CO
529	Southwest	$111,000	1999	5/13/2015	CO
517	Southwest Parkway	$113,000	1999	3/20/2015	CO
801	Luther	$114,000	2003	4/1/2015	CO
801	Luther	$114,500	2003	3/16/2015	CO
801	Luther St	$115,000	2003	4/10/2015	CO
939	Spring Loop	$115,000	1983	5/5/2015	TH
1725	Harvey Mitchell	$119,500	2007	4/28/2015	CO
1725	Harvey Mitchell	$124,000	2007	5/8/2015	CO
1725	Harvey Mitchell	$125,000	2008	5/4/2015	CO
1209	Canyon Creek	$127,000	2002	3/31/2015	Pat/TH
513	Fraternity Row St	$128,900	2002	3/27/2015	CO
110	Fraternity Row	$129,500	2002	4/2/2015	CO
106	Fraternity Ot	$130,500	2002	4/10/2015	CO
218	Fraternity Row	$131,715	2002	5/8/2015	CO
1000	Spring Loop	$132,000	2008	3/2/2015	CO
237	Navarro Dr	$132,500	2001	5/12/2015	Pat/TH
509	Fraternity Row	$132,950	2002	5/29/2015	CO
1325	Canyon Creek	$133,500	2002	3/30/2015	TH
121	Fraternity	$133,900	2002	3/3/2015	CO
801	Luther	$138,000	2003	4/2/2015	CO
207	Navarro Dr	$138,000	2001	5/5/2015	TH

1000	Spring	$139,000	2007	5/27/2015	CO
1000	Spring Loop	$139,900	2008	4/7/2015	CO
1339	Canyon Creek Cr	$141,000	2002	4/30/2015	TH
1725	Harvey Mitchell	$145,000	2007	4/22/2015	CO
1232	Canyon Creek Cr	$145,000	2002	5/28/2015	TH
1725	Harvey Mitchell	$145,000	2007	5/13/2015	CO
1725	Harvey Mitchell	$147,000	2007	5/29/2015	CO
1725	Harvey Mitchell	$148,500	2007	4/15/2015	CO
1001	Krenek Tap Rd	$148,750	2003	4/10/2015	CO
1001	Krenek Tap Rd	$151,000	2003	4/30/2015	CO
1725	Harvey Mitchell	$152,000	2007	3/20/2015	CO
4308	Whispering Creek	$152,500	2011	4/30/2015	TH
1725	Harvey Mitchell	$152,900	2007	4/29/2015	CO
1327	Canyon Creek Cr	$153,000	2002	5/21/2015	TH
1001	Krenek Tap	$155,000	2006	3/23/2015	CO
1001	Krenek Tap	$155,000	2006	3/6/2015	CO
216	Hartford Dr	$155,000	2003	5/20/2015	Pat/TH
3334	General Parkway	$155,000	2010	5/14/2015	Pat/TH
412	Forest Dr	$156,000	2004	4/23/2015	CO
1725	Harvey Mitchell	$157,532	2007	5/22/2015	CO
176	Forest Dr	$159,900	2008	3/27/2015	CO
170	Forest Dr	$160,000	2008	3/16/2015	CO
421	Forest	$160,000	2008	5/29/2015	CO
156	Forest Dr	$161,250	2008	4/16/2015	CO
208	Forest Dr	$161,500	2006	3/9/2015	CO
174	Forest	$162,000	2008	5/12/2015	CO
323	Forest	$162,500	2004	5/27/2015	CO
508	Deacon Dr	$165,000	2012	3/19/2015	TH
3343	Lieutenant	$168,000	2010	3/4/2015	Pat/TH
4110	Gunner	$169,900	2012	3/31/2015	TH
4104	gunner	$170,000	2012	4/10/2015	TH
1738	Health Dr	$171,000	2003	3/10/2015	Pat/TH
4335	Dawn Lynn Dr	$171,650	2015	5/11/2015	TH
3300	General	$173,900	2009	5/15/2015	TH
4300	Spring Hill Dr	$174,000	2006	4/21/2015	Pat/TH
3805	Blackhawk	$175,000	2010	3/18/2015	Pat/TH
305	Holleman Dr	$178,992	2009	3/17/2015	CO
1407	Buena Vista Rd	$183,000	2013	3/16/2015	Pat/TH
4311	Commando	$184,900	2012	5/5/2015	TH
4327	Commando	$187,500	2012	3/19/2015	TH
3900	Faimes Ct	$192,000	2005	5/14/2015	Pat/TH

3302	General Parkway	$199,900	2009	4/17/2015	Pat/TH
3323	General Parkway	$199,900	2009	5/1/2015	Pat/TH
4108	Gunner	$204,900	2012	3/9/2015	TH
305	Holleman	$205,000	2008	5/18/2015	Pat/TH
305	Holleman Dr	$208,000	2008	3/19/2015	Co
1198	Jones Butler Rd	$208,000	2010	4/6/2015	CO
305	Holleman	$208,000	2008	5/26/2015	CO
305	Holleman	$208,500	2008	5/14/2015	CO
1198	Jones Butler Rd	$210,000	2011	3/16/2015	Pat/TH
9409	Stonebridge Dr	$210,000	1986	5/15/2015	Pat/TH
4325	Commando	$218,700	2012	3/9/2015	TH
1198	Jones Butler Rd	$220,000	2011	3/18/2015	CO
1198	Jones Butler Rd	$220,000	2011	4/28/2015	CO
1438	Crescent Rdige Dr	$221,000	2012	3/30/2015	Pat/TH
1198	Jones Butler Rd	$222,500	2011	5/4/2015	CO
315	Deacon Dr W	$243,700	2014	5/29/2015	TH
	Number of Sales:		**113**		
	Median Purchase Price:		**$139,000**		
	95% of MPP:		**$132,050**		

Patio/Townhome/Condo: New

Address		Sold Price	Year Built	Date	Type
3431	General Parkway	$162,900	2015	5/18/2015	NTH
3406	General	$162,900	2015	5/15/2015	NTH
1708	Lonetree Dr	$189,900	2014	5/18/2015	NPT/TH
1706	Lonetree Dr	$194,900	2014	5/15/2015	NPT/TH
1724	Lonetree Dr	$198,900	2014	3/23/2015	NPT/TH
3408	General	$199,900	2015	5/26/2015	NTH
1722	Lonetree Dr	$200,400	2015	3/17/2015	NPT/TH
205	Capps Dr	$204,900	2014	3/25/2015	NPT/TH
	Number of Sales:		**8**		
	Median Purchase Price:		**$196,900**		
	95% of MPP:		**$187,055**		

Fair Housing Narrative and Action Plan

1.1 Affirmatively Furthering Fair Housing

The City of College Station updated its Analysis of Impediments to Fair Housing in 2015 to coincide with the 2015-2019 Consolidated Plan, with three major objectives:

1) Identify impediments to fair housing choice within the City of College Station
2) Recommend appropriate actions to overcome the effects of identified impediments
3) Serve as a formal record of the City's attention to fair housing issues

The following fair housing observations and/or concerns were identified:

- Rising number of fair housing complaints indicates that fair housing education outreach and efforts have been successful; citizens know their rights and are successfully able to register their complaints for arbitration. However, the steady number of complaints also points out that some residents of College Station continue to face obstacles, whether real or perceived, in their pursuit of fair housing.
- Most of the City's 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 need to be more 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 2013 indicated that minority and low/moderate income applicants see their loan applications denied at higher rates than White and/or high-income applicants.
- Most of the fair housing complaints registered in College Station relate to the denial of rental housing.
- Rather than constructing concentrated affordable housing, the City promotes scattered site, low-density, low-moderate income housing, in the belief that this approach helps limit concentrated areas of poverty in the City.
- Current limits on the numbers of occupants in a single-family dwelling meet the test of reasonableness under the Fair Housing Act. However, the City must be careful that any further reductions in the number of occupants allowed are not unreasonable.
- Some advertisements for rental units contain a "No HUD" stipulation, reducing the housing options for voucher recipients.

An analysis of the Home Mortgage Disclosure Act data for the Bryan/College Station MSA from 2013 affirms similar conclusions derived from previous data in the 2010 Analysis of Impediments. In general, minority and low-income residents are more likely to have loans denied. Furthermore, it is more difficult to be approved for a conventional loan versus an FHA loan, and even more so for a refinance or home improvement loan. For the loans that are denied, credit history and debt-to-income ratio are the most significant hurdles, especially for the aforementioned groups.

Figures 1 and **2** below display the denial rates for mortgage loans across several categories; the former with FHA, FSA/RHS, and VA loans, and the latter with Conventional Loans.

Figure 1. B/CS MSA FHA, FSA/RHS, & VA Loan Denials by Characteristic			
	Total Number of Loan Applications	Total Number of Loan Applications Denied	% Denied
American Indian/Alaska Native	1	1	100.0%
Asian/Pacific Islander	6	1	16.7%
Black	52	7	13.5%
White	761	82	10.8%
Hispanic	137	17	12.4%
<50% of MSA Median	32	14	43.8%
50-79% of MSA Median	197	22	11.2%
80-99% of MSA Median	158	11	7.0%
100-119% of MSA Median	127	14	11.0%
120+% of MSA Median	411	43	10.5%

Figure 1. B/CS MSA Conventional Loan Denials by Characteristic			
	Total Number of Loan Applications	Total Number of Loan Applications Denied	% Denied
American Indian/Alaska Native	1	0	0.0%
Asian/Pacific Islander	110	11	10.0%
Black	87	37	42.5%
White	2,320	256	11.0%
Hispanic	222	56	25.2%
<50% of MSA Median	122	55	45.1%
50-79% of MSA Median	297	59	19.9%
80-99% of MSA Median	227	30	13.2%
100-119% of MSA Median	219	33	15.1%
120+% of MSA Median	1,939	173	8.9%

Conventional loans were denied at a much greater rate. While denials occurred across race, ethnicity, and income, minority and low-income applicants were more often affected. Low-income (below 80% of MSA Median) applicants were denied 27% of the time for conventional loans. Black applicants were nearly four times as likely to be denied for a loan compared to white applicants.

Credit history is greatest influence of loan approval. Following the recent economic crisis, lenders responded by tightening credit requirements, therefore limiting the pool of potential loan applicants. As a result, about one-third of non-conventional loans and nearly one-fourth of conventional loans were denied in 2013 due to poor credit scores. **Figures 3** and **4** further detail the cause of loan denial.

Figure 3. B/CS MSA FHA, FSA/RHS, & VA Loans: Reason for Loan Denial

	Debt-to-Income Ratio		Employment History		Credit History		Collateral		Insufficient Cash		Unverifiable Information		Credit App. Incomplete		Mortgage Insurance Denied		Other		TOTAL
	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	
American Indian/Alaska Native	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
Asian/Pacific Islander	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Black	0	0%	0	0%	3	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	3
White	24	28%	3	4%	28	33%	6	7%	6	7%	6	7%	3	4%	0	0%	9	11%	85
Hispanic	5	26%	0	0%	7	37%	2	11%	2	11%	1	5%	1	5%	0	0%	1	5%	19
TOTAL AVERAGE	-	27%	-	3%	-	36%	-	7%	-	7%	-	6%	-	4%	-	0%	-	9%	-
<50% of MSA Median	6	46%	0	0%	3	23%	1	8%	1	8%	1	8%	0	0%	0	0%	1	8%	13
50-79% of MSA Median	6	21%	1	4%	8	29%	2	7%	4	14%	2	7%	1	4%	0	0%	4	14%	28
80-99% of MSA Median	4	36%	0	0%	3	27%	2	18%	0	0%	1	0%	0	0%	0	0%	1	9%	11
100-119% of MSA Median	2	20%	0	0%	4	40%	1	10%	1	10%	0	0%	1	10%	0	0%	1	10%	10
120+% of MSA Median	10	28%	2	6%	14	39%	1	3%	1	3%	5	14%	1	3%	0	0%	2	6%	36
TOTAL AVERAGE	-	29%	-	3%	-	33%	-	7%	-	7%	-	9%	-	3%	-	0%	-	9%	-

Figure 4. B/CS Conventional Loans: Reason for Loan Denial

	Debt-to-Income Ratio		Employment History		Credit History		Collateral		Insufficient Cash		Unverifiable Information		Credit App. Incomplete		Mortgage Insurance Denied		Other		TOTAL
	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	
American Indian/Alaska Native	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Asian/Pacific Islander	2	14%	0	0%	1	7%	2	14%	2	14%	2	14%	2	14%	0	0%	3	21%	14
Black	3	19%	1	6%	8	50%	0	0%	0	0%	0	0%	0	0%	0	0%	4	25%	16
White	33	18%	1	1%	43	23%	27	15%	9	5%	14	8%	22	12%	3	2%	34	18%	186
Hispanic	3	8%	2	5%	13	34%	3	8%	2	5%	2	5%	5	13%	1	3%	7	18%	38
TOTAL AVERAGE	-	16%	-	2%	-	26%	-	13%	-	5%	-	7%	-	11%	-	2%	-	19%	-
<50% of MSA Median	11	37%	0	0%	7	23%	2	7%	3	10%	1	3%	2	7%	1	3%	3	10%	30
50-79% of MSA Median	4	13%	2	6%	16	50%	2	6%	1	3%	1	3%	3	9%	1	3%	2	6%	32
80-99% of MSA Median	3	15%	1	5%	6	30%	1	5%	0	0%	1	5%	3	15%	0	0%	5	25%	20
100-119% of MSA Median	4	20%	0	0%	7	35%	2	10%	0	0%	2	10%	1	5%	0	0%	4	20%	20
120+% of MSA Median	22	14%	1	1%	27	18%	30	20%	8	5%	14	9%	18	12%	2	1%	31	20%	153
TOTAL AVERAGE	-	17%	-	2%	-	25%	-	15%	-	5%	-	7%	-	11%	-	2%	-	18%	-

As discussed above, the two most common reasons for loan denial are debt-to-income ratio and credit history. For conventional loans, credit history was a significant barrier overall at 26% (race/ethnicity) and 25% (income), while debt-to-income ratio was at 16% (race/ethnicity) and 17% (income). For FHA and other non-conventional loans, the percentages were the higher; 36% versus 27% (race/ethnicity) and 33% versus 29% (income), respectively. Generally, as income rose, the denial percentage across each category declined.

These tables continue to illustrate that minority applicants have greater difficulty securing financing. Black residents with poor credit saw their conventional loan applications denied half of the time (50%). Those of Hispanic origin faced similar obstacles.

Given the above concerns and potential barriers to fair housing in College Station, the following actions were recommended in the 2015 Analysis:

- Continue and increase successful fair housing educational and outreach activities to ensure a greater distribution of bilingual materials on the Internet, in the public library, and on public service radio and television.
- Continue rehabilitation and reconstruction programs, targeting clusters of dilapidated housing in low-moderate income, minority areas.
- Work with local lenders, insurers, and housing providers to ensure non-discrimination in advertising and in providing housing and housing services.
- Continue to support and partner with private Housing Tax Credit developers to construct new, safe, decent, affordable, and sustainable rental housing, particularly for the low-income elderly.
- Carefully review any future requests to reduce the allowable number of occupants in a single-family dwelling to ensure that the test of reasonableness under the Fair Housing Act is met.
- Continue to require developers of properties containing five or more HOME-assisted units to prepare and submit an Affirmative Fair Housing Marketing Plan adopted from HUD Form 935.2. This plan ensures affirmative marketing of affordable units.
- Work to educate the public about the Section 8 Housing Voucher Program in an attempt to decrease the number of residents who refuse to lend or sell housing to HUD-sponsored buyers.
- Educate private lenders about the need for equity in the approval of home loan applications. At the same time, the City will work with minority and low-income applicants to help them put together high-quality loan applications and understand the importance of good credit and sound financial practices.

The City of College Station has taken an active approach to educating the public and establishing strong, inclusive, and community-focused engagement with local housing providers, lenders, and various other partners. Fair housing efforts will be conducted throughout the entire community, with a focus on the low-income and minority populations. The City will also continue to work on a more regional level, coordinating fair housing efforts with the City of Bryan. One example of that cooperation is the move by both City Councils to pass a resolution in against the exploitative nature of payday lending activities, which unfairly target low-income, minority individuals and families. Furthermore, both cities passed a payday lending ordinance in early 2014 regulating these credit access businesses. The ordinance, which requires businesses to post notices about fees and collect and maintain data, as well as restricting the number of refinances, went into effect August 2014.

The College Station Community Development Division has adopted both a Fair Housing Plan and Citizen Participation Plan, which guide the planning process and the way in which services are provided. Public hearings and other meetings provide an opportunity to disseminate fair housing materials and engage in

personal communication with community on fair housing issues. In the annual preparation for the yearly Action Plan, staff request public comments not only regarding the use of federal grant funds in the community, but also any fair housing concerns. Additional opportunities for public interaction come throughout the year, as City staff attend neighborhood meetings, community health fairs, and other applicable engagements.

The City is guided by its Fair Housing Ordinance, which mirrors the federal legislation and offers its citizens a transparent description of fair housing laws. The City also promotes state and federal resources on its website, with a link to the U.S. Department of Housing and Urban Development website, and contact information for the Fort Worth Regional FHEO Office and the Texas Workforce Commission.

An analyst on staff is certified through NeighborWorks America as a counselor in Homeownership Education and provides a month-long course which covers credit worthiness, budgeting, and mortgage lending, among other considerations. Fair housing education is also a component of this curriculum. Further education is provided to applicants in a one-on-one environment through the City's Down Payment Assistance Program (DAP), funded by the HOME grant.

The City offers continuing education to its housing partners as well, through presentations, monitoring visits, and provision of fair housing materials. Furthermore, City staff work to strengthen relationships with property owners, management companies, and local lenders. All promotional materials and program applications feature the fair housing logo. Additionally, through the annual JRFRC process with the City of Bryan, the City of College Station accepts applications for CDBG funding from eligible public service agencies, including agencies working to further fair housing.

1.2 Fair Housing Action Work Plan

The City sets forth in the coming fiscal year to assess the impact of the promotion of fair housing throughout the community. Identified below are several activities to be undertaken by staff in PY 2015.

Observation: Most dilapidated housing is located in low- to moderate-income areas which are also areas of minority concentration

Action Item 1:
Target minority, low/mod-income areas for rehabilitation and reconstruction programs

- Continue to market City's housing programs, with a special emphasis in areas with high minority populations
- Utilize rehab/reconstruction to address housing needs and eliminate hazardous living conditions

Action Item 2:
Provide fair housing education and enforcement services

- Participate in joint fair housing activities with the City of Bryan
- Engage with public service agencies that share fair housing concerns
- Utilize public meetings to give fair housing presentation/materials
- Participate in and provide fair housing materials during local housing fairs

Action Goals:
The goals of the above items are to reduce segregation, improve living conditions, and educate the public of their housing rights.

Progress Monitoring:
City staff will collect and report on these action items quarterly, measuring the effectiveness of the housing programs and public engagement. A summary will form the basis of an annual review.

Observation: Local housing providers, lenders and insurers need to be more diligent to include fair housing logos and diverse human models, as well as bilingual advertising

Action Item 1:
Increase successful fair housing educational and outreach activities to ensure a greater distribution of bilingual materials on the Internet, in the public library, and on public service radio and television

- Supply housing partners with bilingual fair housing materials
- Expand the catalog of translated fair housing materials

Action Item 2:
Work with local lenders, insurers, and housing providers to ensure non-discrimination in advertising and in providing housing and housing services

- Strengthen relationships with public/private housing partners through seminars and other coordinated events
- Promote the continued use of all fair housing symbols

Action Goals:
The goals of the above items are to better inform residents, including those who speak English as a second language, about their rights and how to file a housing discrimination complaint as well as educate housing partners on the use and effects of fair housing logos.

Progress Monitoring:
City staff will collect and report on these action items quarterly, including outreach events and distribution of bilingual materials. A summary will form the basis of an annual review.

Observation: Minority and low- to moderate-income applicants see their loan applications denied at higher rates than do White and/or high-income applicants

Action Item 1:
Educate private lenders about the need for equity in the approval of home loan applications

- Extend outreach to a greater number of local lenders
- Expand marketing efforts of housing programs to lending institutions

Action Item 2:
Work with minority and low-income applicants to help them put together high-quality loan applications and understand the importance of good credit and sound financial practices

- Increase the number of individuals who complete the City's Homebuyer Education course
- Increase the number of individuals who participate in the City's Down Payment Assistance Program (DAP)
- Increase the number of minority clients utilizing the City's programs

Action Goals:
The goals of the above items are to better educate minority, low-income residents about credit, budgeting, and the home buying process and further develop relationships with local lenders.

Progress Monitoring:
City staff will collect and report on these action items quarterly, measuring the effectiveness of the housing programs and lender engagement. A summary will form the basis of an annual review.

Observation: Most of the fair housing complaints registered in College Station relate to the denial of rental housing

Action Item 1:
Work with local lenders, insurers, and housing providers to ensure non-discrimination in advertising and in providing housing and housing services

- Strengthen relationships with public/private housing partners through seminars and other coordinated events
- Engage with public service agencies that share fair housing concerns

Action Item 2:
Work to educate the public about the Section 8 Housing Voucher Program in an attempt to decrease the number of residents who refuse to lend or sell housing to HUD-sponsored buyers

- Help promote the Housing Choice Voucher (HCV) Program with BVCOG staff
- Expand marketing of the City's TBRA program, which aligns with the HCV Program

Action Goals:
The goals of the above items are to promote non-discriminatory practices of housing providers and expand decent and safe housing opportunities for low-income, minority residents.

Progress Monitoring:
City staff will collect and report on these action items quarterly, measuring the effectiveness of the housing programs and lender engagement. A summary will form the basis of an annual review.

1.3 HOME Affirmative Marketing Procedures

As prescribed in 24 CFR 92.351, HOME regulations require that affirmative marketing procedures are followed for any rental or homebuyer projects containing more than 5 HOME-assisted housing units. The majority of the projects where these requirements are applicable are in large rental projects. The homebuyer projects carried out by the CHDOs and the DAP program do not fit the criteria; however, processes to assure affirmative marketing are also in place for these projects.

The City of College Station ensures that for every program assisted with HOME funds, actions are taken to provide information and otherwise attract eligible persons from all racial and ethnic groups in the community.

All of the large rental projects have included funding through the tax credit program administered by the Texas Department of Housing and Community Affairs (TDHCA). Through city and state support,

information on availability of units assisted through the HOME program is disseminated through a variety of means.

The City will ensure that owners, managers and residents of HOME-assisted units are informed that the grantee is operating under an established affirmative marketing policy and other applicable housing laws. This policy is included in agreements with owners/managers; it must be promoted in the community through media and other outlets and be communicated to any respective tenants. Owners/managers of HOME-assisted units shall also affirmatively market their units by advertising vacant units in local newspapers and using other appropriate methods.

All forms of program marketing should depict the Equal Housing Opportunity logo-type or slogan and owners of these properties must provide appropriate notification when any units become vacant. As part of their efforts to ensure that available units are affirmatively marketed to persons not likely to apply for such housing, grantees are encouraged to make HOME information available in non-English languages spoken by minority groups residing in or near the community. Furthermore, grantees are encouraged to distribute marketing materials to area social service agencies that work with minorities, disabled individuals, or other protected groups.

Outreach activities for the DAP program and other owner-occupied projects include marketing to area public schools, places of worship, neighborhood groups, and various public agencies. Individuals participating in other local homeownership programs through nonprofit organizations are encouraged to participate in like-minded City housing programs.

1.4 Section 3 Plan

In order to ensure compliance with Section 3 of the Housing and Urban Development Act of 1968, and related regulations at 24 CFR Part 135 specifically, the City adopted a new Section 3 Plan in 2012 that will ensure that a focused community-wide effort to promote economic opportunities is provided to eligible residents and business concerns when the city awards construction related contracts funded with federal resources. The City of College Station, City of Bryan, Bryan Public Housing Authority, and the Brazos County Workforce Solutions office will work together to maintain a Certified Section 3 Business Concern list and make job opportunities available to Section 3 Residents. All entities will collaborated to hold an annual contractor fairs to better inform local businesses regarding the requirements and to provide technical assistance to those wanting to become certified.

The City also maintains a listing of area HUB's (Historically Underutilized Businesses) to invite to bid on covered projects.

Prime contractors will not be allowed to engage any subcontractor previously found in violation of the regulations and will not execute any subcontract unless the subcontractor has first provided a preliminary statement of ability to comply with the requirements of these regulations. City staff will also perform debarment reviews to ensure that no previously debarred contractors are allowed to participate in projects.

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s)
☐ Preapplication	☐ New	
☒ Application	☒ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
10/01/2015	

5a. Federal Entity Identifier	5b. Federal Award Identifier
	B-15-MC-48-0007

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of College Station

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
74-6000534	1097315970000

d. Address:

* Street1: 1207 Texas Avenue
Street2: P.O. Box 9960
* City: College Station
County/Parish: Brazos
* State: TX: Texas
Province:
* Country: USA: UNITED STATES
* Zip/Postal Code: 7842

e. Organizational Unit:

Department Name:	Division Name:
Community Services	Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr. * First Name: Kelly
Middle Name:
* Last Name: Templin
Suffix:

Title: City Manager

Organizational Affiliation:

* Telephone Number: 979-764-3778	Fax Number: 979-764-3785

* Email: ktemplin@cstx.gov

OMB Control No: 2506-0117 (exp. 07/31/2015)

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Enhancing the community by providing safe, decent and affordable housing; improved infrastructure; supportive services; and a suitable living environment for principally L/M income residents.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

OMB Control No: 2506-0117 (exp. 07/31/2015)

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: TX 017 * b. Program/Project: TX-017

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2012 * b. End Date: 09/30/2013

18. Estimated Funding ($):

* a. Federal	1,002,441.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	1,002,441.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Kelly

Middle Name:

* Last Name: Templin

Suffix:

* Title: City Manager

* Telephone Number: 979-764-3778 Fax Number: 979-764-3705

* Email: ktemplin@cstx.gov

* Signature of Authorized Representative: [signature] * Date Signed: 08/08/12

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☐ New	
☒ Application	☒ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
10/01/2015	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	M 15 XC-48-0027

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of College Station
* b. Employer/Taxpayer Identification Number (EIN/TIN):	74-6000534
* c. Organizational DUNS:	1097315970000

d. Address:

* Street1:	1207 Texas Avenue
Street2:	P.O. Box 9960
* City:	College Station
County/Parish:	Brazos
* State:	TX: Texas
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	77842

e. Organizational Unit:

Department Name:	Division Name:
Community Services	Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mr.	* First Name:	Kelly
Middle Name:			
* Last Name:	Templin		
Suffix:			

Title:	City Manager
Organizational Affiliation:	

* Telephone Number:	979 764 3772	Fax Number:	979-764-3765
* Email:	ktemplin@cstx.gov		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Programs designed to enhance the community by providing safe, decent and affordable housing for primarily L/M income residents of College Station.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

OMB Control No: 2506-0117 (exp. 07/31/2015)

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: TX 017
* b. Program/Project: TX-017

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2016
* b. End Date: 09/30/2016

18. Estimated Funding ($):

* a. Federal	349,208.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	81,931.00
* g. TOTAL	431,139.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on
- [ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [x] c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- [ ] Yes
- [x] No

If "Yes" provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

- [x] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Mr.
* First Name:	Kelly
Middle Name:	
* Last Name:	Templin
Suffix:	
* Title:	City Manager
* Telephone Number:	979 764 3700
Fax Number:	979 764 3735
* Email:	ktemplin@cstx.gov
* Signature of Authorized Representative:	
* Date Signed:	08/03/15

OMB Control No: 2506-0117 (exp. 07/31/2015)

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of 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 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 antidisplacement 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.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

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

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

Consistency with plan -- The housing activities to be undertaken with 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.

Signature/Authorized Official Date 3rd August 2015

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Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated 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(s) 2015, ___ ___(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 jurisdiction 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 activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

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

Signature/Authorized Official Date

City Manager
Title

OMB Control No: 2506-0117 (exp. 07/31/2015)

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction'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;

Signature/Authorized Official Date

Title

OMB Control No: 2506-0117 (exp. 07/31/2015)

Appendix - Alternate/Local Data Sources

1	**Data Source Name** Housing Conditions Survey
	List the name of the organization or individual who originated the data set. This study was a collaborative effort among City staff from Community Services, Information Technology, and Customer Service Utility departments. CSU meter services staff, during their regular work rotation, provided a "snapshot assessment" of every residential structure in the City, based on a simple scale. Those responses were collected electronically and sent to IT and mapped using GIS software.
	Provide a brief summary of the data set. Analysis of existing housing stock across the City of College Station.
	What was the purpose for developing this data set? The purpose for developing this data set was to provide a comprehensive look at the existing housing stock in College Station and also recognize change in areas over time.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data covers the entire City. This analysis was performed in 2010 as well, so we hope to measure change over time.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? This data was collected and analyzed in March-April 2015.
	What is the status of the data set (complete, in progress, or planned)? Complete.
2	**Data Source Name** Community Needs Survey
	List the name of the organization or individual who originated the data set. This survey was carried out by City of College Station Community Services Department staff.
	Provide a brief summary of the data set. City staff conducted a needs assessment survey of residents to help determine best uses for the CDBG and HOME grants. The eight-page survey asked questions regarding community facilities and services, housing, special needs services, economic development, and other health and human services programs.

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	What was the purpose for developing this data set? This data set offers local feedback to complement existing data sources and provides clear indication of needs in our community.
	Provide the year (and optionally month, or month and day) for when the data was collected. Data was collected and analyzed during February-March 2015.
	Briefly describe the methodology for the data collection. The survey was made available online with an accompanying webpage on the City's website containing additional information on the survey as well as the larger Consolidated Planning effort. Flyers were produced and disseminated throughout the City, and a press release was sent out by the City's Public Communications team. Marketing emails were sent out to College Station Citizens University, Citizens Police Academy, Citizens Fire Academy, 2-1-1 Community Digest, CPB correspondence listserv, the regional Housing Choice Voucher Program listserv, the College Station ISD Friday "E-Folder," and all previous housing program applicants. City staff targeted marketing to the affordable housing completes in College Station, including Heritage at Dartmouth, the Haven Apartments, Santour Court, Windsor Pointe Apartments, LULAC Oak Hill Apartments, Southgate Village Apartments, Villas of Rock Prairie, and Terrace Pines Apartments.
	Describe the total population from which the sample was taken. The entire citizenry of College Station was encouraged to complete the survey through the various means outlined above.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. In all, City staff received 165 surveys from the community. Sixty-three percent of all respondents were women. Regarding race, 78% were white and 16% were black or African American. Eleven percent identified as Hispanic or Latino. Most were older, with only 40% of respondents below the age of 45 years old. The survey population was very educated, with 71% earning at least a bachelor's degree. Approximately 69% were currently employed. Of those not employed, 63% were retired; 9% were laid off and/or looking for work.
3	**Data Source Name** 2015 PIC (PIH Information Center)
	List the name of the organization or individual who originated the data set. Brazos Valley Council of Governments Housing Choice Voucher Program
	Provide a brief summary of the data set. Based on the information provided in the PIC (PIH Information Center), this data is an update to what was currently presented in IDIS. This more timely and consistent data was the result of collaboration between City and BVCOG staff April-May 2015.

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	What was the purpose for developing this data set? The purpose was to provide a more accurate and timely picture of BVCOG's Housing Choice Voucher Program.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data is comprehensive, based on the parameters defined in IDIS.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? This information is current in the PIC (PIH Information Center).
	What is the status of the data set (complete, in progress, or planned)? Complete.
4	**Data Source Name** 2015 Point-In-Time Count Data
	List the name of the organization or individual who originated the data set. Brazos Valley Coalition for the Homeless
	Provide a brief summary of the data set. The data provides a snapshot of the people in the community experiencing homelessness, identifying and surveying both sheltered and unsheltered homeless families and individuals in the Brazos Valley. It was collected on January 22, 2015, by members of the Brazos Valley Coalition for the Homeless.
	What was the purpose for developing this data set? Every year HUD requires all Continuums of Care to collect data on homelessness at a single point-in-time during the last week of January. This information is used by the local community for the development of short-term and long-term strategies to alleviate homelessness.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data was collected across the service are of the Coalition, which includes the following counties: Brazos, Burleson, Grimes, Robertson, Madison, Leon, and Milam.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data represents a point-in-time count, conducted on January 22, 2015.
	What is the status of the data set (complete, in progress, or planned)? Complete.
5	**Data Source Name** 2015 Brazos Valley CoC Inventory List

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	List the name of the organization or individual who originated the data set. Brazos Valley Coalition for the Homeless
	Provide a brief summary of the data set. Inventory of the facilities targeted to homeless persons, broken down by emergency, transitional, and permanent housing beds.
	What was the purpose for developing this data set? The purpose was to provide a more accurate and timely picture of the housing resources available to homeless persons in the Brazos Valley.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is comprehensive, based on the parameters defined in IDIS.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? This information is current, updated for 2015.
	What is the status of the data set (complete, in progress, or planned)? Complete.
6	**Data Source Name** 2009-2013 ACS 5-Year Estimates
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing nationwide survey designed to provide communities with a fresh look at how they are changing. The ACS collects infomration such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households.
	What was the purpose for developing this data set? This survey provides vital infomration on a yearly basis about our nation and its people. Information from the survey generates data that help determine how federal and state funds are distributed each year.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2009-2013
	Briefly describe the methodology for the data collection. The 5-year estimates from the ACS are "period" estimates that represent data collected over a period of time. The primary advantage of using multiyear estimates is the increased statistical reliability of the data for less populated areas and small population subgroups.

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	Describe the total population from which the sample was taken. This data is a nationwide sample, through the information specifically utilized for this document refers to the City of College Station.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Communities across the United States were surveyed.