

# 2025-2029 CONSOLIDATED PLAN AND 2025 ACTION PLAN



CDBG B-25-MC-48-0007  
HOME M-25-MC-48-0219

FOR QUESTIONS OR COMMENTS, PLEASE CONTACT THE:

COMMUNITY DEVELOPMENT DIVISION  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
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## *College Station City Council*

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**William Wright**, Place 2  
**David White**, Place 3  
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## *CDBG Public Service Agency Funding Review Committee*

**Suzanne Droleskey**  
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**Carla Ann Robinson**  
**Danny Alan Wiseman**

## *Special Thanks*

The Community Development Division would like to express our appreciation to the agencies, departments, and committees who participated in developing the City of College Station's 2025–2029 Consolidated Plan.

# LETTER TO THE READER

The City of College Station's community development initiatives are currently guided by the 2020–2024 Consolidated Plan, which is set to expire on September 30, 2025. As required by the U.S. Department of Housing and Urban Development (HUD), each grantee must develop a Consolidated Plan that incorporates a community needs assessment, housing market analysis, housing conditions evaluation, and clearly defined goals and objectives. This plan serves as a strategic framework for implementing community development programs over the next five years. City staff will present a summary of the proposed 2025–2029 Consolidated Plan and seek input and direction from the City Council.

Additionally, the City must annually submit an Annual Action Plan detailing projects, activities, and budget allocations for the community development grants received. These activities must align with the five-year Consolidated Plan. For the upcoming program year, the City will receive \$1,22,672 in Community Development Block Grant (CDBG) funds and \$475,718 in HOME Investment Partnership Program Grant (HOME) funds.

CDBG and HOME funds must be used to:

1. Benefit low – and moderate – income individuals;
2. Address slum and blight conditions; or
3. Respond to urgent community needs.

While CDBG funds may support a wide range of community development initiatives, HOME funds are specifically allocated for affordable housing projects.

The Consolidated Plan, Annual Action Plan, and budget must be submitted to HUD no later than August 16, 2025. Consequently, this information is presented ahead of the City Council's review of the overall municipal budget. Adoption of the plan by resolution also formally establishes a Community Development Program, in accordance with the Texas Local Government Code, and grants authority to the City Manager or their designee to sign all required applications, certifications, evaluations, and other forms necessary for HUD's Community Planning and Development Grant Programs for the 2025 Program Year.

City staff will present the Draft Consolidated Plan, Annual Action Plan, and budget during a public hearing held in conjunction with the City Council meeting on July 10, 2025. Staff will then return to Council on July 24, 2025, to present the final drafts of the Consolidated Plan, Annual Action Plan, and budget for consideration and adoption.

Historically, the City has leveraged these funds to support various programs and initiatives, including:

- Affordable housing assistance programs (e.g., homebuyer assistance, security deposit aid, rehabilitation, new construction, and minor repairs);
- Direct services for low-income families through nonprofit organizations;
- Demolition projects;
- Economic development initiatives;
- Infrastructure enhancements in parks, streets, and public facilities located in primarily low-to – moderate-income areas;
- Grant administration services.

Please note that several tables within the Consolidated Plan contain prepopulated data provided by HUD, which cannot be modified by City staff. While some of this data may be outdated, staff conducted an extensive public outreach effort between January and March 2025 to collect the most recent and relevant information. All current data can be found in the appendix of the draft plan and was carefully considered during the development of the Consolidated Plan, Annual Action Plan, and budget.

At this stage, the document remains in draft form. The final pages of the draft are designated for public comments, which will be included in the official submission to HUD. Additionally, comments on the Draft Consolidated Plan may be submitted via email to Raney Whitwell, Community Development Analyst, at [rwhitwell@cstx.gov](mailto:rwhitwell@cstx.gov) or by phone at 979-764-3488. Changes may be incorporated prior to final approval by the City Council and subsequent submission to HUD.



# Executive Summary

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

### 1. Introduction

College Station, Texas, located in the Brazos Valley, spans approximately 50 square miles and has over 120,000 residents. It is best known as the home of Texas A&M University, a major research institution with more than 70,000 students. Centrally positioned between Houston, Austin, and Dallas, the city benefits from its strategic location. Its economy is primarily driven by higher education, with additional contributions from research, agriculture, and technology. Alongside Bryan, College Station forms the College Station-Bryan Metropolitan Statistical Area, serving as an economic and educational hub.

Under 24 CFR 91.200- 91.230, HUD mandates that jurisdictions receiving Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and similar funding submit a Consolidated Plan every five years. They must also provide annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPER) to maintain compliance and accountability.

The Consolidated Plan sets priorities for Program Years (PY) 2025-2026 through PY 2029-2030, outlining goals, strategies, and a framework to address key focus areas: rental housing, owner housing, homeownership, homelessness, special needs, public services, and public facilities. It incorporates citizen participation, a needs assessment, market analysis, and strategic initiatives.

College Station collaborated with regional partners such as the City of Bryan, Brazos Valley Council of Governments, school districts, homeless coalitions, affordable housing organizations, and health departments, alongside various social service groups supporting vulnerable populations.

The plan is informed by local surveys, focus groups, community meetings, consultations, and secondary data sources. HUD datasets, including the American Community Survey (ACS), U.S. Census, and Comprehensive Housing Affordability Strategy (CHAS), help ensure a robust analysis of housing and community development needs.

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

In compliance with federal regulations, the City of College Station will utilize housing and community development grant funds to primarily benefit low- and moderate-income individuals, in alignment with the core objectives established by the U.S. Department of Housing and Urban Development (HUD):

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

All funded activities will support one or more of HUD’s designated outcomes:

- Availability/Accessibility
- Affordability
- Sustainability

During the period covered by the Consolidated Plan, the City anticipates receiving between \$1.4 million and \$1.6 million in annual HUD funding. Of this, the Community Development Block Grant (CDBG) is expected to represent approximately \$1.0 to \$1.1 million, with HOME Investment Partnership (HOME) Program contributing an estimated \$450,000 to \$500,000 annually. CDBG funds offer broad flexibility and may be used for housing, economic development, public infrastructure, and human services. In contrast, HOME funds are specifically designated for affordable housing initiatives.

The City’s five-year Consolidated Plan is organized into four main components: Plan Development Process, Needs Assessment, Housing Market Analysis, and Strategic Plan. Each program year will also include an Annual Action Plan and a Consolidated Annual Performance Evaluation Report (CAPER), submitted at the beginning and end of the year, respectively.

To fulfill the objectives outlined above, the City will undertake the following activities:

**Decent Housing**

- Rehabilitation of 15 rental housing units
- Rehabilitation of 40 owner-occupied homes
- Issuance of 50 down payment assistance loans
- Provision of 250 security deposits through the Tenant-Based Rental Assistance (TBRA) program

**Suitable Living Environment**

- Delivery of homebuyer education counseling to 240 individuals
- Facilitation of 20 collaborative meetings among local nonprofits to assess service needs and promote professional development
- Provision of public services to 7,782 individuals
- Improvement to public facilities benefiting 52,825 individuals.

**3. Evaluation of past performance**

From 2020 to 2024, the Consolidated Plan guided the implementation of key programs aimed at economic development, housing stability, public facility improvements, and critical social services. Despite the challenges posed by the COVID-19 pandemic, staff successfully carried out a wide range of initiatives that positively impacted the community.

Economic development efforts led to the retention of 683 jobs through the support of CDBG and CDBG-CV grant funds. Housing activities provided essential health and safety repairs for 47 homeowners, rehabilitated 49 multifamily units for low-income seniors using CDBG and a Section 108 Loan, and facilitated the acquisition of six housing units for rehabilitation and affordable rental. Additionally, 187 households benefited from Tenant-Based Rental Assistance Security Deposits, while four households received down payment assistance through HOME funding.

Public facility improvements supported 13,980 individuals in a designated LMA census tract, and one substandard structure was demolished to eliminate slum and blight conditions. Public services funded through CDBG assisted a total of 14,422 individuals, including 1,660 people who received homeless services, 456 individuals with disabilities who received supportive services, and 1,327 youth who benefited from mentoring programs. Health services were provided to 3,249 people, including prenatal care for indigent women and rehabilitation services for individuals with disabilities, while 374 people accessed mental health services. Additionally, 1,866 households received subsistence payments to prevent eviction, 1,866 households received food assistance through the Food Bank, and 1,170 individuals benefited from additional public services.

Through these initiatives, the Consolidated Plan successfully addressed critical community needs, demonstrating resilience and adaptability in response to unprecedented challenges.

#### **4. Summary of citizen participation process and consultation process**

Between January and March 2025, the City of College Station conducted a stakeholder engagement process to address service gaps for low- and moderate-income (LMI) residents. Outreach included surveys from nonprofit providers and the public, a public hearing on March 18, targeted focus groups on medical, housing, and workforce needs, and a consultation with College Station ISD. Information was widely shared via various media channels.

Next, the Draft Consolidated Plan will be open for public review from July 1 to August 1, followed by a hearing on July 10. The final plan, incorporating community feedback, will be presented to the City Council for approval on July 24. Public input records are available in the plans appendix.

## **5. Summary of public comments**

Public input was actively sought during both public hearings, along with other opportunities for engagement previously outlined. Key priorities identified through this process included affordable housing, transportation services, job creation and retention, mental health services, and support for individuals with special needs. Comprehensive summaries of the collected data are available in the Appendix.

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

All submitted comments were reviewed and carefully considered in the development of the Consolidated Plan. However, certain feedback pertained to activities beyond the scope of funding available through HUD grants.

## **7. Summary**

The 2025-2029 Consolidated Plan was developed through comprehensive input from surveys, stakeholder interviews, secondary data sources, and various City departments. It outlines priorities, goals, and strategies to support the needs of College Station's low-to moderate-income population, focusing on housing, homelessness, special needs, public services, public facilities, and economic opportunities.

## 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	Planning & Development Services
HOME Administrator	COLLEGE STATION	Planning & Development Services

**Table 1 – Responsible Agencies**

#### Narrative

The Community Development Division within the Planning & Development Department oversees the administration of the CDBG and HOME programs, with financial support provided by the Fiscal Services Department. In addition to Community Development, the Planning & Development Department encompasses Long-Range Planning, Land Development Review, Development Engineering, Building, and Development Coordination & GIS.

Community Development staff collaborate closely with Public Works and Parks and Recreation to implement public facility projects, ensuring efficient planning and execution. Additionally, the City Attorney’s Office provides guidance on CDBG and HOME agreements, offering legal support as needed to ensure compliance with regulations and contractual obligations.

#### Consolidated Plan Public Contact Information

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

Community Development Division

City of College Station

1101 Texas Avenue

College Station, TX 77842

Phone: 979-764-3488

Additionally, any electronic correspondence may be sent to Raney Whitwell, Community Development Analyst, at [rwhitwell@cstx.gov](mailto:rwhitwell@cstx.gov).

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of College Station’s Community Development Division collaborates with an assorted range of agencies each year to address local needs. Department staff work closely with public service organizations, housing providers, contractors, and other stakeholders to implement housing initiatives, social services, and public facility projects. In response to homelessness-related concerns, the City engaged with the local Continuum of Care, the Brazos Valley Coalition for the Homeless, and Twin City Mission, the primary provider of homeless services in the area.

The Citizen Participation Plan, last amended in May 2020, outlines the department’s process for gathering public input to help shape the development of the Consolidated Plan and Action Plan. As part of this process, the City conducted two public hearings, convened multiple focus groups, and administered two surveys- one targeted at the general public and another designed for nonprofit service providers. Additionally, a 30-day public comment period was provided, allowing residents and stakeholders to review and offer feedback on the draft Consolidated Plan.

### **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(I)).**

The City of College Station actively participates in various coalitions and collaborative efforts aimed at addressing housing and public service challenges. Additionally, the City organizes a networking event to foster connections among local service providers, strengthening partnerships that enhance community support.

While College Station does not have public housing units, the Brazos Valley Council of Governments administers the regional Housing Choice Voucher Program, with approximately 26% of voucher recipients securing housing within the City. As part of the development of the Consolidated Plan, the City engaged with key providers and agencies, including:

- Brazos County Health District
- City of Bryan Community Development
- Brazos Valley Affordable Housing Corporation
- MHMR of the Brazos Valley
- Brazos Valley Council of Governments
- Brazos County Health Resource Center
- Brazos Maternal & Child Health Clinic
- Catholic Charities of Central Texas

- Elder-Aid
- Empower Behavioral Health
- Hope Pregnancy Center of the Brazos Valley
- NAMI-Brazos Valley
- OnRamp
- Summit Pediatrics
- Texas A&M AgriLife Extension
- The REACH Project
- Twin City Mission
- United Way of the Brazos Valley
- Workforce Solutions Brazos Valley
- HealthPoint BCS
- Texas A&M University College of Nursing
- Bryan Pregnancy Center
- Brazos Valley Rehabilitation Center

Furthermore, city staff maintain active involvement in the following coalitions:

- Brazos Valley Coalition of the Homeless
- Brazos Valley Health Coalition
- Brazos Valley Homeownership Coalition
- Brazos Hunger Solutions

Through these strategic collaborations, the City continues to address key community needs and support essential housing and public service initiatives.

**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 of College Station actively collaborates with the local Continuum of Care, the Brazos Valley Coalition for the Homeless (BVCH), to address homelessness and related housing challenges. The City is represented at BVCH’s quarterly meetings, participates in targeted committee work, and provides ongoing support for the annual Point-in-Time Count. BVCH works alongside local agencies to enhance the coordination of homeless services, including transitional, emergency, and permanent housing, as well as supportive services. The City’s priority housing concerns for individuals experiencing homelessness include:

1. Permanent supportive housing
2. Permanent affordable housing

### 3. Transitional shelter and supportive services

As part of its commitment to supporting vulnerable populations, the City has allocated HOME-ARP funding to Twin City Mission for its L.E.A.D. Program, which delivers essential social services, including trauma-informed case management, financial and life coaching, and benefits navigation. Program participants must belong to a qualifying population as defined by the U.S. Department of Housing and Urban Development (HUD), including individuals who are homeless or at risk of becoming homeless.

Additionally, the City utilizes HOME funds to provide security deposit assistance through its Tenant-Based Rental Assistance Program- its primary homelessness prevention initiative. This assistance is available to Housing Choice Voucher holders relocating to College Station.

These services are among many resources accessible to the community through the 2-1-1 information and referral program, administered by the United Way of the Brazos Valley with funding support from the Texas State Health and Human Services Commission. Through these coordinated efforts, the City continues to strengthen its approach to homelessness prevention and housing stability.

#### **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. Nonetheless, it maintains active participation in the Brazos Valley Coalition for the Homeless (BVCH), which includes Twin City Mission (TMC) as a key member. TCM oversees the administration of the Homeless Management Information System (HMIS) program and benefits from support provided 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	<b>Agency/Group/Organization</b>	Brazos Valley Coalition for the Homeless
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Regional organization Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Brazos Valley Coalition for the Homeless was consulted in person and via email, enabling City staff to better understand homelessness in the area and identify ways to support the organization's efforts.
2	<b>Agency/Group/Organization</b>	BCS Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff conducted in-person consultations with Habitat for Humanity, the sole organization serving lower-income homeowners in our area. These discussions focused on developing strategies to advance homeownership opportunities for LMI residents.
3	<b>Agency/Group/Organization</b>	BRAZOS MATERNAL AND CHILD HEALTH CLINIC
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff conducted in-person consultations with Brazos Maternal and Child Health Clinic (The Prenatal Clinic), which serves indigent women to ensure safe and healthy pregnancies and deliveries. Additionally, the organization completed the nonprofit providers survey. These efforts helped identify community needs and gaps in medical services.
4	<b>Agency/Group/Organization</b>	BRAZOS VALLEY FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Employment Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff conducted in-person consultations with the Brazos Valley Food Bank (BVFB), which also completed the nonprofit providers survey. As a past sub-grantee and local authority on food insecurity, BVFB provided critical insights to guide future coordination and support efforts.
5	<b>Agency/Group/Organization</b>	BRAZOS VALLEY REHABILITATION CENTER
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Services-Education Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted the Brazos Valley Rehabilitation Center (BVRC) in person during the Medical Needs focus group, and BVRC also completed the nonprofit providers survey. As the area's only nonprofit rehabilitation provider, their expertise in the needs of disabled individuals will guide future coordination and support efforts.

6	<b>Agency/Group/Organization</b>	Brazos County Health District
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency Agency - Emergency Management Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted the Brazos County Health District in person during the Medical Needs focus group, and they also completed the nonprofit providers survey. As a past sub-grantee committed to disease prevention and health promotion, their insights will help guide future coordination and support efforts.
7	<b>Agency/Group/Organization</b>	Brazos Valley Affordable Housing Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted Brazos Valley Affordable Housing Corporation (BVAHC) in person at the Housing Needs Focus Group. BVAHC supports residents and businesses by enhancing access to safe, affordable housing and also provided underwriting services for the City's Section 108 Loan, contributing to housing affordability efforts.

8	<b>Agency/Group/Organization</b>	Brazos Valley Council of Governments
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Education Services-Employment Service-Fair Housing Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted the Brazos Valley Council of Governments (BVCOG) in person. As an umbrella agency overseeing 18 regional programs supporting low-to moderate-income individuals, BVCOG's expertise in housing, disabilities, elderly services, transportation, economic development, and fiber optic broadband will help guide future coordination efforts.

9	<b>Agency/Group/Organization</b>	Catholic Charities of Central Texas
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Catholic Charities of Central Texas completed the nonprofit providers survey and has been both a past and current sub-grantee. Staff maintains regular communication with the organization to support ongoing coordination and service efforts.
10	<b>Agency/Group/Organization</b>	Elder_Aid
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted Elder-Aid in person and via email. As the area's only CHDO providing affordable rental units to LMI seniors, staff maintains ongoing communication with the organization, supporting a current housing project funded by the City and building on past collaborations.

11	<b>Agency/Group/Organization</b>	Family Promise Bryan-College Station
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted Family Promise in person during the Housing Needs Focus Group, and they also completed the nonprofit providers survey. As one of two homeless shelters for family units and a past sub-grantee, Family Promise provides critical insights into the needs of homeless families and related housing issues, guiding future coordination efforts.
12	<b>Agency/Group/Organization</b>	MHMR AUTHORITY OF BRAZOS VALLEY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-Health Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MHMR completed the nonprofit providers survey and has been a past sub-grantee. As the leading provider of mental health services in the area, their expertise in the mental health needs of the LMI population will help guide future coordination and support efforts.
14	<b>Agency/Group/Organization</b>	SCOTTY'S HOUSE
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Victims Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Scotty's House, a nonprofit Child Advocacy Center, provides essential services including family advocacy, forensic interviews and medical exams, counseling, and multidisciplinary team coordination for abused children and their families. Their staff also completed the nonprofit providers survey, contributing valuable insights to community service planning.
15	<b>Agency/Group/Organization</b>	The Salvation Army Bryan/College Station
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted The Salvation Army in person. As a current sub-grantee, the organization provides essential services ranging from housing assistance to disaster response, contributing valuable insights for future coordination and support efforts.
16	<b>Agency/Group/Organization</b>	Twin City Mission, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Education Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted Twin City Mission in person during the Housing Needs Focus Group, with representatives also attending the Public Hearing and completing the nonprofit providers survey. As the local homeless shelter and a current sub-grantee of HOME-ARP funds, Twin City Mission administers the LEAD Program, serving qualified populations and providing key insights for future coordination efforts.
17	<b>Agency/Group/Organization</b>	Unbound Bryan College Station
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims Anti-trafficking
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Unbound Now completed the nonprofit providers survey, offering valuable insight into the needs of former trafficked individuals. Their expertise supports efforts to resource communities and assist survivors in the fight against human trafficking.
18	<b>Agency/Group/Organization</b>	Unlimited Potential
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Education Services-Employment Former Foster Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted Unlimited Potential in person. As a current sub-grantee, UP supports individuals aging out of the Texas Foster Care system, equipping them with essential life skills to prevent homelessness and legal challenges. Their expertise informs ongoing coordination efforts to help former foster youth transition successfully into adulthood.

19	<b>Agency/Group/Organization</b>	VOICES FOR CHILDREN, (CASA)
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Victims Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Voices for Children, Inc., a Court Appointed Special Advocates organization supporting children in the foster care system, completed the nonprofit providers survey. Their insights will help inform ongoing efforts to enhance services for foster youth.
20	<b>Agency/Group/Organization</b>	BIG BROTHERS BIG SISTERS OF SOUTH TEXAS - BRAZOS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted Big Brothers Big Sisters of South Texas in person. As a current sub-grantee, the organization provides valuable insights into the challenges faced by low-income families, informing future coordination and support efforts.
21	<b>Agency/Group/Organization</b>	COLLEGE STATION INDEPENDENT SCHOOL DISTRICT
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education Services - Narrowing the Digital Divide Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted College Station Independent School District, the largest provider of homelessness services in College Station, serving over 100 McKinney-Vento classified students annually. As a past sub-grantee, the district collaborates with staff to exchange information, supporting the advancement of both missions.
22	<b>Agency/Group/Organization</b>	American Legion Aggieland Post 1938
	<b>Agency/Group/Organization Type</b>	Veterans Services
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the American Legion Aggieland Post 1938 attended the Public Hearing, providing feedback on the allocation of grant funds to support community needs and priorities.
23	<b>Agency/Group/Organization</b>	12th Can Texas A&M Food Pantry
	<b>Agency/Group/Organization Type</b>	Food Pantry
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The 12th Can Texas A&M Food Pantry attended the Public Hearing and completed the nonprofit providers survey. As a vital resource for food-insecure students and staff at the largest university by population in the U.S., their input helps guide future support and coordination efforts.
24	<b>Agency/Group/Organization</b>	A Hopeful Harvest
	<b>Agency/Group/Organization Type</b>	Mobile Food Pantry
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Hopeful Harvest, a new mobile food pantry hosting monthly events at the Boys & Girls Club in Bryan, completed the nonprofit providers survey. As a valuable information resource, they provide insight into emerging trends and community needs, supporting future coordination efforts.

25	<b>Agency/Group/Organization</b>	Brazos Health Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Director of Brazos Health Resource Center attended the Housing and Medical Needs focus groups and completed the nonprofit providers survey. As an organization assisting indigent residents' post-hospital discharge, they provide critical insights into medical needs, housing, food insecurity, and public transportation challenges, informing future coordination efforts.
27	<b>Agency/Group/Organization</b>	Brazos Valley Financial Fitness Center
	<b>Agency/Group/Organization Type</b>	Services-Education Financial Planning/Education for LMI residents
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff gathered feedback from the Brazos Valley Financial Fitness Center through a nonprofit providers survey and its participation in the Housing Needs focus group. The organization provides vital insights to staff on the challenges individuals encounter when transitioning off government assistance, helping to inform policies and improve support systems.
28	<b>Agency/Group/Organization</b>	Empower Behavioral Health
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Empower Behavioral Health contributed to the Medical Needs focus group, highlighting challenges individuals face in navigating Medicare/Medicaid. The consultation underscored barriers to mental health care access, informing efforts to improve support for residents.
29	<b>Agency/Group/Organization</b>	Hope Pregnancy Center
	<b>Agency/Group/Organization Type</b>	Services-Health Crisis Pregnancy Services
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hope Pregnancy Center provided input through the nonprofit providers survey. As a crisis pregnancy center, staff worked to strengthen coordination with medical providers, ensuring early access to care and improving birth outcomes.
30	<b>Agency/Group/Organization</b>	Larry J. Ringer Library
	<b>Agency/Group/Organization Type</b>	Services-Education Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Larry J. Ringer Library participated in the nonprofit providers survey. As a refuge for homeless residents, staff regularly engage with the library to monitor community needs, with increased patron usage serving as a potential indicator of emerging support gaps.
31	<b>Agency/Group/Organization</b>	Methodist Children’s Home Family Outreach
	<b>Agency/Group/Organization Type</b>	Services-Children Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Methodist Children's Home Family Outreach participated in the nonprofit providers survey, offering insight into its crisis support services for families. The consultation helps identify needs and improve coordination of resources for vulnerable households.
32	<b>Agency/Group/Organization</b>	NAMI Brazos Valley
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Mental Health Services
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NAMI of the Brazos Valley contributed to the Medical Needs focus group and the nonprofit providers survey, offering key insights on mental health services. Their feedback helps staff identify unmet needs in College Station and allocate grant funding effectively.
33	<b>Agency/Group/Organization</b>	Summit Pediatrics
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Summit Pediatrics participated in the Medical Needs focus group and the nonprofit providers survey, highlighting challenges lower-income families face with the complex Medicaid process. Their feedback informs efforts to improve navigation support, reducing coverage loss and ensuring better access to care.
34	<b>Agency/Group/Organization</b>	United Way of the Brazos Valley
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	United Way of the Brazos Valley participated in the nonprofit survey and Housing Needs focus group, offering insights on community service access. Their role in facilitating 2-1-1 helps connect residents with local resources, and their online community digest serves as a valuable tool for sharing information and improving program coordination.
35	<b>Agency/Group/Organization</b>	Texas A&M Agrilife Extension
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Texas A&M AgriLife Extension participated in the nonprofit providers' survey. AgriLife offers valuable resources for residents and nonprofits. Their diverse curriculum promotes healthy living strategies, and their collaboration with nonprofits enhances educational support for clients.
36	<b>Agency/Group/Organization</b>	Workforce Solutions Brazos Valley
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Workforce Solutions of the Brazos Valley participated in the nonprofit providers survey and Workforce Needs focus group, providing insights as the region's largest employment services provider. Their input uncovered previously unknown community resources that enhance individual employability.
37	<b>Agency/Group/Organization</b>	Brazos Valley Community Action Programs
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Brazos Valley Community Action Programs contributed valuable feedback through multiple channels, including completing the nonprofit survey and participating in meetings and focus groups. Their insights will help shape future initiatives, with anticipated outcomes focused on enhancing collaboration and improving service delivery to better address community needs.
38	<b>Agency/Group/Organization</b>	Health Point
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Health Point participated in the Medical Focus Group and completed a nonprofit providers survey, providing essential insights into the challenges faced by uninsured and Medicaid/Medicare- dependent residents in accessing medical care. As the largest provider of medical services for this population, their feedback is instrumental in identifying areas for improved coordination and enhancing healthcare accessibility for low-to moderate-income individuals.
39	<b>Agency/Group/Organization</b>	Brenham Pregnancy Center
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Health Agency Crisis Pregnancy Center
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Brenham Pregnancy Center contributed valuable insights through participation in the Medical Needs Focus Group and completion of the nonprofit providers survey. Their input highlighted the challenges faced by individuals experiencing pregnancy crises, particularly those from low- to moderate-income backgrounds. This consultation is expected to enhance service coordination and address critical needs within this population.
40	<b>Agency/Group/Organization</b>	Texas A&M University College of Nursing
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Texas A&M University College of Nursing participated in the Medical Needs Focus Group, offering valuable insights into the challenges faced by low- to moderate-income residents and their efforts to address these needs. Their contributions will support improved coordination and the development of strategies to enhance healthcare accessibility for this population.
41	<b>Agency/Group/Organization</b>	The REACH Project
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The REACH Project contributed valuable input through the Nonprofit Providers survey and participating in multiple focus groups and meetings. Their successful efforts in supporting low-income residents through education and case management highlight opportunities for enhanced coordination to further expand economic mobility initiatives.
42	<b>Agency/Group/Organization</b>	BVCOG- Housing Choice Voucher Program
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Brazos Valley Council of Governments Housing Choice Voucher Program participated in multiple meetings and focus groups, providing relevant data to support housing initiatives. As the primary provider of vouchers for College Station, they help address the absence of a Public Housing Authority and administer the TBRA Security Deposit program using HOME Grant funding. Their contributions will enhance and improve access to housing assistance for residents in need.
43	<b>Agency/Group/Organization</b>	Bryan ISD Career & Technical Education
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bryan ISD Career & Technical Education played a key role in the Workforce Needs focus group, providing critical insights into trade-focused education and workforce development. As a highly sought-after program preparing high school students for well-paying careers, its limited capacity highlights the growing demand for similar initiatives in the community. The consultation underscores the need for expanded vocational training opportunities to better support workforce readiness.
44	<b>Agency/Group/Organization</b>	Brazos Valley Small Business Development Center
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Brazos Valley Small Business Development Center participated in the Workforce Needs Focus Group, providing valuable feedback that helped staff assess the need for grant funding to support Economic Development activities. Their insights will contribute to strategic planning and potential funding opportunities aimed at strengthening local business growth and workforce development.
45	<b>Agency/Group/Organization</b>	Texas A&M Off Campus Student Services- Student Life
	<b>Agency/Group/Organization Type</b>	Housing Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Texas A&M Off Campus Student Services was consulted multiple times in person to discuss housing challenges affecting students. Their insights into housing instability, its causes, and potential solutions will help inform strategies to improve support and coordination in addressing student housing needs.

46	<b>Agency/Group/Organization</b>	City of College Station - Fire Department
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Disaster Mitigation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of College Station Fire Department was consulted in person regarding disaster management and mitigation. As a key agency in emergency response, their insights will help strengthen preparedness efforts and improve coordination in addressing community resilience and disaster response strategies.
47	<b>Agency/Group/Organization</b>	City of College Station-Planning and Development Services
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Disaster Mitigation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City Engineer was consulted regarding Flood Plain Management, a critical component of disaster mitigation. Their expertise will help enhance coordination and improve strategies for minimizing flood-related risks and strengthening community resilience.
48	<b>Agency/Group/Organization</b>	City of College Station- Transportation and Mobility Services
	<b>Agency/Group/Organization Type</b>	Other government - Local Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Transportation

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Transportation and Mobility planners were consulted to address transportation challenges, consistently identified as the primary barrier for low-to moderate- income residents. Their expert guidance helped staff optimize alternative transportation options and strategically program public facility projects to maximize impact and accessibility.
49	<b>Agency/Group/Organization</b>	City of College Station- Parks and Recreation Department
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Facilities/Public Services provider
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Parks and Recreation Department has been a longstanding partner in CDBG Public Facilities projects within LMA Census tracts and Public Service activities benefiting low-to moderate- income children and seniors. Their resources promote health and well-being, while their programming helps at-risk youth and supports low-income seniors. Continued collaboration will enhance access to recreational opportunities and strengthen community support services.
50	<b>Agency/Group/Organization</b>	ConnectedNation of Texas
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online research was conducted to assess internet connectivity across Texas.


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

All agencies were extended an invitation to contribute to the Consolidated Plan through various means, including online feedback, surveys, focus groups, and individual consultations.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Brazos Valley Coalition for the Homeless	The Brazos Valley Coalition for the Homeless serves as a central communication hub for service providers, coordinating access to shelter and supportive services for individuals and families experiencing homelessness.
Economic Development Master Plan	City of College Station- Economic Development	Adopted by the City Council in 2020, the College Station Economic Development Master Plan outlines strategies for assessing the potential use of Community Development Block Grant funds to support various initiatives, including projects, micro-enterprise assistance, job training programs, and business incubators.
Comprehensive Economic Development Strategy	Brazos Valley Council of Governments	The long-term goals and objectives of this plan include job creation and retention, attracting new industries to the area, and expanding the availability of affordable housing in the region. Throughout the Consolidated Plan period, the City will implement economic development initiatives and affordable housing programs to advance these priorities.
Comprehensive Plan	City of College Station	The Comprehensive Plan, adopted by the City Council, is a long-term strategy guiding decisions on the City's physical development. Its purpose is to anticipate and manage growth, ensuring a balanced land use approach that fosters economic development while maintaining a high quality of life. The plan encompasses key areas such as parks, utilities, land use, economic development, transportation, urban design, and other aspects related to the community's physical development.

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Brazos County Hazard Mitigation Plan 2024-2029	Brazos Community Emergency Operations Center	Brazos County, along with the Cities of Bryan, College Station, Kurten, and Wixon Valley as well as Texas A&M University, have jointly adopted a comprehensive inter-jurisdictional emergency management plan. Recognizing that disasters do not adhere to geopolitical boundaries, this plan ensures coordinated response efforts across multiple jurisdictions that may be directly affected or involved in disaster response. Established mutual aid and inter-local agreements further support a safe, efficient, and collaborative approach to managing both natural and man-made disasters.
The 2022 Greater Brazos Valley Health Assessment	Center for Community Health Development	The 2022 Greater Brazos Valley Health Assessment reports on health disparities in the community. It also reports on social determinates of health.
Cooling College Heat Mitigation Plan	City of College Station	The Cooling College Station Urban Heat Mitigation Plan, developed in September 2022, outlines a five-year strategy to reduce the urban heat island effect through tree planting initiatives. This plan aims to mitigate rising temperatures and support efforts to prevent future heat-related disasters.
City of College Station CDBG-MIT Hazard Reduction	City of College Station	The City of College Station submitted an application for \$500,000 in CDBG-MIT funds through the Texas General Land Office. The proposed plan incorporates extensive research on warming centers for extreme temperatures, early flood warning systems, and a flood hazard assessment. All activities will be implemented in low-to moderate-income areas to support hazard mitigation efforts.
Governor's Broadband Development Council Report	Office of the Texas Governor	The 2021 Texas Broadband Development Council is mandated to provide a comprehensive assessment of the challenges affecting broadband connectivity in Texas. This report aligns with the Strategic Plan by identifying key barriers to broadband access and informing efforts to improve connectivity across the state.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of College Station Housing Action Plan	City of College Station	The City of College Station Housing Action Plan outlines strategic initiatives to address housing affordability, availability, and accessibility for residents. It focuses on expanding affordable housing options, promoting sustainable development, and enhancing housing stability through targeted programs and policies. By leveraging community partnerships and funding opportunities, the plan aims to meet the diverse housing needs of low- to moderate-income households while fostering a balanced and resilient housing market.
City of College Station Existing Conditions Report	City of College Station	The City of College Station Existing Conditions Report includes current conditions and trends for the following key areas: local context, natural environment, demographics, economic development, land use, public facilities, and transportation.

**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(I))**

The implementation of the Consolidated Plan involved extensive cooperation and coordination with various public entities to ensure a comprehensive and effective approach. The City of College Station consulted with the College Station Independent School District, Bryan Independent School District, City of Bryan, Brazos County, Brazos Valley Council of Governments, State of Texas, MHMR of the Brazos Valley, Texas General Land Office, and the Texas Workforce Commission.

These entities were engaged to provide valuable perspectives and feedback, which played a critical role in shaping and executing the plan. Additionally, many of these organizations serve as active partners in joint community initiatives, fostering collaboration and leveraging resources to address community needs effectively. This coordinated approach underscores the City’s commitment to fostering strong partnerships and utilizing collective expertise in achieving the goals outlined in the Consolidated Plan.

**Narrative (optional):**

The City of College Station developed its Consolidated Plan through extensive collaboration with public entities, private organizations, and nonprofits. This effort resulted in a data-driven plan that addresses the needs, barriers, and service gaps faced by low- and moderate-income residents.

By engaging these stakeholders, the City gained valuable insights to guide the planning process and fostered partnerships that support the Plan's goals. This coordinated approach reflects the City's commitment to leveraging collective expertise and creating a sustainable, impactful strategy for the community.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **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 establishes policies and procedures to ensure meaningful involvement of the community in the development of the Consolidated Plan and Analysis of Impediments. The process incorporated two distinct data collection phases to gather public input and feedback, both of which directly influenced priority-setting and goal formulation.

Phase One, running from January to March 2025, was dedicated to collecting foundational data for drafting the Consolidated Plan. Multiple methodologies were employed, including a public Community Needs Survey, a Nonprofit Survey, focus groups addressing housing, medical, and workforce needs, consultations, and public hearing. This multiform approach facilitated a robust qualitative and quantitative assessment of community needs and concerns.

Phase Two aimed to gather feedback on the draft of the Consolidated Plan. It commenced on July 1, 2025, with a 30-day Public Comment Period, followed by a public hearing during the City Council meeting on July 10, 2025. This stage provided opportunities for both the public and council members to offer critiques and suggestions. Feedback collected during Phase Two was integrated into the final version of the plan, scheduled for presentation on July 24, 2025, for council approval.

The data collected throughout these phases served as the cornerstone for setting priorities, goals, strategies, and actionable items. Qualitative feedback from surveys, meetings, and hearings offered valuable insights into community preferences, while quantitative analysis of survey results established clear rankings of priorities. This comprehensive approach ensured that baseline needs and considerations were thoroughly identified, leading to well-informed and community-driven planning outcomes.

## 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)
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1	Internet Outreach	Non-targeted/broad community	A public notice was published in the United Way of the Brazos Valley Community Digest from January 27, 2025, to February 27, 2025, inviting interested parties and stakeholders to participate in the Medical Needs Focus Group. A total of 13 people attended.	The Medical Needs Focus Group identified several challenges, including limited access to primary and specialist care, transportation barriers, and shortages of mental health and dental providers, particularly for Medicaid recipients. Additional concerns included language barriers, difficulties attracting and retaining healthcare professionals, a lack of affordable housing, and ineffective communication strategies for reaching residents. Proposed solutions included increased	All comments were accepted.	
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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)
				<p>advocacy, collaboration between medical facilities and community organizations, expanded public transportation options, and innovative programs such as online resource systems and educational workshops to improve access to care.</p>		

2	Nonprofit Providers Survey	Nonprofit organizations	A total of 75 local nonprofit organizations were contracted via email and invited to complete and submit the survey. Of those, 25 organizations responded and successfully returned the completed survey.	The nonprofit survey revealed significant gaps and barriers to access affecting low-to-moderate-income (LMI) residents, as firsthand observations from nonprofit organizations serving this community confirmed. The most critical service gaps identified were in transportation, affordable housing, and healthcare access. Key barriers included the lack of reliable public transportation and limited public awareness of available community services.	All comments were accepted.	
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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	Nonprofit Providers Survey	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>The City of College Station conducted a public survey in both English and Spanish to gather input for the development of the Consolidated Plan. the survey was widely promoted across multiple platforms, resulting in 274 responses in English and 5 responses in Spanish.</p>	<p>The public survey received 279 responses, with the top identified needs being public transportation, mental health services, and affordable housing. Respondents emphasized the importance of expanding transit options, improving access to mental health care, and increasing affordable housing availability. Addressing these concerns could enhance community well-being and sustainability.</p>	<p>All comments were accepted.</p>	

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	Internet Outreach	Non-targeted/broad community	A blog post was published on the City of College Station website to inform the public about the general public survey. A total of 279 responses were received.	The public survey received 279 responses, with the top identified needs being public transportation, mental health services, and affordable housing. Respondents emphasized the importance of expanding transit options, improving access to mental health care, and increasing affordable housing availability. Addressing these concerns could enhance community well-being and sustainability.	All comments were accepted.	

5	Internet Outreach	Non-targeted/broad community	A public advertisement was published in the United Way of the Brazos Valley Community Digest inviting residents to attend the Public Hearing on May 18,2025. The hearing aims to collect community input to support the development of the Consolidated Plan. A total of 10 people attended the Public Hearing.	Feedback highlighted an urgent need for both short-term and long-term housing assistance, with an emphasis on better communication about available resources and expanding transitional housing options. Verbal comments raised concerns about housing affordability, funding sources, and regulatory limits, while addressing gaps in shelter availability and challenges faced by vulnerable populations. Strengthening housing initiatives and improving accessibility to	All comments were accepted.	
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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)
				support programs could enhance community stability and sustainability.		

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	Internet Outreach	Non-targeted/broad community	A public advertisement was featured in the United Way of the Brazos Valley Community Digest from February 19, 2025, to March 18, 2025, encouraging residents to participate in the General Public Survey. The City of College Station conducted the public survey in both English and Spanish to gather input for the development of the Consolidated Plan. the survey was widely promoted across multiple platforms, resulting in 274 responses in English and 5 responses in Spanish.	The public survey received 279 responses, with the top identified needs being public transportation, mental health services, and affordable housing. Respondents emphasized the importance of expanding transit options, improving access to mental health care, and increasing affordable housing availability. Addressing these concerns could enhance community well-being and sustainability.	All comments were accepted.	

7	Public Meeting	Non-targeted/broad community	A Medical Needs Focus Group was conducted on February 27, 2025, to assess the challenges, barriers, and service gaps experienced by low- and moderate-income residents in accessing medical care. A total of 13 individuals participated in the discussion.	The Medical Needs Focus Group identified several challenges, including limited access to primary and specialist care, transportation barriers, and shortages of mental health and dental providers, particularly for Medicaid recipients. Additional concerns included language barriers, difficulties attracting and retaining healthcare professionals, a lack of affordable housing, and ineffective communication strategies for reaching residents. Proposed solutions included increased	All comments were accepted.	
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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)
				<p>advocacy, collaboration between medical facilities and community organizations, expanded public transportation options, and innovative programs such as online resource systems and educational workshops to improve access to care.</p>		

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)
8	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	An article was published in the local Spanish language newspaper inviting stakeholders to participate in a survey on the needs, barriers, and service gaps for LMI residents. 5 individuals completed the Spanish survey.	Two comments were received - one expressing appreciation to the City for making the survey available in Spanish, and the other addressing concerns related to broadband access.	All comments were accepted.	

9	Nonprofit Providers Survey	Non-targeted/broad community	A television advertisement aired on the City - operated station, Channel 19 from February 28, 2025, to March 19, 2025, inviting stakeholders to participate in a Public Hearing on March 18, 2025. The hearing aimed to gather feedback essential for developing the Draft Consolidated Plan. A total of 10 individuals attended the Public Hearing.	Feedback highlighted an urgent need for both short-term and long-term housing assistance, with an emphasis on better communication about available resources and expanding transitional housing options. Verbal comments raised concerns about housing affordability, funding sources, and regulatory limits, while addressing gaps in shelter availability and challenges faced by vulnerable populations. Strengthening housing initiatives and improving accessibility to	All comments were accepted.	
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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)
				support programs could enhance community stability and sustainability.		

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)
10	Nonprofit Providers Survey	Non-targeted/broad community	Staff participated in the What's Up College Station podcast to inform the public about the ongoing survey. As a result, 279 individuals completed the survey.	The public survey received 279 responses, with the top identified needs being public transportation, mental health services, and affordable housing. Respondents emphasized the importance of expanding transit options, improving access to mental health care, and increasing affordable housing availability. Addressing these concerns could enhance community well-being and sustainability.	All comments were accepted.	

11	Newspaper Ad	Non-targeted/broad community	A public hearing was published in The Eagle, our local English-language newspaper, to inform the community about the Public Hearing held on March 18, 2025. The hearing was attended by 10 individuals.	Feedback highlighted an urgent need for both short-term and long-term housing assistance, with an emphasis on better communication about available resources and expanding transitional housing options. Verbal comments raised concerns about housing affordability, funding sources, and regulatory limits, while addressing gaps in shelter availability and challenges faced by vulnerable populations. Strengthening housing initiatives and improving accessibility to	All comments were accepted.	
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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)
				support programs could enhance community stability and sustainability.		

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)
12	Nonprofit Providers Survey	Non-targeted/broad community	A local radio station, NewsTalk WTAW 1620 AM & 94.5 FM, shared a story on their Facebook page, including a link to our general public survey. As a result, 279 individuals completed the survey.	The public survey received 279 responses, with the top identified needs being public transportation, mental health services, and affordable housing. Respondents emphasized the importance of expanding transit options, improving access to mental health care, and increasing affordable housing availability. Addressing these concerns could enhance community well-being and sustainability.	All comments were accepted.	

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)
13	Internet Outreach	Non-targeted/broad community	A local radio station, NewsTalk WTAW 1620 AM & 94.5 FM, shared a story on their webpage, including a link to our general public survey. As a result, 279 individuals completed the survey.	The public survey received 279 responses, with the top identified needs being public transportation, mental health services, and affordable housing. Respondents emphasized the importance of expanding transit options, improving access to mental health care, and increasing affordable housing availability. Addressing these concerns could enhance community well-being and sustainability.	All comments were accepted.	

14	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	A public hearing was published in La Voz, our local Spanish-language newspaper, to inform the community about the Public Hearing held on March 18, 2025. The hearing was attended by 10 individuals.	Feedback highlighted an urgent need for both short-term and long-term housing assistance, with an emphasis on better communication about available resources and expanding transitional housing options. Verbal comments raised concerns about housing affordability, funding sources, and regulatory limits, while addressing gaps in shelter availability and challenges faced by vulnerable populations. Strengthening housing initiatives and improving accessibility to	All comments were accepted.	
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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)
				support programs could enhance community stability and sustainability.		

15	Public Hearing	Non-targeted/broad community	A Public Hearing was conducted on March 18, 2025, to gather input for the development of the 2025-2029 Consolidated Plan. The hearing was attended by 10 individuals.	Feedback highlighted an urgent need for both short-term and long-term housing assistance, with an emphasis on better communication about available resources and expanding transitional housing options. Verbal comments raised concerns about housing affordability, funding sources, and regulatory limits, while addressing gaps in shelter availability and challenges faced by vulnerable populations. Strengthening housing initiatives and improving accessibility to	All comments were accepted.	
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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)
				support programs could enhance community stability and sustainability.		

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)
16	Nonprofit Providers Survey	Local providers of housing that serve LMI households	<p>A Housing Needs Focus Group was held on March 20, 2025, bringing together organizations that provide housing for low - to moderate-income (LMI) households or assist individuals in finding housing resources. This discussion included valuable insights from 13 participants.</p>	<p>The focus group identified several critical barriers to housing accessibility in College Station, including rising rents, substandard housing conditions, limited landlord participation, and high security deposits. The group discussed potential solutions such as tax incentives, rental insurance, stronger property enforcement, and strategic housing development to bridge the housing gap for LMI residents.</p>	<p>All comments were accepted.</p>	

17	Nonprofit Providers Survey	Local Job training programs and resource providers	A Workforce Needs Focus Group was held on March 26, 2025, bringing together organizations that provide job skills training and resources for low- to moderate-income individuals. A total of 4 programs were in attendance.	The Brazos Valley offers extensive training programs for both youth and adult job seekers. While adult programs have capacity for more participants, youth training programs and apprenticeships are expanding to meet growing demand. A key challenge remains the lack of soft skills, making program navigation difficult. Focus group insights suggest grant funding would be most effective in addressing employment barriers such as access to affordable housing, childcare, and transportation.	All comments were accepted.	
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**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment for College Station identifies the critical factors shaping housing, homelessness, special needs populations, and community development challenges in the city. A pressing issue is the limited availability of naturally occurring affordable housing for lower-income families, exacerbated by rising cost burdens and significant investor activity that prioritizes multi-unit student housing developments. Although a substantial proportion of renters face severe housing issues, most household owners experience fewer housing problems. The surge in land values near Texas A&M University's main campus has necessitated the reevaluation of affordable rental and ownership housing strategies in these areas.

Homelessness is addressed in collaboration with the Brazos Valley Coalition for the Homeless, part of the regional Continuum of Care. A 2025 Point in Time Count documented 139 homeless individuals, comprising 72 sheltered and 67 unsheltered persons, including 15 sheltered children. The primary causes of homelessness were identified as a lack of affordable housing, economic instability, and insufficient support services. Mental health and substance abuse are significant factors, with an estimated 75% of homeless individuals experiencing mental illness and 48% facing substance dependency.

For non-homeless special needs populations, the most urgent requirements are permanent housing solutions and enhanced mental health services. Many service providers for special needs populations are located in the nearby city of Bryan, necessitating improved transportation to ensure accessibility. With a rapidly growing population aged 55 and older, there is an emerging demand for affordable elderly housing and healthcare services, which may soon become a top priority for the city.

A Community Needs Survey highlighted the overwhelming demand for affordable housing, particularly for families and seniors. In response, the City has committed to allocating at least 50% of its HUD grant funding toward activities promoting affordable housing. Efforts to address these challenges include the adoption of the Middle Housing Zoning designation to allow greater density on existing land, the Gateway Plan to redevelop commercial areas into mixed-use spaces, and the Housing Action Plan (adopted in 2024) to equip the City with tools for creating affordable housing.

The City continues to prioritize efficient inter-governmental coordination across the Brazos Valley region to better serve low- and moderate-income individuals and families, reinforcing its commitment to meeting the community's evolving needs effectively.

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

## Summary of Housing Needs

College Station faces significant housing challenges, primarily due to rising costs and a lack of wide-ranging housing options. Many workers live outside the city because housing within College Station is unaffordable, as illustrated in the graphic below. The current housing stock is predominantly single-family homes and multifamily apartments, with a notable shortage of middle housing options such as duplexes, condominiums, and townhomes.

Population and development forecasts indicate a substantial housing shortage by 2030, further exacerbating affordability concerns. In 2025, the median sales price for non-new construction home reached \$321,500 - an amount that is beyond the financial reach of most middle-income families. Families, in particular, struggle to find affordable housing due to two key factors:

**1. Texas A&M University Influence** - As the largest university in the U.S. by population, Texas A&M brings a significant student presence to College Station. Many students live off-campus, rent by the room, and receive financial assistance through family support, grants, or loans, creating a competitive rental market.

**2. Growing Retirement Population** - College Station has become an attractive retirement destination, especially for former Texas A&M students returning to the area. Many retirees have disposable income, leading to the development of high-end retirement housing instead of more affordable starter homes for families.

Addressing these challenges requires strategic planning to increase the availability of middle housing options, expand affordable housing opportunities, and ensure that workforce residents can afford to live within the City. Without intervention, affordability concerns will continue to limit housing accessibility for many College Station residents.

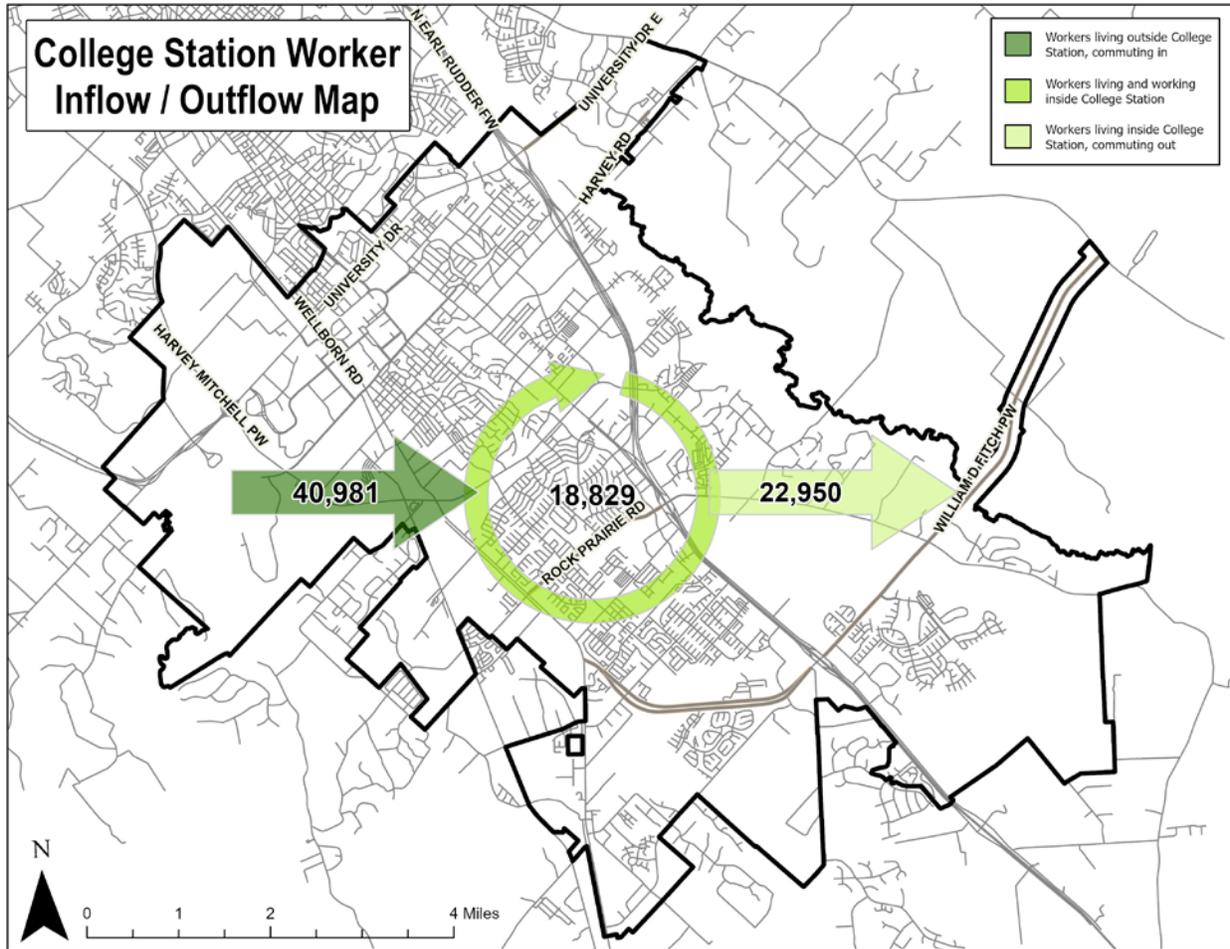
Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	101,143	115,805	14%
Households	36,175	41,680	15%
Median Income	\$34,186.00	\$47,456.00	39%

Table 5 - Housing Needs Assessment Demographics

**Alternate Data Source Name:**

Housing Action Plan

**Data Source Comments:**



**College Station Commuting Patterns**

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	9,810	5,100	6,665	3,200	16,905
Small Family Households	1,985	1,115	2,495	1,120	8,010
Large Family Households	180	89	300	105	1,675
Household contains at least one person 62-74 years of age	445	245	720	350	2,870
Household contains at least one person age 75 or older	220	290	180	240	865
Households with one or more children 6 years old or younger	630	420	1,014	435	3,010

**Table 6 - Total Households Table**

Data 2016-2020 CHAS  
Source:

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	50	35	40	0	125	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	105	35	10	70	220	0	0	15	70	85
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	140	100	185	25	450	0	0	4	25	29
Housing cost burden greater than 50% of income (and none of the above problems)	6,585	2,085	425	35	9,130	825	255	199	75	1,354

	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)	380	2,005	2,445	285	5,115	45	195	370	260	870
Zero/negative Income (and none of the above problems)	950	0	0	0	950	145	0	0	0	145

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	6,880	2,260	660	130	9,930	825	255	214	170	1,464
Having none of four housing problems	1,765	2,280	4,850	1,870	10,765	340	305	945	1,035	2,625
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

### 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	1,395	925	1,099	3,419	320	115	280	715
Large Related	95	55	25	175	0	14	89	103
Elderly	209	204	220	633	230	200	189	619
Other	5,490	3,005	1,590	10,085	325	130	30	485
Total need by income	7,189	4,189	2,934	14,312	875	459	588	1,922

**Table 9 – Cost Burden > 30%**

Data 2016-2020 CHAS  
Source:

### 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	0	0	405	405	320	70	0	390
Large Related	0	0	45	45	0	4	4	8
Elderly	110	145	15	270	195	70	60	325
Other	0	5,285	1,545	6,830	305	0	0	305
Total need by income	110	5,430	2,010	7,550	820	144	64	1,028

**Table 10 – Cost Burden > 50%**

Data 2016-2020 CHAS  
Source:

### 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	189	130	190	35	544	0	0	19	95	114

	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	30	4	0	0	34	0	0	0	0	0
Other, non-family households	25	0	4	60	89	0	0	0	0	0
Total need by income	244	134	194	95	667	0	0	19	95	114

**Table 11 – Crowding Information – 1/2**

Data 2016-2020 CHAS  
Source:

	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	2,487	1,883	2,012	6,382	5,052	3,826	4,088	12,966

**Table 12 – Crowding Information – 2/2**

Alternate Data Source Name:  
2023 ACS 1-Year Estimate  
Data Source  
Comments:

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

College Station housing landscape is largely shaped by Texas A&M University, contributing to a high percentage of rental properties and a competitive market. According to the 2023 ACS 1-Year Estimates, there are 52,687 total housing units, with an 89.3% occupancy rate and a 5.3% rental vacancy rate. The majority of units (65.1%) are renter-occupied, while only 34.9% are owner occupied.

Single-person households typically reside in smaller units, and 2.8% of housing units have no bedroom, while 15.8% have one bedroom, indicating a limited stock of housing options suited for individuals. Although the housing stock in College Station is relatively young and in excellent condition – with only 20.4% of units build before 1979 – affordability remains a significant concern.

Many renters experience housing cost burdens, with 56.2% paying 35% or more of their gross income toward housing cost, making it difficult for single-person households to afford stable housing. Additionally, while most occupied units have complete plumbing and kitchens, 1.1% lack complete

plumbing, 1.0% lack complete kitchen, and 0.1% have no telephone service, highlighting minor deficiencies in some units.

Overall, the data suggest that while single-person households in College Station likely reside in units that are in good working condition, they often struggle with affordability. The high rental costs, coupled with a lack of middle housing options such as duplexes and townhomes, create barriers to securing sustainable housing, particularly for individuals outside the student population.

### **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.**

Housing assistance remains a critical need for individuals and families experiencing domestic violence, dating violence, sexual assault, and stalking. In 2024, 15 households required support due to domestic violence, comprising 42 clients - 16 adults and 26 children. All affected households were female-headed, through previous years indicated that male survivors have also received assistance.

#### **Demographic Breakdown**

Among those seeking housing assistance due to domestic violence:

- 17 clients identified as White
- 25 clients identified as Black/African American
- 6 clients identified as Hispanic

The data underscores the urgent need for safe and stable housing solutions tailored to survivors, particularly women and children fleeing unsafe environments. Expanded transitional housing options, emergency shelter availability, and long-term affordable housing solutions are vital in addressing these needs. Additionally, ensuring comprehensive support services for all victims - regardless of gender - is essential for fostering security and stability among affected households.

These figures highlights the importance of continued investment in survivor focused housing programs, emphasizing both immediate shelter access and long-term housing stability to support individuals and families as they rebuild their lives.

#### **What are the most common housing problems?**

Families with children experiencing homelessness often face significant financial and structural barriers that contribute to housing instability. The most common housing problems affecting these families include lack of income and earning potential, single-parent households challenges, and insufficient self-sufficiency skills, all of which exacerbate their vulnerability to homelessness.

#### **Lack of Income and Earning Potential**

Many families entering the homeless assistance system struggle with limited financial resources, making it difficult to secure stable housing. Low wages, unemployment, and lack of career opportunities prevent families from meeting basic housing costs, increasing their reliance on temporary shelters or unsustainable living arrangements. Addressing income disparities through job training programs, workforce development initiatives, and financial assistance is essential to improving long-term housing stability.

### **Challenges Faced by Single-Parent Households**

Single-Parent families, especially those with multiple children, often experience heightened financial strain and increased childcare demands. Without adequate support systems, these families face barriers to securing employment, stable housing, and essential resources. Expanding childcare assistance, housing subsidies, and family support programs can help mitigate these challenges and provide pathways to stability.

### **Lack of Self-Sufficiency Skills**

A lack of essential life skills, including financial literacy, budgeting, and navigating housing programs, can hinder families' ability to secure and maintain permanent housing. Strengthening education programs, housing counseling services, and self-sufficiency training can empower families to transition into stable living arrangements and reduce the risk of recurring homelessness.

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

Certain populations and household types experience greater vulnerability to housing instability due to a combination of economic, social, and health-related barriers. Among the most affected groups are single-parent households, women fleeing domestic violence, individuals with mental health illnesses, and those struggling with substance abuse.

### **Single-Parent Households**

Single-parent families face significant financial hardships, often relying on a single income to support multiple children. Limited employment opportunities, high childcare costs, and a lack of affordable housing further contribute to their struggles. Without adequate support, many single-parent households find themselves at heightened risk of homelessness.

### **Women Fleeing Domestic Violence**

Survivors of domestic violence often require immediate access to safe housing to escape dangerous living situations. However, limited availability of emergency shelter and transitional housing forces many women and their children into precarious circumstances. Without stable housing options, survivors face ongoing risks to their safety and well-being.

### **Individuals with Mental Health Illnesses**

Persons experiencing mental health challenges frequently struggle with housing stability due to employment limitations, lack of supportive services, and stigma associated with their conditions. Many require specialized housing solutions that include mental health support, counseling, and access to healthcare, yet such resources remain insufficient, leaving many at risk of homelessness.

### **Individuals with Substance Abuse Issues**

Substances abuse often leads to housing instability, as individuals may face employment difficulties, strained relationships, and legal issues that prevent them from securing stable living arrangements. Supportive housing programs that incorporate rehabilitation services and long-term recovery plans are essential in addressing housing insecurity among those struggling with addiction.

### **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**

Low-income individuals and families with children, particularly those classified as extremely low-income, face significant challenges that place them at imminent risk of homelessness. These households often experience financial instability due to limited employment opportunities, lack of job training, and difficulty earning a living wage. Many families in this group live in overcrowded conditions, frequently doubling up with relatives or friends, which can lead to housing insecurity and an increased risk of displacement.

Key factors contributing to their vulnerability include:

- **Lack of affordable housing:** The shortage of low-income housing options leaves families with few stable, permanent housing opportunities.
- **Unreliable public transportation:** Many low-income individuals lack access to consistent transportation, limiting their ability to commute to work or access essential services.
- **Affordable childcare:** Parents often struggle to find cost-effective childcare solutions, making it difficult to maintain employment.

- **Limited job skills and workforce training:** Without adequate education or vocational training, individuals face barriers to securing stable and well-paying jobs.

For formerly homeless families and individuals receiving rapid re-housing assistance, the end of this support presents another critical transition. These households often continue to experience economic insecurity, which may hinder their ability to maintain stable housing beyond the assistance period. Their primary needs include;

- Extended financial support or rental assistance to ensure continued housing stability.
- Access to workforce development programs that provide job training and employment opportunities.
- Childcare and family support services to reduce burdens that prevent sustained employment.
- Transportation assistance to facilitate access to work, education, and healthcare.

A comprehensive approach, including increased investment in affordable housing, enhanced workforce training programs, and expanded social services – can help address these challenges and improve outcomes for vulnerable families and individuals.

**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 households earning below 80% of the Area Median Income (AMI) and experiencing a severe cost burden, with more than 50% of their income allocated to housing expenses. Notably, the lower a household’s income, the greater the risk of homelessness.

According to the most recent Comprehensive Affordability Strategy (CHAS) data from 2016-2020, the number of households with a cost burden exceeding 50% is as follows:

<b><u>Income Bracket (% of AMI)</u></b>	<b><u>Renter Households</u></b>	<b><u>Owner Households</u></b>
0%-30% of AMI	100	820
>30%-50% of AMI	5,430	144
>50%-80% of AMI	2,010	64
<b>Total below 80% AMI</b>	<b>7,550</b>	<b>1,028</b>

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

Certain housing characteristics have been closely associated with instability and an increased risk of homelessness, particularly among extremely low-income and low-income renters. These factors contribute to severe cost burdens, overcrowded living conditions, and substandard housing quality, making it more difficult for vulnerable households to maintain stable housing.

Key contributing factors include:

- **Substance Abuse Issues:** Households affected by drug and alcohol abuse often experience financial instability and difficulty maintaining employment, increasing their risk of housing insecurity.
- **Lack of Living Wage Employment:** Many low-income individuals face challenges in securing jobs that provide sufficient income to cover basic living expenses, including rent. This economic hardship leads to an increased prevalence of severe housing cost burdens.
- **Single-Parent Households with Multiple Children:** Families led by single parents, particularly those with multiple dependents, often struggle with affordability and access to stable housing. The financial strain of raising children on a single income can contribute to overcrowding and difficulty maintaining long-term housing stability.

These characteristics highlight the broader challenges faced by low-income households, underscoring the need for comprehensive solutions that address affordable housing availability, employment opportunities, and supportive services to prevent homelessness.

### **Discussion**

The need for affordable housing in College Station continues to be a pressing concern, impacting not only extremely low-income households but also individuals across a broader range of income levels. Rising land values in neighborhoods near the university, historically designated as key areas for community development investment, have necessitated a reassessment of how the City delivers affordable rental and owner-occupied housing. As traditional affordability strategies are challenged by escalating property costs, the City must explore innovative approaches to ensure housing accessibility for residents facing severe cost burdens.

In addition to income-related housing needs, demographic shifts further underscore the urgency of affordable housing solutions. College Station's rapidly growing population of individuals aged 55 and older requires targeted efforts to expand affordable senior housing options. This aging demographic faces unique challenges, including fixed or limited incomes, accessibility concerns, and the need for supportive services to maintain independent living. Prioritizing affordable elderly housing will be critical in fostering long-term stability for older residents, ensuring they have access to safe, affordable, and well-located housing options.

Given the broader housing insecurity experienced by vulnerable populations including single-parent households, those lacking a living wage, and individuals at risk of homelessness – comprehensive strategies must be developed. Investments in affordable housing must be paired with workforce development initiatives, reliable transportation options, and family support services to address the root causes of instability and create sustainable housing solutions for all residents.

## **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**

Access to stable, affordable housing is essential for the economic and social well-being of a community. However, data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) for College Station, indicates that certain racial and ethnic groups experience housing challenges at disproportionately high rates compared to the general population. These housing problems include the lack of complete kitchen or plumbing facilities, overcrowding, and severe cost burdens.

Among households earning 0%-30% of the Area Median Income (AMI), Hispanic households exhibit a disproportionately greater need. With 86.7% affected, exceeding the jurisdiction-wide rate of 82.9%. Asian households also experience higher-than-average housing problems, at 82.9%, compared to 81.6% of White households and 82.4% of Black/African American households.

For households earning 30%-50% of AMI, Hispanic households face elevated housing burdens, with 93.5% experiencing problems, while Asian households show an even higher rate of 99.4%. The Black/African American population also experiences a significant housing need, with 84.1% affected, and 100% of American Indian/Alaskan Native households in this income range.

Within the 50%-80% AMI range, Pacific Islander households experience the highest burden, with 100% facing housing challenges, while Hispanic households also exceed the jurisdictional average at 60.6%. Black/African American households experience housing difficulties at 32.7%, Asian households at 50%, and White households at 56.6%, aligning closely with the overall rate.

At the 80%-100% AMI level, Asian households exhibit disproportionately greater housing need at 38.5%, surpassing the jurisdiction – wide rate of 26.1%. Hispanic households follow at 33.3%, while Black/African American households face housing issues at 14.1%, a lower rate than other groups. White households report housing difficulties at 25.4%, closely matching the jurisdiction wide percentage.

These disparities highlight the ongoing need for targeted housing interventions and policies to ensure equitable access to safe and affordable housing, particularly for Hispanic, Asian, Pacific Islander, and Black/African American households facing disproportionately high burdens in College Station. Addressing these disparities is essential in fostering a welcoming and stable housing environment for all residents.

**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	8,130	1,680	0
White	4,775	1,070	0
Black / African American	750	160	0
Asian	800	165	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,570	240	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*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	4,720	385	0
White	2,635	220	0
Black / African American	555	105	0
Asian	665	4	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	715	50	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*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	3,685	2,980	0
White	2,310	1,770	0
Black / African American	165	340	0
Asian	225	225	0
American Indian, Alaska Native	10	4	0
Pacific Islander	10	0	0
Hispanic	785	510	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*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

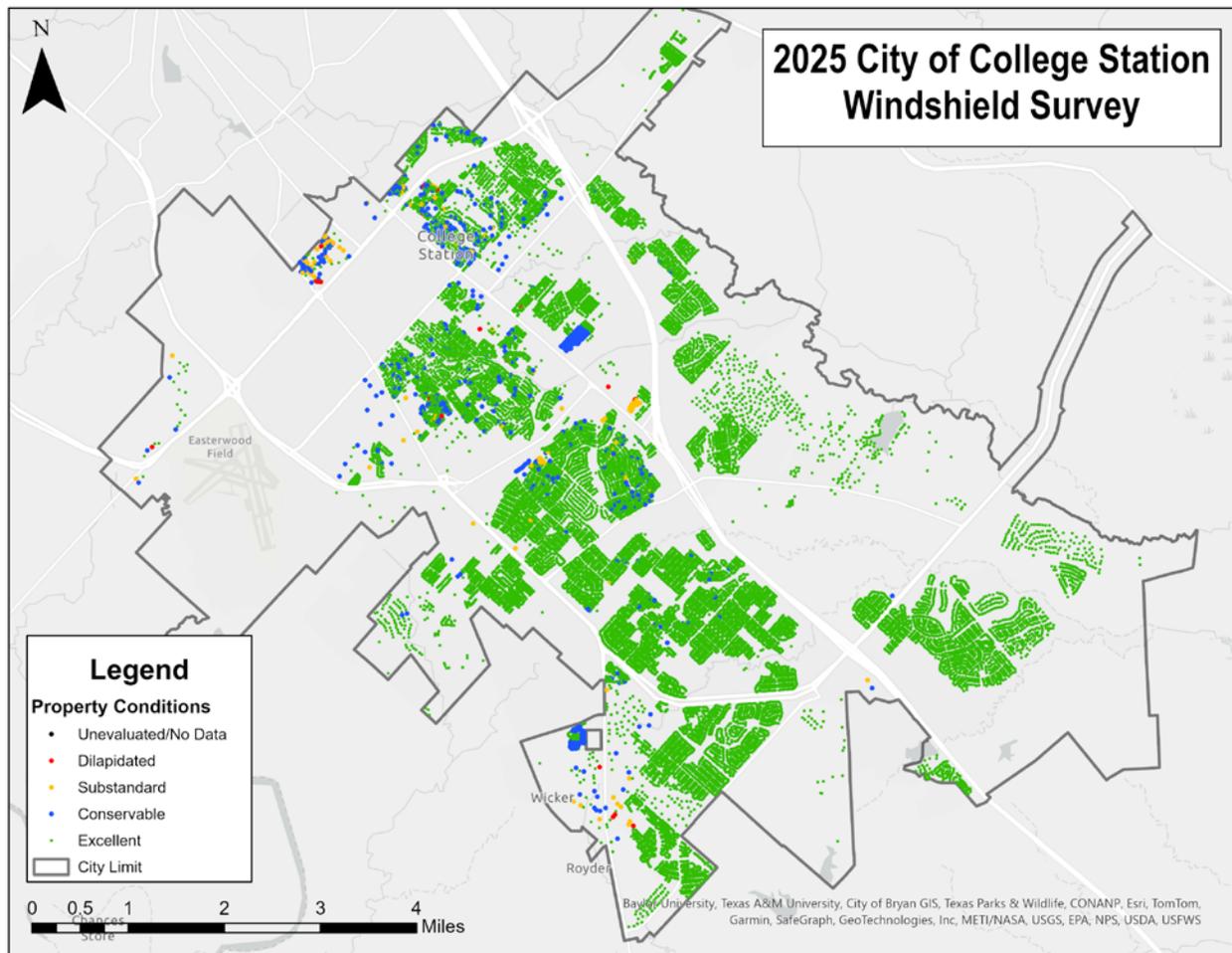
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	835	2,360	0
White	490	1,440	0
Black / African American	55	334	0
Asian	185	295	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	230	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*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%



**Housing Conditions Map**

**Discussion**

The 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data for College Station highlights a clear trend: households with higher Area Median Income (AMI) experience fewer housing challenges than those with lower incomes. The percentage of households facing housing problems significantly declines as income levels increase. For example, 82.9% of households at 0%-30% AMI struggle with one or more housing issues, compared to 26.1% of households in the 80%-100% AMI range, demonstrating the strong correlation between income and housing stability.

Among the four identified housing problems – lack of complete kitchen facilities, lack of complete plumbing, overcrowding, and cost burden – it is reasonable to conclude that the predominant issues affecting households in College Station are overcrowding and cost burden. This conclusion is supported by two key supplemental data sources.

First, the Housing Conditions Survey, conducted in conjunction with the Consolidated Plan, assesses the physical state of housing units in College Station. This survey categorizes homes into four conditions: Excellent, Conservable, Substandard, and Dilapidated. The results indicated that 76.64% of units are

ranked Excellent, while 19.99% are Conservable, meaning the vast majority of homes are structurally sound. Only 2.86% are classified Substandard, and 0.52% are Dilapidated, which strongly suggests that very few units lack complete kitchens or plumbing facilities. Given these findings, it is unlikely that infrastructure deficiencies are a primary driver of housing problems in the City.

Second, overcrowding is supported by College Station Independent School District (CSISD) data on McKinney-Vento classified households – families identified as experiencing homelessness or housing instability. CSISD reports that, consistently over the years, the most common form of housing instability in the district is families doubling up, meaning multiple families reside in a single unit due to financial constraints. In 2023-2024, there were 146 doubled-up families, compared to 22 in hotels/motels, 10 in shelters, and 12 unsheltered. For 2024-2025, preliminary figures show 115 double-up families, with 27 in hotels/motels, 15 in shelters, and no unsheltered individuals reported. The dominance of doubled-up households suggest that overcrowding is a major housing concern for lower – income residents.

These findings underscore the pressing need for policies and interventions aimed at addressing housing affordability and overcrowding, particularly for racial and ethnic groups experiencing disproportionately high burdens. Solutions such as expanding affordable housing units, providing rental assistance, and developing sustainable housing programs can help mitigate these challenges and create more equitable living conditions for College Station residents.

## 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

A disproportionately greater need occurs when a racial or ethnic group at a specific income level experiences housing challenges at a rate 10 percentage points or more above the overall rate for that income category. The following tables provide a breakdown of housing problems across various income levels, highlighting disparities among specific racial and ethnic groups as well as the jurisdiction as a whole.

Based on data from the 2023 American Community Survey (ACS), College Station’s demographic composition is as follows:

- White: 65.1% (81,524)
- Black/African American: 8.0% (10,068)
- Asian: 9.2% (11,573)
- American Indian/Alaska Native: 0.3% (346)

Pacific Islander: 0.1% (153)

Hispanic: 19.4% (24,329)

As College Station continues to expand, its population has become increasingly pluralistic compared to 2018, reflecting a broader national trend observed across the United States.

### 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	7,705	2,105	0
White	4,450	1,400	0
Black / African American	695	220	0
Asian	800	165	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,530	285	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
0	0	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

**Alternate Data Source Name:**  
2023 ACS 1-Year Estimate  
**Data Source Comments:**

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,515	2,585	0
White	1,355	1,495	0
Black / African American	435	225	0
Asian	345	329	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	295	475	0
Other	0	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Alternate Data Source Name:**  
2023 ACS 1-Year Estimate  
**Data Source Comments:**

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	874	5,795	0
White	639	3,445	0
Black / African American	20	480	0
Asian	114	335	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	10	0
Hispanic	70	1,230	0
Other	0	0	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Alternate Data Source Name:  
2023 ACS 1-Year Estimate  
Data Source Comments:

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	300	2,905	0
White	139	1,785	0
Black / African American	15	375	0
Asian	60	425	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	255	0
Other	0	0	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Alternate Data Source Name:  
2023 ACS 1-Year Estimate  
Data Source Comments:

\*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

Ensuring equitable access to safe and affordable housing is a critical priority for communities. In College Station, data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) highlights the prevalence of severe housing problems among lower-income households, with certain racial and ethnic groups facing disproportionately high burdens. Severe housing problems are defined as lacking complete kitchen or plumbing facilities, living in overcrowded conditions (more than 1.5 persons per room), or experiencing excessive cost burdens (over 50% of income spent on housing).

Households earning 0%-30% of the Area Median Income (AMI) are the most impacted, with 78.5% experiencing one or more severe housing problems. Hispanic and Asian households show higher than average need, with 84.3% and 82.9% affected respectively. Black/African American and White households also face significant challenges, at 76% and 76.1%, respectively.

As income levels rise, the percentage of households facing severe housing issues declines. Among those earning 30%-50% of AMI, Asian households exhibit the greatest hardship, with 51.2% affected, compared to the jurisdiction wide rate of 49.3%. Black/African American and Hispanic households also experience elevated challenges, at 65.9% and 38.3% respectively.

For households in the 50%-80% AMI range, the impact of severe housing problems decreases significantly, with just 13.1% affected overall. However, Asian households continue to experience disproportionately high burdens at 25.4%, while Hispanic households report issues at 5.4%, and Black/African American households at 4%.

At the 80% - 100% AMI level, disparities persist but at much lower rates. Asian households again report the highest burden, with 12.4% facing severe housing challenges, surpassing the jurisdiction wide average of 9.4%. Hispanic households see a rate of 25%, while Black/African American households experience fewer problems at 3.8%.

This data highlights a clear connection between income levels and housing stability, with lower-income households facing the most severe challenges. These disparities emphasize the need for targeted housing initiatives that focus on affordability, reducing overcrowding, and ensuring equitable access to safe and stable housing for all residents. Addressing these concerns through strategic policy efforts will be essential in supporting communities most impacted by housing instability.

## 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 concept of disproportionately greater need applies to this section as well, indicating that if a specific racial or ethnic group experiences housing problems at a rate at least 10 percentage points higher than the overall population, a significant disparity exists.

According to 2016-2020 CHAS data, the tables below outline the extent of housing cost burdens among different racial and ethnic groups. Housing cost burden is measured as the percentage of a household's income allocated to housing expenses. A household spending less than 30% of its income on housing is considered without a cost burden. Those allocating between 30% and 50% of their income toward housing expenses are classified as cost-burdened, while households spending more than 50% face a severe cost burden.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,740	7,020	10,764	1,160
White	15,815	4,325	6,290	670
Black / African American	1,995	410	1,140	55
Asian	2,065	810	1,140	180
American Indian, Alaska Native	124	10	25	0
Pacific Islander	0	10	0	0
Hispanic	2,225	1,245	1,825	240

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion:

Housing cost burden is a significant factor in determining financial stability, with lower-income households often facing the greatest challenges. A household spending less than 30% of its income of housing is considered without a cost burden, while those allocating 30%-50% of their income toward housing expenses are classified as cost-burdened. Households spending more than 50% of their income on housing face a severe cost burden, increasing the risk of housing instability.

In College Station, the majority of households (22,740) fall within the “without cost burden” category, while 7,020 households are cost-burdened, and 10,764 face severe cost burdens. When examining these figures by racial and ethnic groups, disparities emerge.

White households represent the largest share of the total population, with 15,815 individuals experiencing no cost burden, 4,325 classified as cost-burdened, and 6,290 facing severe cost burdens. Hispanic households show a significant portion affected by affordability challenges, with 1,825 individuals (41.4%) experiencing severe cost burden, higher than the jurisdiction wide rate. Black/African American and Asian households also face notable challenges, with 1,140 individuals in each group facing severe cost burdens, accounting for 35.9% and 31.2% of their respective populations.

American Indian/Alaska Native and Pacific Islander households represent smaller population segments but still experience housing challenges, with 35 American Indian/Alaska Native residents facing cost burdens and 10 Pacific Islander households classified as cost-burdened.

These disparities highlight the need for targeted housing affordability initiatives, particularly for Hispanic, Black/African American, and Asian residents, who experience severe cost burdens at disproportionately high rates. Addressing these inequities through housing assistance programs and affordability strategies is critical to fostering economic stability and housing security for College Station residents.

## **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?**

The analysis of housing problems across different income categories reveals significant disparities among racial and ethnic groups. Among households earning 0%-30% of the Area Median Income (AMI), Hispanic households experience a disproportionately greater need, with 86.7% affected, exceeding the jurisdiction wide rate of 82.9%.

For households in the 30%-50% AMI range, Hispanic households face severe housing burdens a 93.5%, while Asian households experience even higher challenges at 99.4%. Notably, 100% of American Indian/Alaskan Native households in this category report housing problems.

Within the 50%-80% AMI range, Pacific Islander households face the highest housing challenges, with 100% affected, while Hispanic households also exceed the jurisdictional average at 60.6%. At the 80%-100% AMI level, Asian households show a disproportionately greater need at 38.5%, surpassing the jurisdiction wide rate of 26.1%. Hispanic households follow closely at 33.3%.

The analysis of severe housing problems further highlights disparities, with Hispanic and Asian households experiencing the highest needs at 84.3% and 82.8%, respectively. Among those earning 30%-50% AMI, Asian households exhibit the greatest hardship at 51.2%, compared to the jurisdiction wide rate of 49.3%. Black/African American households are significantly impacted at 65.9%.

For households in the 50%-80% AMI range, the severity of housing issues decreases overall, affecting 13.1% of households. However, Asian households continue to experience disproportionately high burdens at 25.4%. In the 80%-100% AMI category, disparities persist at lower rates, with Asian households again reporting the highest burden at 12.4%, exceeding the jurisdiction wide average of 9.4%. Hispanic households also face challenges, with 25% affected.

The findings demonstrate clear housing disparities, with Hispanic, Asian, Black/African American, Pacific Islander, and American Indian/Alaska Native households experiencing elevated housing burdens at various income levels. Addressing these inequalities is crucial to ensuring equitable housing access and support for affected communities.

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

Through our data collection process, additional challenges have emerged that significantly affect vulnerable populations in the region. Key areas of concern include transportation accessibility, underemployment, and childcare availability, all of which contribute to systemic disparities for low-income households and racial/ethnic minorities.

### **Lack of Reliable Public Transportation**

The local transit system presents significant barriers for residents, particularly those in lower-income brackets who rely on affordable transportation options. Current public transit services are slow, lack fixed routes, and do not operate during nights or weekends, severely restricting mobility for individuals seeking employment, education, or essential services. This limitation disproportionately affects those with lower incomes and households without personal vehicles, exacerbating economic and social hardships.

### **Underemployment and Workforce Challenges**

While Brazos County reports a relatively low 3.3% unemployment rate as of March 2025 – below state and national averages – underemployment remains a pervasive issue. College Station’s highly educated population, with 59.1% holding at least a bachelor's degree, has led to the oversaturation of degree holders, making it difficult for graduates to secure positions aligned with their qualifications. Consequently, degree holders often occupy higher paying jobs that do not require a college degree, forcing individuals without degrees into lower-wage positions and limiting their earning potential. This mismatch in workforce availability and job opportunities disproportionately impacts lower-income residents who lack advanced degrees.

### **Limited Access to Affordable Childcare**

Childcare availability is a significant concern, particularly for single-parent and low-income households. Local consultations indicate daycare spaces are limited, and many childcare facilities charge rates unaffordable for households earning at or below 80% AMI. While the Brazos Valley Council of Governments offer Child Care Scholarships for eligible families, many daycare providers prioritize self-pay families due to higher profit margins, further restricting access for those in need. This lack of affordable childcare options places additional financial burdens on working parents and contributes to economic instability.

### **Conclusion**

These identified challenges – transportation inefficiencies, workforce misalignment, and childcare accessibility – underscore critical gaps in local infrastructure and economic support systems. Addressing these disparities is essential to fostering equitable economic opportunities and ensuring fair access to essential services for disproportionately impacted communities. Strategic interventions, including enhanced transit operations, workforce development programs, and expanded affordable childcare options, will be pivotal in reducing systemic inequalities and improving long-term economic outcomes.

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

Minority populations are distributed across College Station; however, there is a higher concentration of racial and ethnic groups near the City's geographic center. This area, primarily located south and east of Texas A&M University, is characterized by older housing developments.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

Although no public housing units exist in College Station, Brazos Valley Council of Governments (BVCOG) based in Bryan, Texas, plays a pivotal role in addressing the housing needs of low-income residents across a seven-county service area. While no public housing units exist in College Station, the program provides critical support for housing accessibility in the region. Approximately 26% of voucher holders within the service area secure housing in College Station, underscoring its importance as a housing destination.

In 2024, the BVCOG program achieved notable success through its Family Self-Sufficiency Program, which supports participants in achieving financial independence. Last year, 15 participants graduated from the program, while another 235 are actively working toward self-sufficiency, a testament to the program's impact. Nationally the FSS program administered by BVCOG staff has one of the highest proportions of female participants striving for financial independence.

Within the seven-county region, 1,698 households benefit from Housing Choice Vouchers. Of these, Brazos County accounts for 1,527 voucher holders, with 451 located in College Station and 1,076 in Bryan. The significant difference in the number of voucher holders between Bryan and College Station can be attributed to two key factors: lower rental prices in Bryan and a greater willingness among Bryan landlords to accept vouchers. Additionally, the program faces substantial demand, as evidenced by a waiting list of 3,097 individuals, with an average wait time of 24 months.

The BVCOG's voucher program plays a vital role in fostering housing stability and economic empowerment in College Station and the surrounding region. Its efforts are particularly significant in enabling families to transition toward greater self-sufficiency, while also addressing the persistent challenges of housing affordability and accessibility.

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,473	0	1,462	0	0	0

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	11,198	0	11,137	0	0	
Average length of stay	0	0	0	4	0	4	0	0	
Average Household size	0	0	0	2	0	2	0	0	
# Homeless at admission	0	0	0	10	0	10	0	0	
# of Elderly Program Participants (>62)	0	0	0	249	0	248	0	0	
# of Disabled Families	0	0	0	529	0	525	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# 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**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	540	0	534	0	0	0
Black/African American	0	0	0	922	0	917	0	0	0
Asian	0	0	0	6	0	6	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	0	0	0	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**

Data Source: PIC (PIH Information Center)

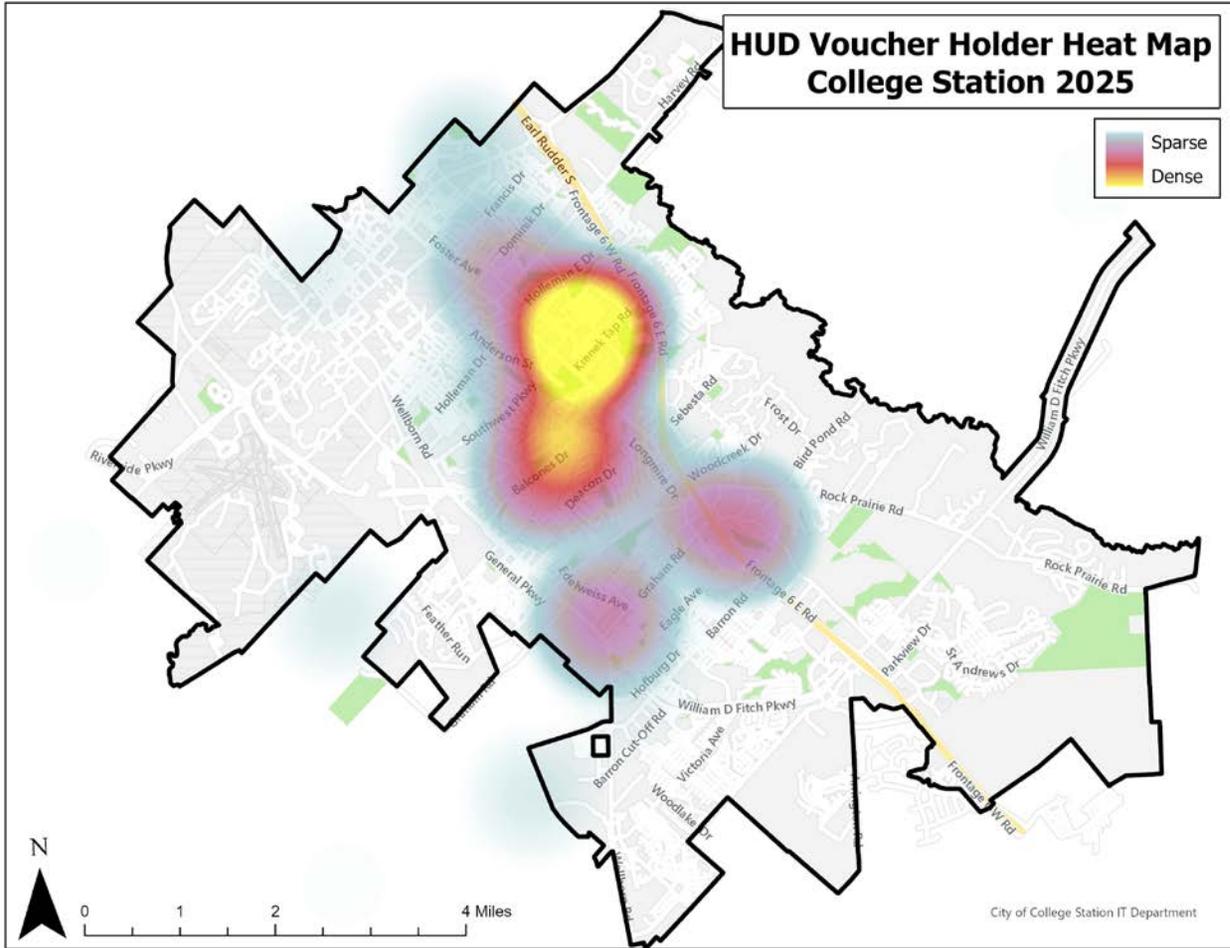
**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	190	0	187	0	0	0
Not Hispanic	0	0	0	1,283	0	1,275	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**

Data Source: PIC (PIH Information Center)



Location of College Station Voucher Holders

**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 City of College Station does not have a Public Housing Authority; however, 451 households currently utilize Housing Choice Vouchers, with an additional 3,097 individuals on the waiting list. The average wait time for assistance is 24 months, and several key barriers hinder access to affordable housing for voucher holders.

**Household Composition & Income Levels**

The wait list predominantly consists of families with children (1,796 households), disabled individuals (607 households), and elderly applicants (112 households). The vast majority of applicants are extremely low-income (83.35%), while 16.65% are classified as very low-income, underscoring significant financial need.

**Demographic Distribution**

Black/African American households comprise 73.60% of applicants (2,197 individuals), followed by White households at 17.59% (525 applicants) and Hispanic households at 11.76% (351 applicants). Other racial groups represented Asian (0.90%), American Indian/Alaska Native (0.87%), and Native Hawaiian/Pacific Islander (0.27%).

**Challenges in Securing Suitable Units**

There is a limited supply of large units with three or more bedrooms, making it difficult for families with multiple family members to find suitable housing. Additionally, units designed for individuals with disabilities are scarce, further limiting accessibility.

**High Cost of Housing and Rental Barriers**

Rental rates in College Station often exceed the Fair Market Rent, making affordability a major challenge for voucher holders. The large student population drives prices up, as many landlords rent by the room, with rates ranging from \$500-\$800 per room per month. This trend prices out single-family households, with three-to-five-bedroom units often exceeding \$2,000 per month.

**Landlord Reluctance to Accept Vouchers**

Many landlords only accept voucher holders as a last resort, while some newer high-rise apartments near Texas A&M University refuse vouchers altogether, opting to leave units vacant rather than to rent to assisted households.

### **Efforts to Improve Housing Access**

The Brazos Valley Coalition for the Homeless is actively working to strengthen landlord-tenant relationships and promote rental opportunities for voucher holders. Addressing these barriers to affordable housing through expanded rental options, affordability strategies, and landlord engagement is critical to improving accessibility for low-income households in College Station.

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

The housing challenges faced by Housing Choice Voucher holders in College Station are not exclusive to assisted household; they reflect broader concerns affecting the general population as well. Key barriers such as high rental costs, limited availability of larger family units, and a lack of accessible housing impact a wide range of residents, making affordability and accessibility pressing issues across income levels.

One of the most significant issues for both voucher holders and the general population is the rental market structure, which prioritizes room-by-room leasing due to the large student population. Many landlords set rental rates per room between \$500-\$800, increasing the overall cost of multi-bedroom units and making them financially unattainable for traditional families. These dynamic prices out low- and middle-income households, forcing them to seek alternative housing options or relocate outside the city limits.

Families seeking three-to five-bedroom units encounter extreme difficulty due to low supply and high demand. Voucher holders struggle to find appropriately sized units, but families in the general population face similar obstacles, especially those without rental assistance who must compete with student renters willing to share costs for higher-priced units. This shortage of large rental properties forces many families to accept smaller units or pay more than they can reasonably afford, exacerbating financial strain.

There is a severe shortage of rental units equipped for individuals with disabilities, impacting both voucher holders and the broader community. Many properties lack necessary accessibility features such as ramps, widened doorways, and modified bathrooms, making it difficult for residents with mobility challenges to secure adequate housing. This shortage forces individuals with disabilities to compromise on living conditions or seek specialized housing options outside College Station.

While Housing Choice Voucher holders face unique barriers related to acceptance and rental limitations, many challenges- rising costs, lack of large units, and accessibility concerns, are shared by the general population. Addressing these issues requires comprehensive housing strategies, including affordable development initiatives, landlord engagement, and accessibility improvements, to ensure equitable housing opportunities for all residents in College Station.

## **Discussion**

Housing affordability and accessibility in College Station present significant challenges for both Housing Choice Voucher holders and the general population. While voucher holders face unique barriers such as landlord reluctance and limitations in unit availability, many of their struggles, high rental costs, lack of large family units, and a shortage of accessible housing – are shared by residents across all income levels. Addressing these inequities requires comprehensive strategies to increase access to affordable units, strengthen landlord engagement, and enhanced accessibility for disabled residents. By prioritizing affordable development initiatives, community-based programs, and policy adjustments, College Station can work toward equitable housing solutions that benefit both voucher holders and the larger population alike.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

The 2025 Point in Time (PIT) Count underscores the pressing need for targeted interventions to address homelessness in the Brazos Valley Coalition for the Homeless service area, which includes the City of College Station. The count identified 72 sheltered and 68 unsheltered individuals experiencing homelessness, with the majority concentrated in Bryan and College Station, the region’s central hubs for education, employment, and social services. Since the pandemic, homelessness has risen across the Brazos Valley, affecting both urban and rural communities.

In addition to urban homelessness, the coalition, in collaboration with community advocates, has identified unsheltered individuals in rural areas. During the 2025 PIT Count, 19 individuals were located in rural communities, often residing in structures such as sheds or RV’s without utilities. While these arrangements provide some protection from the elements, they do not meet the U.S. Department of Housing and Urban Development (HUD) criteria for habitable living spaces. This finding highlights the need for expanded outreach and resources beyond city limits.

Within the Bryan/College Station Continuum of Care (CoC TX-71) there are three emergency shelters: the Doug Weedon Shelter for Hope; the largest facility, accommodating up to 100 individuals including families; Phoebe’s Home, dedicated to survivors of domestic violence; and Family Promise of Bryan/College Station, which currently houses three families at a time. Collectively, these shelters provide 104 beds, but demand consistently outpaces availability, particularly for family accommodations. Several nonprofit organizations strive to bridge this gap by housing families in motels as an interim solution.

Demographically, single adults represent the majority of individuals experiencing homelessness in the region. While White and Black/African American individuals comprise most of the sheltered and unsheltered populations, there are smaller numbers of Hispanic, Asian, American Indian/Alaska Native, and Pacific Islander individuals affected.

This Homeless Needs Assessment will examine trends, challenges, and opportunities for addressing homelessness in the Brazos Valley. By identifying critical gaps in resources and services, the assessment aims to inform strategic responses and strengthen collaboration among stakeholders to ensure that all individuals, regardless of their circumstances, have access to stable and safe housing.

## Homeless Needs Assessment

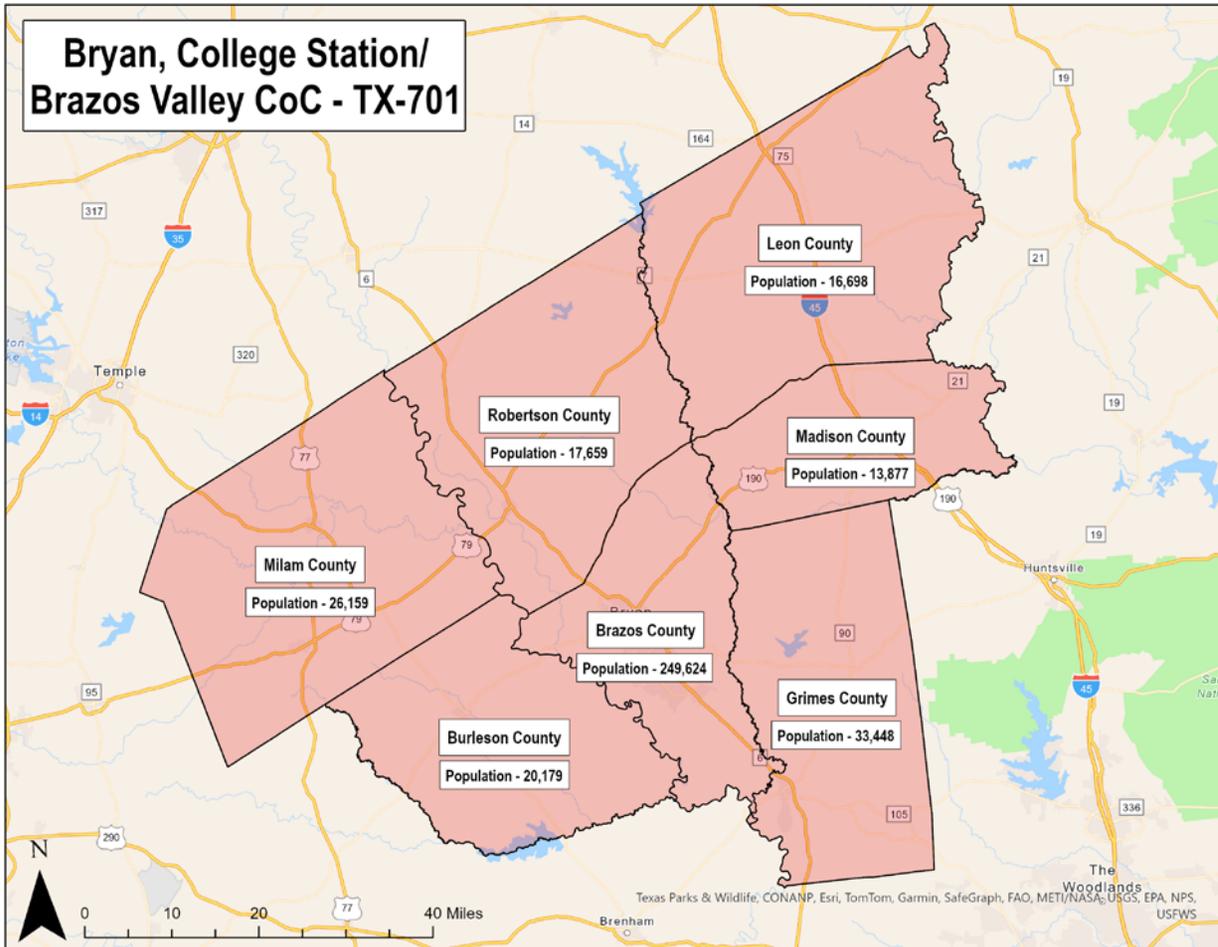
Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	10	69	50	70	30
Persons in Households with Only Children	0	0	0	2	0	0
Persons in Households with Only Adults	67	49	446	400	109	180
Chronically Homeless Individuals	15	1	4	4	2	400
Chronically Homeless Families	0	0	0	2	2	400
Veterans	2	3	26	15	6	60
Unaccompanied Child	0	5	44	40	21	60
Persons with HIV	0	0	2	2	1	60

**Table 26 - Homeless Needs Assessment**

**Alternate Data Source Name:**

2023 ACS 1-Year Estimate

**Data Source Comments:**



**Bryan/College Station CoC 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):**

Data is available in the table above titled Homeless Needs Assessment.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	253	41
Black or African American	237	26
Asian	2	0
American Indian or Alaska Native	8	0
Pacific Islander	2	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	59	14
Not Hispanic	443	53

Data Source  
Comments:

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

The need for housing assistance among families with children and veterans remains significant in 2024. Data indicates that 69 households with adults and children experienced homelessness annually, with 50 new homeless households emerging each year. Fortunately, 70 households exit homelessness annually, through the average duration of homelessness for these families in 30 days. Primary causes include fleeing domestic violence, lack of affordable housing, and insufficient income- all critical factors that demand targeted intervention.

Veterans facing homelessness represents a smaller but highly vulnerable demographic. In 2024, 26 veterans experienced homelessness, with 15 new households entering homelessness and 6 households exiting. Veterans tend to experience homelessness for an extended period, averaging 120 days before securing stable housing. The leading causes contributing to veteran homelessness are mental illness and substance abuse, emphasizing the need for specialized support services tailored to their unique challenges.

The data highlights a continued need for accessible, long-term solutions, including increased availability of affordable housing, financial assistance programs, mental health resources, and emergency shelter options. Strengthening community partnerships and intervention strategies can help mitigate the root causes of homelessness and provide sustainable pathways toward housing stability for these vulnerable populations.

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

Homelessness in Brazos County disproportionately affects certain racial and ethnic groups compared to their overall representation in the population. In 2024, the majority of sheltered and unsheltered individuals experiencing homelessness were White (294 individuals, or 54.1% of the homeless population) and Black/African American (263 individuals, or 48.4%). This is notable given that White residents make up 76.7% of Brazos County's total population, whereas Black/African American residents account for only 12.2%, indicating a significant disparity in homelessness rates affecting Black individuals.

Hispanic individuals also experience homelessness at a disproportionately high rate. While Hispanics constitute 27.5% of Brazos County's population, they represent 73 individuals (13.4% of the homeless population), highlighting an ongoing need for housing support and economic stability programs within the Hispanic community.

Other racial groups exhibit lower levels of homelessness relative to their total population sizes. In 2024, Asian individuals made up only 0.4% of the homeless population (2 unsheltered, 0 sheltered), despite comprising 7.1% of Brazos County's population. American Indian/Alaska Native individuals accounted for 8 sheltered homeless individuals (1.5% of the homeless population), compared to their 2.8% presence in Brazos County. Pacific Islander individuals made up just 0.4% of the homeless population (2 sheltered, 0 unsheltered), closely aligning with their 0.3% share of the county's total population.

These disparities suggest that certain racial and ethnic groups, especially Black/African American and Hispanic populations experience homelessness at rates significantly higher than their representation in the county. Addressing these inequities requires targeted policy interventions, expanded access to affordable housing and community driven solutions aimed at reducing disparities in homelessness across Brazos County.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

In Brazos County, homelessness presents a complex challenge, with both sheltered and unsheltered populations requiring targeted interventions. In 2024, 502 individuals were sheltered across the county's three emergency shelters, which collectively provide 178 beds, 115 designated for adults only and 63 for households with adults and children. However, there are no beds specifically reserved for chronically homeless households, veterans, or unaccompanied youth, highlighting gaps in specialized services.

Despite the availability of shelter options, an estimated 67 individuals remained unsheltered, living on the streets or in uninhabitable conditions. One key factor in this disparity is the strict shelter policies, which mandate that individuals must test negative for drugs and alcohol to gain entry. Since all local shelters house children, ensuring their safety remains the highest priority. This requirement disproportionately affects individuals struggling with substance abuse disorders, many of whom cannot access emergency shelter and remain unsheltered. The data underscores a critical need for sheltering

options specifically for people in active addiction, ensuring they receive support alongside housing stability.

The duration of homelessness varies significantly across different groups. Families with children experiencing homelessness for an average of 30 days, while single adults endure homelessness for 180 days. Those experiencing chronic homelessness, both individuals and families, face extended instability, averaging 400 days without stable housing. Veterans typically remain homeless for 60 days, while unaccompanied youth also experience homelessness for an average of 60 days. Persons with HIV face an extended average of 120 days without secure housing, emphasizing the need for medical and supportive services tailored to their unique challenges.

These figures illustrate the urgent demand for expanded shelter capacity, tailored intervention programs, and specialized support services, particularly for individuals battling addiction. Strengthening community partnerships and developing alternative housing solutions will be vital in addressing the root causes of homelessness and ensuring that all individuals have access to safe, stable housing.

### **Discussion:**

Homelessness remains a pressing issue in Brazos County, affecting individuals and families across both urban and rural communities. Many face significant barriers to stable housing, including financial stability, limited access to affordable housing, and challenges related to mental health and substance abuse. Addressing these issues requires a comprehensive approach, focusing on both immediate relief and long-term solutions.

A central strategy to reduce homelessness is expanding access to affordable housing. Increasing the availability of low-income housing and rental assistance programs can provide individuals and families with the stability needed to rebuild their lives. Strengthening partnerships between government agencies, nonprofit organizations can help develop new housing initiatives while ensuring existing resources are utilized effectively.

Emergency shelters play a critical role in supporting people experiencing homelessness, but they must be adaptable to assorted needs. Establishing specialized facilities for individuals facing addiction, veterans, and unaccompanied youth ensures that those in crisis have access to safe, supportive environments. Expanding shelter capacity and reducing barriers to entry, such as strict eligibility requirements, can help accommodate more individuals, particularly those with complex challenges.

Beyond shelter, access to wraparound services is key to breaking the cycle of homelessness. Providing mental health care, addiction recovery programs, employment assistance, and life skills training empowers individuals to regain independence. Strengthening outreach efforts ensures that people experiencing homelessness, particularly those in rural areas, are connected with vital resources.

Preventing homelessness requires proactive intervention. Expanding financial assistance programs, workforce training, and access to childcare can help families remain housed and reduce the risk of losing

their stability. Additionally, early intervention programs for individuals struggling with mental health issues and substance abuse can provide the support needed to prevent homelessness before it happens.

Collaboration between government agencies, service providers, and the community is essential for sustainable solutions. Expanding investments in housing programs, increasing awareness of available services, and fostering community-driven initiatives can create lasting change. With the right strategies in place, Brazos County can work toward ensuring that all individuals and families have a pathway to secure, stable housing.

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

### **Introduction:**

The Non-Homeless Special Needs Assessment focus on wide-ranging populations that, while not experiencing homelessness, require targeted supportive services and housing to maintain stability and quality of life. This population includes elderly individuals (aged 62 and older) and frail elderly individuals who depend on assistance with three or more activities of daily living, such as bathing, walking, and light housework. It also encompasses persons with mental, physical, or developmental disabilities, as well as individuals struggling with alcohol or drug addiction, persons living with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking.

Although these groups are not homeless, they often face significant challenges that necessitate specialized housing options and comprehensive support services tailored to their unique needs. Understanding and addressing these requirements is essential for promoting their well-being, fostering independence, and building welcoming communities.

### **Describe the characteristics of special needs populations in your community:**

In College Station, the special needs population is a varied group comprising elderly residents, frail elderly individuals, persons with mental, physical, and developmental disabilities, individuals with alcohol or drug addiction, persons living with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. While these individuals are not homeless, they often face significant barriers to accessing adequate housing and specialized services tailored to their needs.

Many households within the special needs community require resources that extend beyond College Station's city limits. Numerous providers and essential services are located in the neighboring City of Bryan, making transportation services crucial for connecting these households to the care and support they need. Collaboration between these cities can play a vital role in meeting the needs of this vulnerable population.

Consultations with area service providers in College Station highlighted significant needs in mental health care and substance abuse treatment. There is a strong demand for counseling services, expanded behavioral health clinics, and additional professional staff to address the mental health challenges faced by residents. At the same time, comprehensive rehabilitation programs are essential to support individuals struggling with substance abuse in achieving recovery and stability. Together, these needs underscore the importance of enhancing local health care infrastructure to better serve the community.

Further, caregivers of elderly individuals and special needs households often require additional support to maintain their physical and mental well-being. These caregivers are essential to the stability and care of the special needs population, and ensuring their health is critical to sustaining a supportive environment.

By addressing these challenges and fostering access to transportation, targeted health services, and caregiver support, College Station can work towards a more accepting and supportive community that enhances the quality of life for all residents.

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

In terms of housing needs, the findings highlighted significant gaps across all categories. High-need groups include low-income elderly individuals, single persons, large families, domestic violence victims, and the physically and mentally disabled. Addressing these needs requires increasing access to affordable and adaptive housing tailored to the unique requirements of these varied groups.

Collaboration among service providers has been a critical component in meeting the supportive service needs of these populations. Providers often share referrals and services, and many direct clients to the 2-1-1 system for additional assistance. Previous plans revealed that a substantial percentage of health and human service providers actively collaborated with multiple agencies within the past year, underscoring the importance of cooperative efforts to maximize resource availability and efficiency.

Transportation emerged as the highest-rated personal need for accessing services, as reported by both survey respondents and local providers. Limited transportation options create significant barriers for individuals seeking critical support, including housing and healthcare services. Addressing transportation challenges is essential for improving service accessibility and reducing inequities in care provision.

Barriers faced by service agencies include constraints on funding sources and staff capacity, which hinder their ability to deliver consistent and widespread support. Among the most underserved groups identified are low-income individuals, those with mental disabilities, individuals with substance abuse disorders, and the homeless.

Specific needs were further ranked by providers: housing was identified as the primary need, reflecting the critical shortage of affordable and accessible living arrangements; transportation was deemed the highest personal need, highlighting its role in connecting populations with essential services; mental health care was described as the most pressing healthcare need, underlining the demand for expanded behavioral health services and professional staff; and assistance for drug and alcohol abuse was identified as the top family need, emphasizing the importance of rehabilitation and recovery support.

Overall, addressing these housing and supportive service needs requires a multi-faceted approach that includes expanding affordable housing options, improving transportation access, enhancing mental health and substance abuse services, and strengthening collaboration among providers. These efforts will be essential for fostering a welcoming and resilient community that supports the well-being of its most vulnerable residents.

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

The population of individuals living with HIV/AIDS within the Bryan-College Station Health Service Delivery Area (HDSA) demonstrates variability in size and characteristics across years, genders, races, and age groups. From 2014 to 2023, the total number of reported cases ranged from 27 in 2019 to 45 in 2021, with 33 cases in 2023. Relative to the area's steadily growing population, which increased from 334,831 in 2014 to 381,116 in 2023, the rate of HIV/AIDS cases per 100,000 varied, peaking at 12.4 in 2016 and settling at 8.7 in 2023.

Age-specific data reveals significant impacts on younger adults. The 15-24 age group consistently recorded notable rates, with 10 cases reported in 2023 and a rate of 11.0 per 100,000. The 25-34 age group showed similarly significant rates, with 12 cases in 2023 and a rate of 23.8 per 100,000- the highest among all age groups. Meanwhile, older populations reported fewer cases, with minimal or no presence among the 35-44, 45-54, 55-64, and 65+ age groups in 2023. Additionally, no cases were reported among the 0-14 age group throughout the entire period.

Racial disparities are evident in the data, with Black individuals consistently experiencing the highest rates. In 2023, Black residents reported 11 cases out of a population of 45,014, resulting in a rate of 24.4 per 100,000. Hispanic residents also showed significant impact with 16 cases in 2023 and a rate of 16.4 per 100,000. White residents reported lower rates, with 6 cases in 2022 and a rate of 2.8 per 100,000. Other racial groups, including American Indian/Alaska Native, Native Hawaiian/Pacific Islander, Multi-Race, and Asian populations, reported sporadic or no cases during this time period.

Gender-specific data highlights differences between male and female populations. In 2023, males accounted for 24 cases out of a population of 192,988, with a rate of 12.4 per 100,000. Females reported 9 cases out of a population of 188,128 with a rate of 4.8 per 100,000. Consistently across the years, males showed higher rates and case counts than females, reflecting potential differences in risk factors and access to preventative measures.

The HIV/AIDS epidemic in the Bryan-College Station HSDA spans all ages, genders, and races, though its disproportionate impact on younger adults, Black and Hispanic individuals, and males highlights areas where targeted prevention, education, and treatment efforts are most needed. Families of those living with HIV/AIDS also require substantial support to navigate the social, emotional, and medical challenges

associated with the condition. Strengthening local healthcare systems, enhancing collaboration among service providers, and reducing stigma remain critical to improving outcomes for individuals and families affected by HIV/AIDS in the region.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

We will implement HOME Tenant-Based Rental Assistance (TBRA) programs using our allocated funds; however, we have not designated a preference for individuals with any specific category of disability.

**Discussion:**

In conclusion, addressing the housing needs of individuals who require supportive services is an essential component of fostering a more tolerant and sustainable community. By recognizing and accommodating the unique challenges faced by elderly individuals, persons with disabilities, those recovering from substance addiction, individuals affected by HIV/AIDS, and survivors of domestic violence, this plan aims to provide stable and secure housing solutions tailored to their specific needs. Through comprehensive strategies and targeted resources, we can enhance the quality of life for vulnerable populations and empower them to lead dignified, independent lives. A commitment to supportive housing not only strengthens communities but also promotes neutrality, ensuring that all individuals have access to safe and appropriate living environments

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

### **Describe the jurisdiction’s need for Public Facilities:**

Public facilities play a vital role in enhancing the quality of life for residents of College Station. These spaces provide opportunities for social engagement, physical activity, and access to essential health and human services. Parks, recreational centers, and community hubs foster civic involvement while contributing to the safety and vibrancy of neighborhoods. Furthermore, the increasing demand for health and human services continues to shape the need for strategically placed public facilities.

The City of College Station remains committed to investing in these critical spaces, ensuring that all residents- particularly those in lower-income areas-have access to quality amenities. Community Development Block Grant (CDBG) funds will support ongoing efforts to expand and enhance parks, senior centers, youth facilities, and other public assets. By prioritizing these investments, the City aims to strength community connections, improve accessibility, and create a more welcoming and supportive environment for individuals of all ages and backgrounds. Through continued development, College Station can foster a thriving, resilient community where residents can engage, grow, and enjoy a high quality of life.

### **How were these needs determined?**

The determination of public facility needs in College Station was informed through a comprehensive outreach and engagement process, ensuring that community stakeholders had the opportunity to voice their concerns and priorities. Various methods were employed to collect input, including surveys, public hearings, consultations and focus groups.

Between February 17 and March 17, 2025, the City of College Station conducted a Nonprofit Providers Survey to gather insights from organizations serving low-and moderate income (LMI) residents. This survey aimed to identify existing service gaps, barriers to access, and unmet facility needs impacting the community.

Additionally, from February 19 to March 21, 2025, a survey for the general public was conducted to identify the needs, barriers, and gaps in service faced by residents. This survey provided an opportunity for individuals from all backgrounds to share their experiences, ensuring that the City’s planning efforts reflect the needs of the broader community.

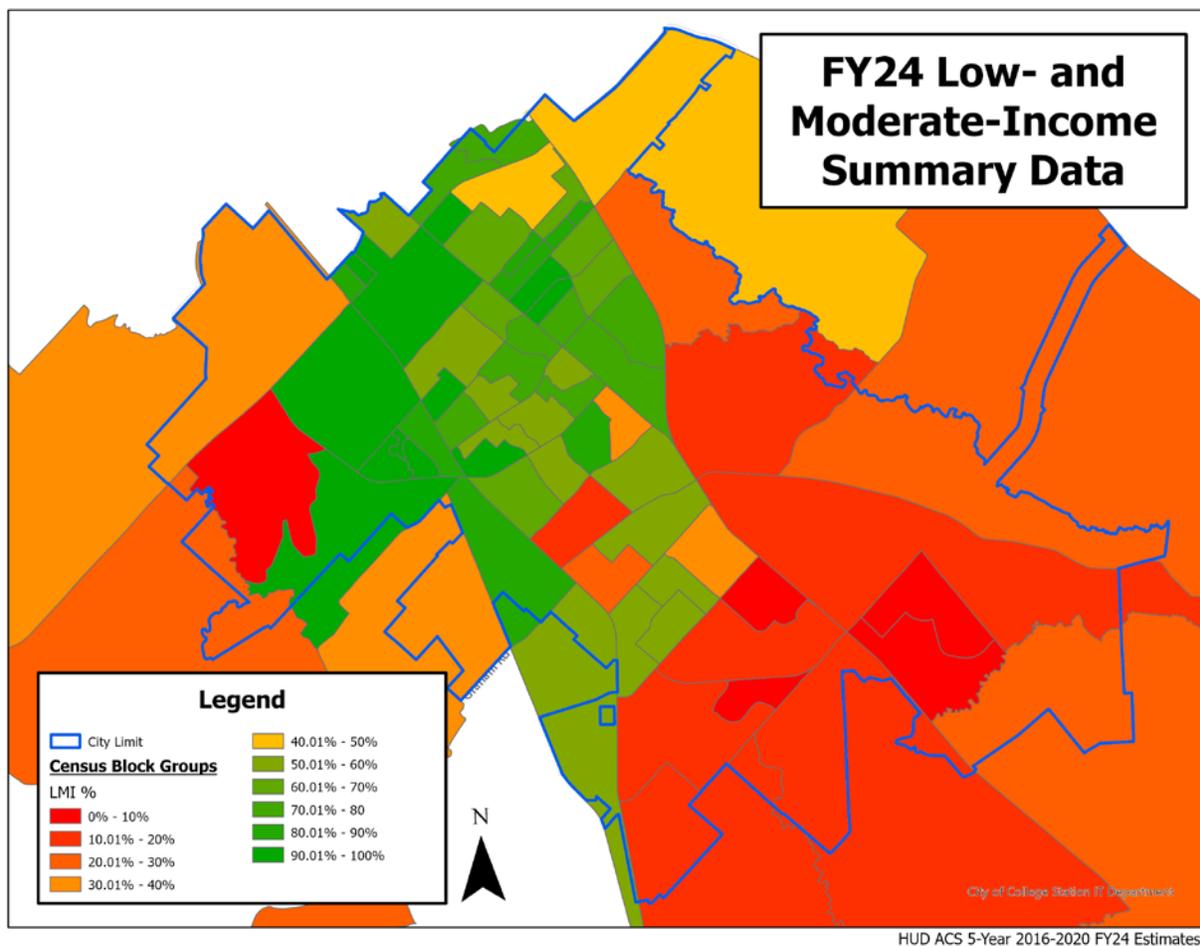
A Public Notice was published in *The Eagle* and in *La Voz*, inviting residents to participate in a Public Hearing scheduled for March 18, 2025. This hearing provided a platform for community members to contribute feedback essential to shaping the 2025-2029 Consolidated Plan.

Targeted Focus Groups were held to address specific areas of concern. On February 27, 2025, a Medical Needs Focus Group was conducted to assess the needs, barriers, and service gaps faced by low-and moderate-income (LMI) residents in accessing medical care. On March 20, 2025, a Housing Needs Focus

Group convened housing providers to assess challenges faced by LMI individuals seeking stable housing options. Additionally, on March 26, 2025, a Workforce Needs Focus Group brought together job training program facilitators to evaluate existing employment support initiatives and explore funding strategies for future workforce development.

To further refine the assessment, the City of College Station engaged with College Station ISD in a consultation on March 27, 2025, ensuring that the needs of both students and staff were incorporated into the overall planning process.

Through these mixed engagement strategies, the City gathered valuable data and perspectives to shape a more responsive approach to public facility investments, prioritizing accessibility and sustainability for residents across various demographics. By leveraging community input, College Station remains committed to fostering a tolerant environment that meets the evolving needs of its population.



**LMI Areas In College Station**

## **Describe the jurisdiction’s need for Public Improvements:**

Through extensive data collection and community engagement, the City of College Station has identified critical areas for public facility improvement. The most pressing need cited by residents and stakeholders is transportation, specifically the expansion of public transit options and the development of an environment that supports alternative modes of travel. Addressing these challenges is essential for enhancing accessibility, reducing congestion, and promoting sustainability throughout the community.

Inadequate public transportation limits mobility for residents, particularly those in low- and moderate-income (LMI) households, seniors, and individuals with disabilities. Increased investment in transit infrastructure- such as expanded bus routes, additional stops, and improved scheduling- would allow greater connectivity between neighborhoods, employment centers, and essential services. Furthermore, creating a more pedestrian-and cyclist-friendly environment with enhanced sidewalks, bike lanes, and greenways would promote safer and more sustainable travel alternatives.

Beyond transportation, community centers and park improvements were also ranked as high-priority needs. Community centers serve as vital hubs for social engagement, educational programs, and recreational activities, fostering connections among residents of all ages. Expanding and modernizing these facilities would enhance access to resources that support workforce development, senior services, and youth initiatives.

Similarly, continued investment in parks and recreational spaces would promote physical activity, improve public health, and increase opportunities for outdoor engagement. Upgraded park amenities- including trails, sports fields, playgrounds, and shaded areas- would contribute to a higher quality of life for all residents. Well-maintained green spaces not only serve as recreational assets but also strengthen neighborhood cohesion and improve environmental sustainability.

By prioritizing these public facility improvements, College Station can foster a more connected, accessible, and vibrant community. Strategic investments in transportation, community centers, and parks will ensure that residents have the resources and infrastructure needed to thrive, while reinforcing the City’s commitment to balance, sustainability, and overall quality of life.

## **How were these needs determined?**

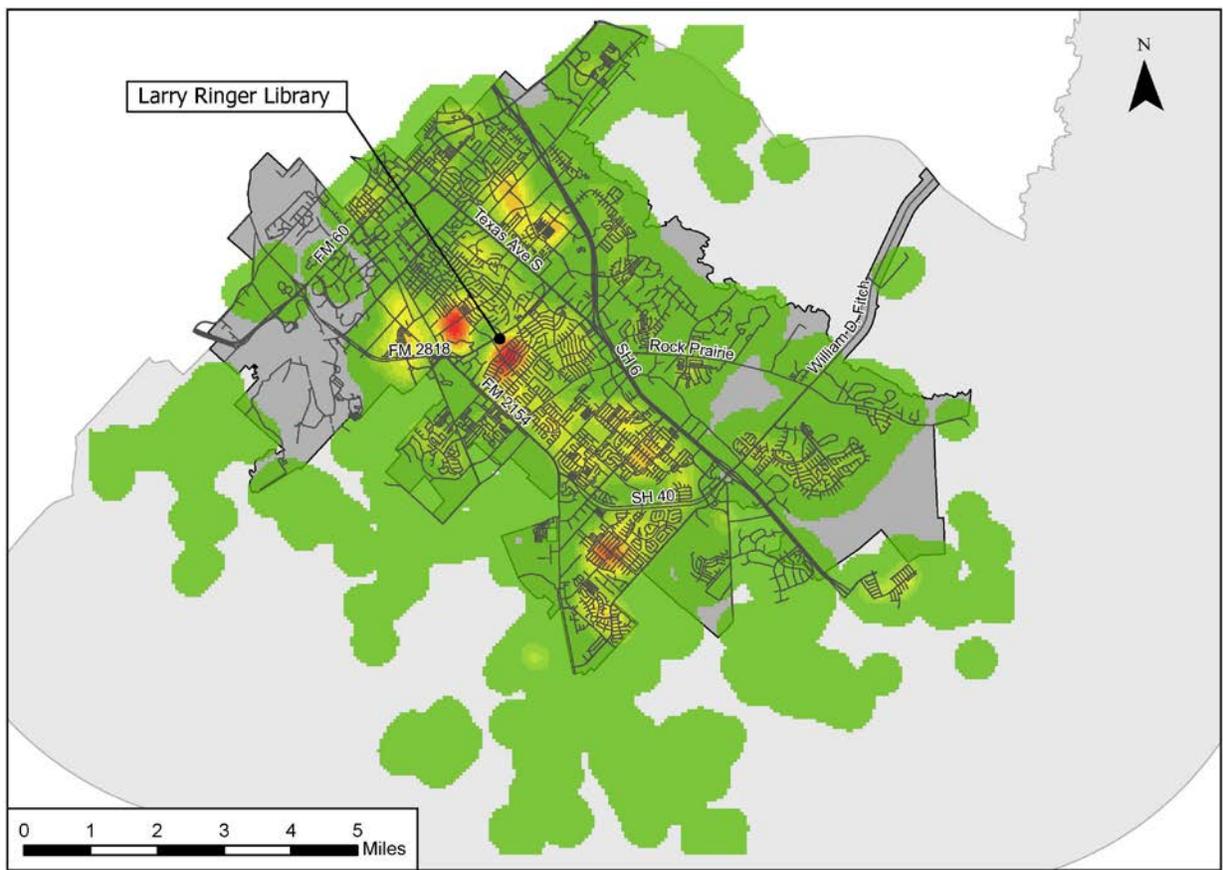
The City of College Station conducted an extensive outreach process to assess public improvement needs, engaging community stakeholders through surveys, public hearings, consultations, and focus groups.

Between February and March 2025, surveys targeted nonprofit providers and the general public to identify service gaps and barriers affecting low-and moderate-income (LMI) residents. A Public Hearing on March 18 allowed residents to contribute feedback for the 2025-2029 Consolidated Plan.

Focus groups addressed medical, housing, and workforce needs, gathering insights from service providers and job training facilitators. Additionally, the City consulted with College Station ISD to integrate student and staff concerns into its planning.

By leveraging wide-ranging engagement strategies, College Station aims to enhance accessibility and sustainability, in its public improvement investments.

### College Station Public Library Card Holders



#### Library Card Holders

#### Describe the jurisdiction’s need for Public Services:

College Station faces a significant need for enhanced public services, with mental health services emerging as the top priority. Data underscores the critical importance of addressing mental health

needs, followed by job training and employment services, and support for the homeless population. The City's commitment to improving public services centers on fostering coordination across all levels of government and service providers to minimize duplication and streamline access for low-and moderate-income individuals and families.

City staff collaborated extensively with the city of Bryan and various local and regional agencies to evaluate health and human service needs in the area. Notably, many service providers are based in neighboring Bryan, emphasizing the necessity of efficient transit options to connect clients with these essential resources. Improved transportation would bridge the gap between residents and critical services, particularly for underserved populations.

The homeless and special needs populations in College Station depend on these public services to meet immediate needs, establish stability, and achieve self-sufficiency. Public input and feedback from local providers and stakeholders have highlighted several high-priority services, including support for abused or neglected children, mental health care, substance abuse treatment, and services for the physically disabled. These services are crucial for fostering a healthier and more resilient community.

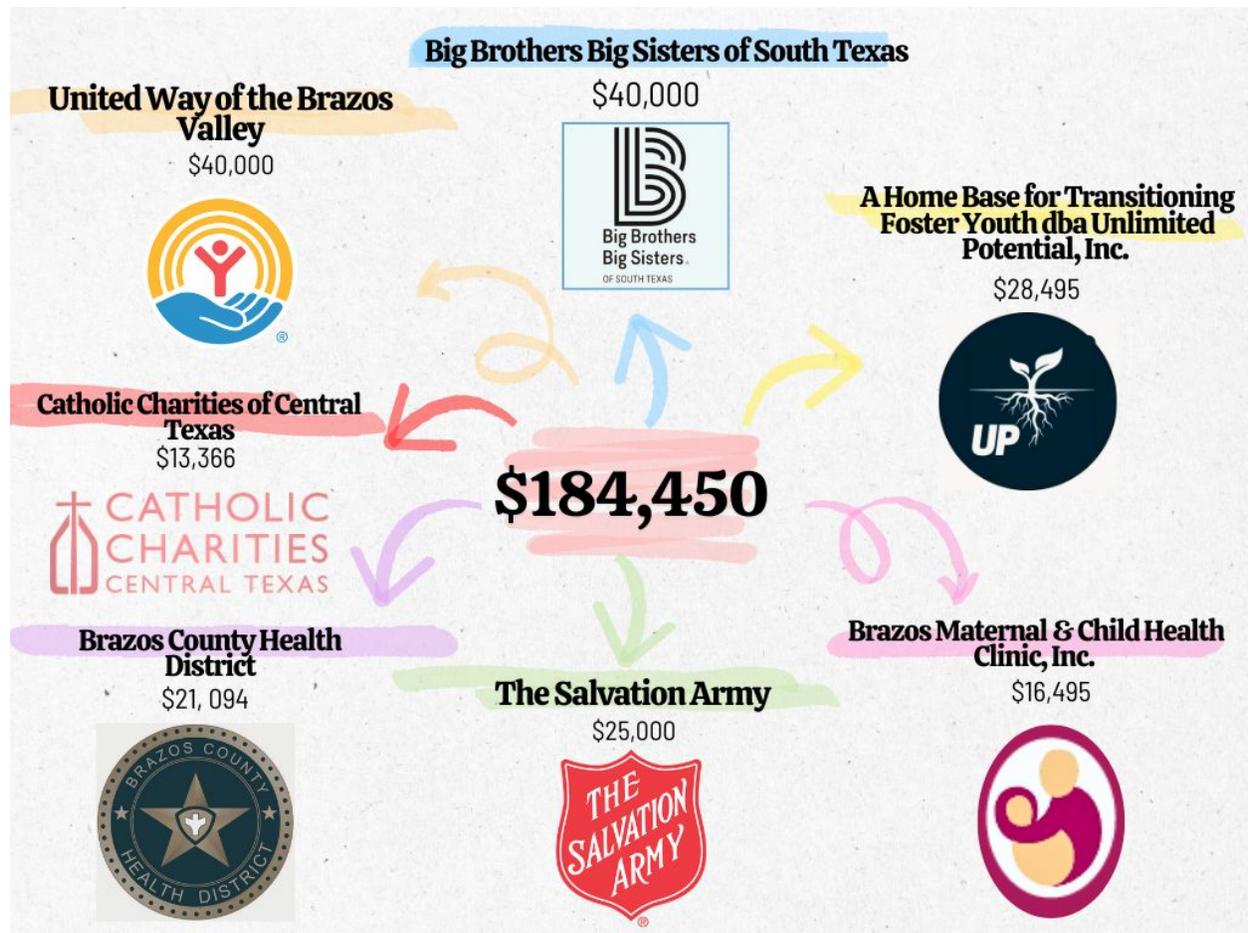
Despite the evident need, gaps in service availability persist. Rental assistance and healthcare services are among the most frequently utilized public resources in the College Station-Bryan area, highlighting the urgent necessity to address these unmet needs.

By prioritizing these findings, College Station can work towards improving access to critical public services, ensuring a more coordinated and effective approach to supporting its residents. Collaboration with nearby communities, enhanced transportation options, and targeted investments in underrepresented services will be pivotal in building a more equitable and supportive environment for all.

### **How were these needs determined?**

City staff employed a comprehensive approach to assessing the needs of Public Service agencies and the residents who rely on them. This process incorporated data from the Community Needs Survey as well as insights from a separate survey specifically tailored for employees of public service agencies serving the population of Bryan and College Station. The findings from these surveys provided valuable information on community preferences regarding essential services.

Additionally, staff facilitated focus groups centered on key topics, including medical needs, housing needs, and workforce development. To ensure a well-rounded understanding, several one-on-one consultations were conducted, along with public hearings to gather wide-ranging perspectives. The collected data was meticulously analyzed and served as the foundation for decision-making by staff and the CDBG Public Service Agency Funding Review Committee. As a result, grant funds were strategically allocated to qualified organizations, ensuring that community resources effectively address local needs.



Funded Non Profit Organizations

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Housing market in College Station continues to evolve, shaped by demographic shifts, economic trends, and housing demand. Data from the American Community Survey (ACS) highlights key changes since 2020, including ownership rates, rental trends, household composition, and the City's housing stock.

### Homeownership vs. Rental Units

College Station has approximately 47,029 households, with 65.1% renter-occupied and 34.9% owner-occupied, demonstrating a strong rental market largely influenced by Texas A&M University. Compared to 2020, rental occupancy has increased, reflecting the growing student population and housing affordability challenges. Within the College Station-Bryan Metropolitan Statistical Area (MSA), homeownership is higher, with 50.2% owner-occupied and 49.8% renter-occupied units.

### Household Composition and Occupancy

Household composition in College Station reflects its multifaceted population. 35.4% of households consist of married couples, 29.9% are male households without spouses, and 29.7% are female householders in similar circumstances. Additionally, 22.7% of households include children under 18 years old, while 14.7% have members aged 65 or older. The average household size is 2.37, and the average family size is 3.05.

Single-person households make up 31.5% of total housing units, with renters representing a significant majority (37.5%) compared to homeowners (20.4%). Two-person households are also prevalent, making up 32.9% of all units, with a balanced distribution between owner-occupied (35.4%) and renter-occupied (31.6%) units. Larger households with four or more members are more common among homeowners (24.8%) than renters (16.7%), reflecting family-oriented housing preferences.

### Housing Stock and Development

Housing inventory has expanded significantly over the past five years. From 2019 to 2023, residential construction permits fluctuated across housing types, with single-family detached homes dominating. In 2022, there were 584 single-family permits, peaking at 621 residential permits completed in 2023. Over this five-year period, 2,718 permits were issued, resulting in 5,683 units. While single-family detached homes represent the largest share of permits, multi-family housing accounts for the largest portion of total units, reinforcing the City's rental-driven housing market.

### Economic and Social Influences

Fixed mortgage rates have fluctuated in response to broader economic conditions, impacting affordability for prospective homeowners. Additionally, single-parent households and special needs households face unique challenges, prompting targeted housing initiatives. Education remains a strong economic driver, with a significant portion of College Station residents holding bachelor's degrees or higher, supporting job stability and housing demand.

## **Conclusion**

A clear divide exists between owner-occupied and renter-occupied housing in College Station. Renters dominate the housing landscape, particularly among younger, smaller households and nonfamily living arrangements, reflecting the influence of the local university. Owner-occupied housing remains prevalent among families, older residents, and larger households, underscoring the varied housing dynamics shaped by the City's varied population and economic drivers. Through ongoing development and planning, College Station continues to address the evolving needs of its residents while maintaining accessibility and sustainability in its housing market.

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

### Introduction

College Station is a rapidly growing city with a housing stock that reflects its ongoing development. According to data from the Brazos Central Appraisal District, the City contains 24,126 residential platted parcels, with 57% built since 2000 and 72% constructed since 1990, demonstrating the area’s continuous expansion.

The predominant housing type in College Station is single-family homes, which account for 78% of residential parcels. The city also features 191 apartment complexes providing approximately 118,000 beds – a reflection of the large student population. In addition to traditional single-family homes and apartments, middle housing options, including manufactured homes, duplexes, triplexes, fourplexes, townhomes, patio homes, and homeplexes, make up 4,998 platted parcels (20% of total housing units).

The average year of construction for residential structures is 1998, with single-family homes averaging the same year. Other housing types vary in construction age, with townhomes averaging 2010, patio homes 2000, and fourplexes dating back to 1981. This wide-ranging in housing stock provides a mix of newer and older developments, catering to a wide range of residential needs and preferences.

College Station’s evolving housing landscape reflects both its youthful population and increasing demand for varied living arrangements, underscoring the importance of continued housing development and strategic planning to accommodate future growth.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	21,025	44%
1-unit, attached structure	3,030	6%
2-4 units	8,210	17%
5-19 units	9,630	20%
20 or more units	5,340	11%
Mobile Home, boat, RV, van, etc	555	1%
<b>Total</b>	<b>47,790</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

**Alternate Data Source Name:**

Housing Action Plan

**Data Source Comments:**

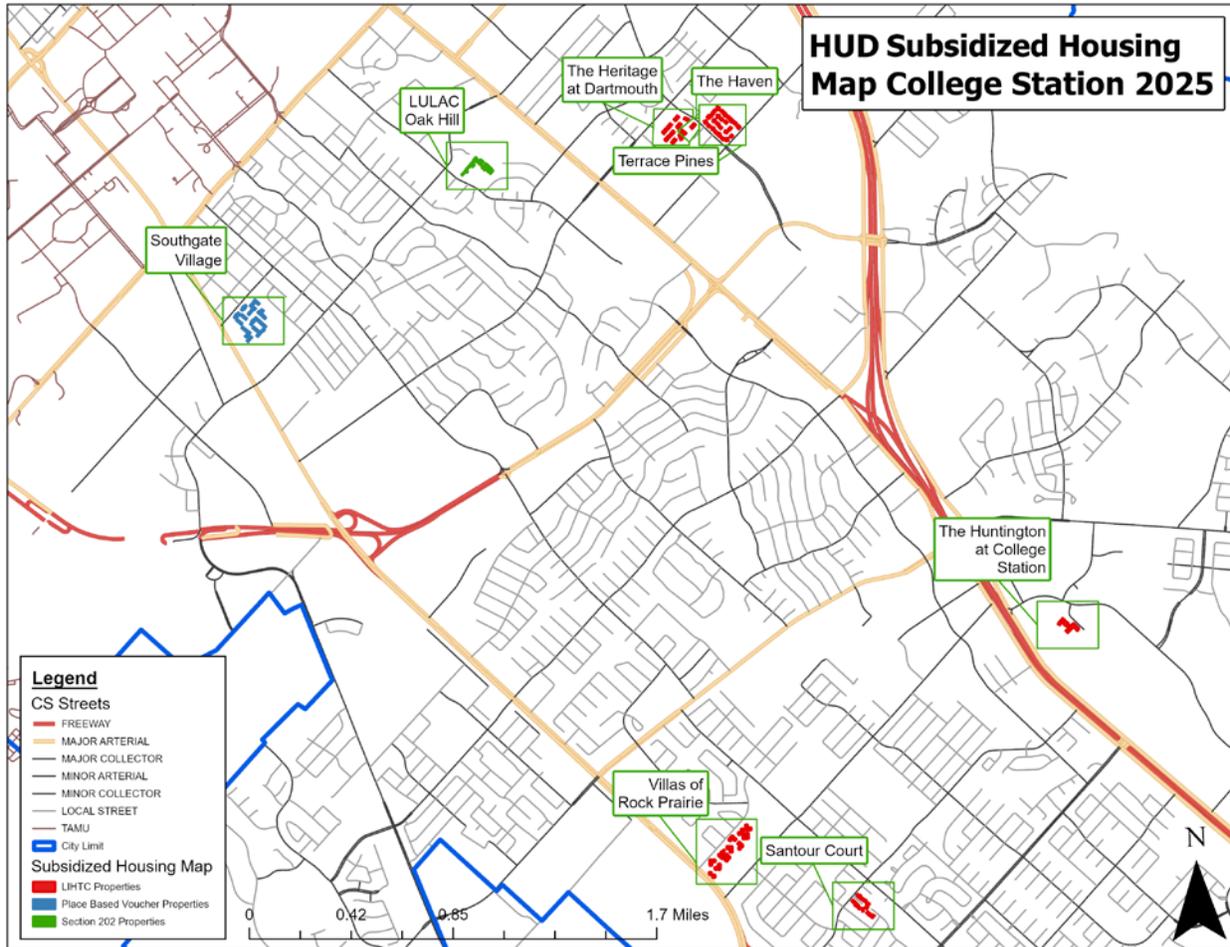
### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	95	1%	1,000	4%

	Owners		Renters	
	Number	%	Number	%
1 bedroom	60	0%	5,365	20%
2 bedrooms	645	4%	9,885	38%
3 or more bedrooms	14,530	95%	10,105	38%
<b>Total</b>	<b>15,330</b>	<b>100%</b>	<b>26,355</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2016-2020 ACS



**Subsidized Housing in College Station**

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

The City of College Station supports affordable housing through federal, state, and local programs. While it lacks public housing units, many residents benefit from rental assistance programs like the Housing Choice Voucher program, which enables eligible households to rent privately.

**Housing Assistance Programs**

- **Housing Choice Vouchers:** 451 College Station households use vouchers, part of 1,527 in Brazos County and 1,698 across the seven-county region. However, 3,097 applicants remain on the waitlist, with priority cases waiting 24 months.
- **Family Self-Sufficiency Program:** In 2024, 15 graduates completed the program, while 235 participants continue working toward financial independence.

### **Affordable Housing Initiatives**

**LIHTC Properties:** 460 units help low-income families, seniors, and those with special needs:

- Haven: 24 units
- Heritage at Dartmouth: 96 units (elderly/special needs)
- Santour Court: 16 units (single-family homes)
- Terrace Pines: 100 units (elderly)
- Huntington at College Station: 92 units (elderly)
- Villas of Rock Prairie: 132 units (elderly)

### **CDBG & HOME -Funded Units: 46 total units**

- Brazos Valley Community Action Partners: 11 units
- Elder-Aid: 31 units
- Twin City Mission: 4 units

### **Federally Supported Housing: 250 additional units**

- Southgate Village (place based voucher)
- LULAC Oak Hill (HUD Section 202)

College Station continues expanding resources for low- and moderate-income families, seniors, and individuals with special needs, ensuring long-term stability through various funding sources.

### **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 anticipates maintaining its current inventory of affordable housing units without any reductions. The affordability contract periods for Low-Income Housing Tax Credit (LIHTC) properties within the City are not expected to expire for at least another five years.

However, the availability of naturally occurring affordable housing-properties that are not federally subsidized- is steadily declining in College Station. These housing units, typically consisting of older properties, are frequently acquired by developers for redevelopment into high-density housing aimed at

college students. Such developments often feature rental arrangements by the room, making them financially inaccessible to non-student households.

Additionally, the production of new affordable housing faces several challenges, including reductions in grant funding, the increase in the cost of construction materials and the increasingly high cost of land in College Station. These factors are expected to impact future efforts to expand affordable housing options in the area.

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

The current availability of housing units in College Station falls short of meeting the needs of its growing population. The City continues to experience significant expansion, with estimates from the College Station Planning and Development Services Department projecting a population of 145,000 by 2023, making a consistent growth rate of approximately 2% per year.

A key indicator to the housing strain is the large influx of commuters. According to the 2020 U.S. Census Bureau, more than 40,000 individuals travel into College Station for work daily. Non-residents fill 69% (40,981 of 59,810) of jobs located inside College Station, highlighting a disparity between available housing options and workforce demand. This imbalance underscores the need for housing solutions that better serve workers in the community.

To mitigate these challenges, College Station has introduced a Housing Action Plan, designed to expand housing assortment and incentivize affordable development. Despite these efforts, affordability remains a pressing issue. 58% of renters and 18% of homeowners allocated more than 30% of their monthly income toward housing costs, placing financial strain on many residents. The median sales price for a non-newly constructed home in the first quarter of 2025 was \$321,500, making homeownership increasingly unattainable for middle-income families.

Although the City has pursued various policy adjustments and engaged in community feedback initiatives to address these concerns, housing supply continues to lag behind demand, particularly for non-student households and the local workforce. Without proactive intervention, College Station's housing market will remain a challenge for many seeking affordable and accessible housing options.

### **Describe the need for specific types of housing:**

As College Station continues to experience rapid growth, the need for wide-ranging and accessible housing options has become increasingly critical. Data indicates that four key types of housing are in high demand: affordable starter homes for first-time buyers, affordable rental units for low-income elderly households, housing designed for individuals with disabilities, and larger rental units (three bedrooms or more) for low-income families.

#### **Affordable Starter Homes for First-Time Buyers**

The dream of homeownership remains elusive for many first-time buyers due to rising property values and a limited inventory of affordable homes. Two key indicators highlight this challenge: the median sales price for a non-newly constructed home in the first quarter of 2025 was \$321,500, and the City's Down Payment Assistance Program, which provides up to \$50,000 in gap financing, has remained largely unused in recent years due to high housing costs. To address this, the program has been adjusted to offer increased gap financing in hopes of restoring its viability. Expanding access to reasonably priced starter homes will provide young professionals and families with an opportunity to invest in stable housing, build appreciation, and contribute to the long-term economic vitality of College Station.

### **Affordable Rental Units for Low-Income Elderly Households**

College Station's elderly population is growing at a significant rate. Between 2010 and 2020, the number of residents aged 65 to 74 increased by 83.35%, those aged 75 to 84 grew by 77.88%, and individuals 85 years and older rose by 55.84%. As this demographic expands, so does the need for accessible, affordable rental housing. Many seniors rely on fixed incomes and require cost-effective living arrangements that offer safety, stability, and proximity to essential services. Increasing affordable rental opportunities will allow elderly residents to remain in their communities without financial hardship.

### **Housing for Disabled Households**

Accessible and affordable housing remains a critical need for individuals with disabilities. Many existing rental units fail to accommodate their specific mobility and accessibility requirements, limiting safe and functional living options. Expanding the availability of rental properties designed with accessibility features will improve quality of life and promote equal housing opportunities. Currently, College Station has 51 units of accessible affordable rental housing, spread across several properties.

- Heritage at Dartmouth - 16 units
- The Haven - 3 units
- Santour Court – 2 units
- LULAC Oak Hill Apartments – 5 units
- Terrace Pines Apartments – 7 units
- The Huntington at College Station – 10 units
- Villas of Rock Prairie – 8 units

### **Larger Affordable Units for Low-Income Families**

Many low-income households require three-bedroom or larger rental units to accommodate growing families. However, these units are often unavailable at affordable price points. As redevelopment trends prioritize student housing and smaller apartments, families struggle to secure appropriately sized living spaces. Expanding the availability of larger, cost-effective rental homes will help fill this gap and provide families with stable, sustainable housing options.

## **Conclusion**

Addressing these housing needs requires proactive planning, investment, and policy initiatives to ensure College Station remains a welcoming and accessible community for all residents. By prioritizing affordability and housing assortment, the City can support both its growing workforce and long-term residents, fostering economic stability and improving overall quality of life.

## **Discussion**

The housing market in College Station is undergoing dynamic changes, driven by shifting demographics and rapid population growth. To ensure housing remains accessible and affordable, the City must adopt a proactive approach in addressing current and future needs. By collaborating with both non-profit and for-profit developers, efforts will focus on increasing housing availability for key populations, including those with disabilities, special needs, and lower-income households.

A comprehensive analysis of the jurisdiction's housing market reveals significant trends in supply, demand, and affordability. Rising costs pose challenges for residents, highlighting the importance of expanding affordable housing options. Additionally, the condition of public and assisted housing remains a key focus, requiring continued investment to maintain livability standards.

College Station must also account for the needs of homeless individuals, ensuring adequate facilities, housing, and supportive services are available. An inventory of existing resources will help identify gaps and inform future strategies. Furthermore, regulatory barriers can hinder the expansion of affordable housing, necessitating policy reviews and potential reforms to streamline development processes.

Beyond housing, the local economy plays a pivotal role in shaping housing demand. Economic growth, employment rates, and income levels impact affordability and accessibility, reinforcing the need for strategic planning to balance housing supply with economic realities.

This Market Analysis serves as the foundation for funding priorities within the City's Consolidated Plan, guiding efforts to address challenges and optimize opportunities for College Station's evolving housing needs.

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

## Introduction

College Station has experienced rapid growth since the 1970’s, leading to significant changes in its housing market. In recent years, home prices have risen sharply, creating a shortage of moderately priced housing options. The pace of rising housing costs has outstripped income growth, placing financial strain on renters and limiting homeownership opportunities for low- and moderate-income residents.

Most College Station workers reside outside the city limits, reflecting affordability challenges within the community. The City’s housing stock is predominantly composed of single-family homes and multifamily apartments, with a notable lack of middle housing options such as duplexes, condos, and townhomes. This imbalance in housing types has contributed to limited affordability and accessibility.

Projections indicate a substantial housing supply shortage by 2030, exacerbating existing concerns. For housing to be considered affordable, costs must not exceed 30% of a household’s gross income. However, financial burdens remain prevalent, with 58% of renters and 18% of homeowners with mortgages classified as cost-burdened.

The median sales price for non-new construction homes rose from \$250,000 in 2020 to \$321,500 in 2025, demonstrating a significant appreciation in housing costs. Similarly, fair market rents for College Station have increased, ranging from \$1,034 for an efficiency unit to \$1,864 for a four-bed in 2025, compared to \$682 and \$1,647, respectively, in 2020.

As College Station continues to grow, addressing affordability and housing supply challenges will be critical to supporting the City’s residents and ensuring long-term sustainability in the housing market.

## Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	185,800	256,600	38%
Median Contract Rent	743	829	12%

Table 29 – Cost of Housing

**Alternate Data Source Name:**

Housing Action Plan

**Data Source Comments:**

Rent Paid	Number	%
Less than \$500	2,015	7.6%
\$500-999	15,665	59.4%
\$1,000-1,499	5,425	20.6%

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
\$1,500-1,999	2,275	8.6%
\$2,000 or more	979	3.7%
<b>Total</b>	<b>26,359</b>	<b>100.0%</b>

**Table 30 - Rent Paid**

**Alternate Data Source Name:**

Housing Action Plan

**Data Source Comments:**

### Housing Affordability

<b>Number of Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	1,010	No Data
50% HAMFI	5,865	190
80% HAMFI	18,115	1,790
100% HAMFI	No Data	3,254
<b>Total</b>	<b>24,990</b>	<b>5,234</b>

**Table 31 – Housing Affordability**

**Alternate Data Source Name:**

Housing Action Plan

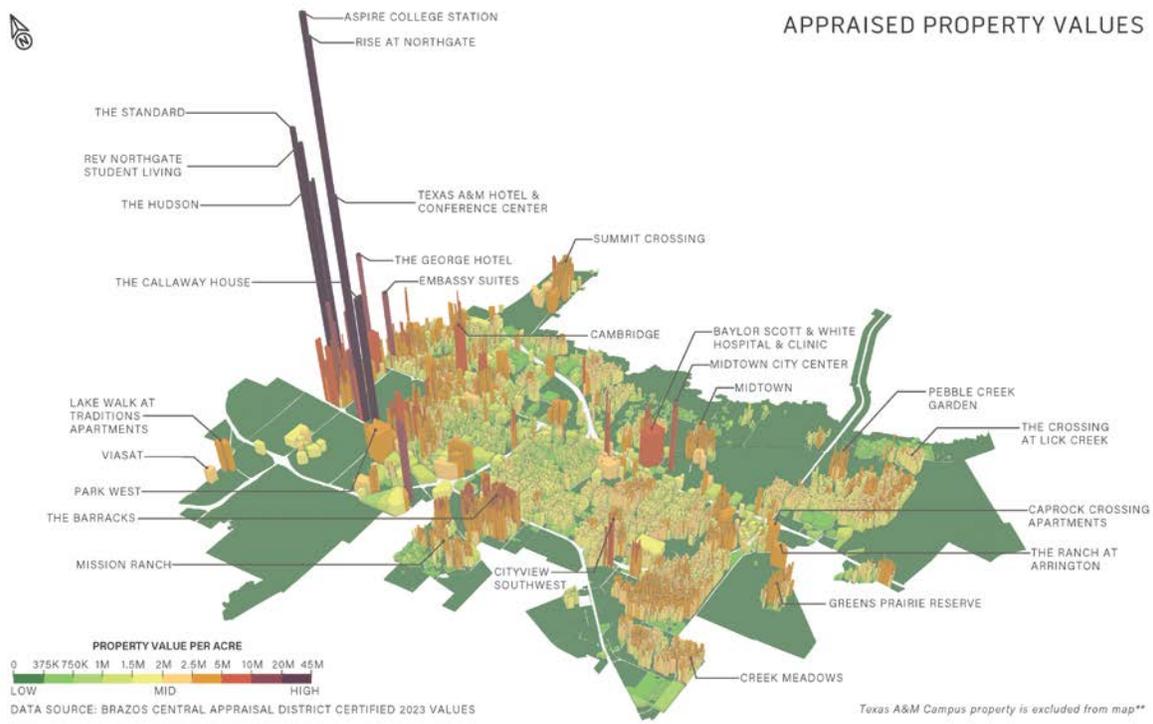
**Data Source Comments:**

### Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	1,034	1,089	1,206	1,690	1,863
High HOME Rent	988	1,059	1,206	1,463	1,613
Low HOME Rent	775	830	996	1,150	1,283

**Table 32 – Monthly Rent**

**Data Source Comments:**



**College Station Land Values**

**Is there sufficient housing for households at all income levels?**

An analysis of College Station’s housing market suggests that affordability and accessibility vary significantly across income levels, with substantial challenges for lower-income households.

Since 2009, the median home value has increased from \$185,800 to \$256,600 in 2020, reflecting a sharp rise in property costs. Simultaneously, the median contract rent has risen modestly from \$743 in 2009 to \$829 in 2020, indicating a slower rate of increase compared to home prices.

Rent distribution data shows that the largest segment of renters – 15,665 households – pay between \$500 and \$999 per month, followed by 5,425 households paying between \$1000 and \$1,499. However, a smaller portion – 3,254 households pay \$1,500 or more, suggesting that high end rental options remain limited.

A deeper examination of housing affordability, as outlined in the chart above, reveals that a significant number of households face cost burdens across various income levels. Those earning 30% of HUD’s Area Median Family Income (HAMFI) experience the greatest affordability challenges, particularly among renters. At the 50% HAMFI level, both renters and homeowners struggle with housing costs, though renters are impacted at a much higher rate. As income levels increase to 80% and 100% HAMFI, affordability concerns persist, particularly for renters, reflecting limited options within their budget

constraints. These figures highlight an ongoing affordability gap that affects a broad spectrum of residents.

Rental costs further highlight affordability concerns. Fair market rents in 2025 range from \$1,034 for an efficiency unit to \$1,863 for a four-bedroom home, exceeding the High HOME Rent thresholds for comparable units. The Low HOME Rent, which is considered affordable for lower-income households, ranges from \$775 for an efficiency unit to \$1,283 for a four-bedroom home, illustrating a gap between market rates and affordability benchmarks.

Overall, rising home values and rental costs indicate significant housing affordability challenges, particularly for low- and moderate-income households. As College Station continues to expand, addressing these disparities through varied housing options and affordability initiatives will be essential to ensuring access to stable, quality housing for residents of all income levels.

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

Housing affordability in College Station is expected to become increasingly challenging as home values and rental costs continue to rise. Several key factors contribute to this trend, including land limitations, infrastructure costs, and shifting demographic demands.

College Station is landlocked, meaning it can no longer expand into its extraterritorial jurisdiction (ETJ) by right. This restriction has made land within city limits exceptionally valuable, further driving up development costs. Additionally, very few parcels of land exist with pre-established infrastructure, requiring new developments to undertake costly improvements – such as sewer, road, and utility installation – before construction begins. These factors significantly increase housing costs, making affordability more difficult to maintain.

The city's strong rental market, driven by its status as the home of Texas A&M University, further complicates affordability concerns. Texas A&M, the largest university by population in the nation, fuels high demand for rental units. Many older homes have been demolished and redeveloped into student-oriented rental properties, which has improved the overall quality of housing stock but created affordability challenges for the workforce. Rising rental prices have made it increasingly difficult for non-student residents to find affordable housing options within College Station.

Despite a continuous production of new housing units, projections indicate a significant housing supply shortage by 2030. This is particularly evident in areas like Northgate, located adjacent to Texas A&M, where high-rise construction has surged. Currently, Northgate has 8,016 beds with three additional high-rises under construction and two more under review. Even with these developments, demand will remain unmet, further driving rental costs across the city.

Adding to these pressures is the City’s fastest growing demographic – residents aged 65-74. Advances in healthcare have led to increased life expectancy, while many former Texas A&M students, known as “Old Ags” are choosing to return to College Station for retirement. Developers are responding to this trend by constructing senior housing options, which remain highly profitable. However, this shift has shifted development incentives away from building moderately priced workforce housing, exacerbating the affordability crisis for residents in lower – and middle-income brackets.

With supply failing to meet demand and development costs continuing to rise, housing affordability in College Station will likely remain a significant concern. Addressing this issue will require proactive planning, strategic policy interventions, and innovative development approaches to ensure that housing remains accessible for residents across all income levels.

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

An analysis of HOME Rents versus Fair Market Rent (FMR) in College Station highlights the challenges in maintaining affordability for low- and moderate-income households. In 2025, FMR’s for rental units range from \$1,034 for an efficiency unit to \$1,863 for four-bedroom units, generally exceeding High HOME Rent limits in all unit types except for two-bedroom units. Meanwhile, Low HOME Rent, designed for lower-income households, remains significantly below FMR, ranging from \$775 for an efficiency unit to \$1,283 for a four-bedroom unit.

The gap between HOME Rent and FMR indicates that without intervention, many households may struggle to find units within their affordability range. Higher rental rates mean an increased cost burden for lower-income families and a greater demand for subsidized housing. The disparity also suggests that many housing units priced at FMR are inaccessible to residents relying on HOME Rent affordability thresholds, further emphasizing the need for strategic affordable housing production and preservation.

To address these concerns, a comprehensive affordable housing strategy must prioritize expanding the availability of units that align with HOME Rent limits. This can be achieved through incentives for developers to construct workforce and low-income housing, leveraging housing subsidies to make existing units more affordable, and exploring partnerships to rehabilitate properties for long-term affordability. Additionally, policies that encourage mixed -income developments could help balance supply, ensuring that both low-income and moderate-income households have viable housing options.

As College Station continues to experience strong housing demand, the City must adopt proactive measures to prevent further affordability challenges. Strengthening affordable housing initiatives and ensuring HOME Rent limits remain relevant to market conditions will be crucial in fostering sustainable, assorted housing opportunities.

## **Discussion**

The substantial student population in College Station drives a significant demand for off-campus rental housing. Texas A&M University, with an enrollment of 79,114 students constitutes the majority of this demand, while Blinn College and RELLIS, located in the neighboring city of Bryan, add an additional 9,905 and 3,802 students respectively. Over time, the availability of on-campus housing has failed to keep pace with the university's expanding student body, further increasing reliance on the local rental market.

The presence of students in College Station's multi-family housing sector has contributed to distinct occupancy cycles tied to academic semesters. Rental occupancy rates peak in the fall semester (September through mid – December) and decline slightly during spring (January through mid-May) and reach their lowest levels in summer (mid-May through mid-August). Many students prefer nine-month lease terms that align with the academic year, leading landlords to adjust rental rates to mitigate potential revenue losses. As a result, fall lease rates are typically higher, while summer discounts are widely offered to accommodate the seasonal decline in demand.

Beyond seasonal trends, student housing preferences continue to shape rental development and pricing. The ongoing shortage of affordable workforce housing is exacerbated by the redevelopment of older properties into student-oriented rental units. Additionally, high-rise construction in Northgate, a popular student housing district, has expanded capacity yet remains insufficient to meet demand. Despite the continuous production of new housing, College Station is projected to face a housing supply shortage by 2030, further fueling rent increases.

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

### Introduction

College Station maintains a relatively young housing stock, with approximately 75% of its residential units constructed after 1980. This results in fewer dilapidated structures compared to similarly sized communities, primarily due to the influence of Texas A&M University's substantial student population. Over time, many older, deteriorating units have been redeveloped into student housing by investors, ensuring a consistent renewal of available housing options.

With newer housing units comprising the majority of the city's inventory, the risk of lead-based paint exposure is significantly lower than in other municipalities. To systematically assess housing conditions, the City conducts a comprehensive survey of all residential structures every five years in conjunction with the Consolidated Plan. Housing units are classified using a four-point scale: Excellent, Conservable, Substandard, and Dilapidated.

Currently, the majority of College Station's housing stock falls under the Excellent category, accounting for 76.64% of units. These structures are newly built, well-maintained, and require no immediate repairs. Another 19.99% of units are classified as Conservable, meaning they are generally in good condition, with only minor upkeep needed, such as painting or screen repairs. Substandard housing, comprising 2.86% of units, includes properties requiring significant repairs, beyond routine maintenance - such as plumbing issues, damaged walls, or deteriorating foundations. Dilapidated structures, representing just 0.52% of the housing stock, pose health and safety risks due to extensive structural deficiencies and the high cost of necessary repairs.

By regularly evaluating housing conditions, College Station ensures the long-term viability of its residential inventory and proactively addresses maintenance concerns to support a high standard of living for its residents.

### **Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

The City evaluates residential structures based on a four-point scale to assess their condition and maintenance needs;

- **Excellent-** These buildings have been constructed within the last five years and are well-maintained, requiring no visible repairs.
- **Conservable-** Structures in generally good condition, with only minor maintenance needs. Repairs can be completed within a weekend and may include painting or screen replacement.
- **Substandard-** Buildings requiring significant repairs beyond standard maintenance. Common deficiencies include:
  - Roof dips or major foundation cracks
  - Leaning or sagging porches, unstable steps or railings

- Warped siding or siding in contact with the ground (potential termite risk)Substandard plumbing, including visible exterior pipes
- Questionable electrical connections
- Exposed cinder blocks or beams
- Damaged or missing window frames, compromising resistance to rain or wind
- Cracked or missing bricks in chimneys
- Improvised chimneys, such as stovepipes leading directly outside through a window, wall, or roof.
  - *Note:* Unaddressed neglect can worsen these deficiencies, leading to further structural deterioration.
- **Dilapidated-** These buildings pose a serious risk to health and safety and fail to provide adequate shelter. Repair cost may exceed 50% of the home’s value. Such structures often display one or more critical defects or extensive damage, including:
  - Large holes, open cracks, or missing materials across the foundation, walls, or roof
  - Sagging roof ridges, eaves, or out-of-plumb walls
  - Severe damage caused by fire, storms, flooding, or termites.

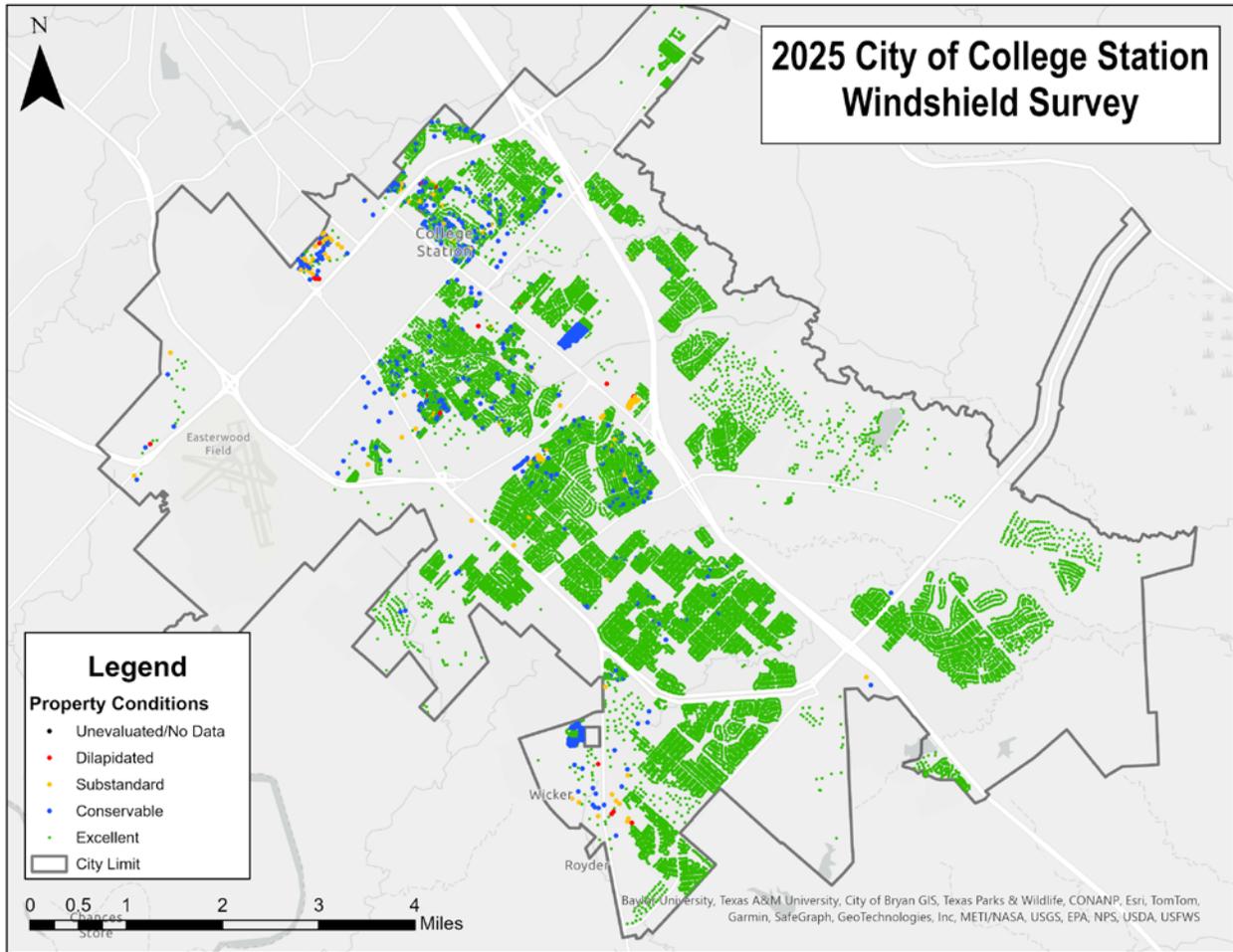
This classification system helps guide maintenance efforts and ensure housing quality, safety, and long-term structural integrity across the city.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,125	20%	14,975	57%
With two selected Conditions	15	0%	385	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,185	79%	10,990	42%
<b>Total</b>	<b>15,325</b>	<b>99%</b>	<b>26,350</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2016-2020 ACS



**Housing Conditions Map**

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	8,135	53%	8,455	32%
1980-1999	5,035	33%	10,870	41%
1950-1979	1,940	13%	6,940	26%
Before 1950	224	1%	95	0%
<b>Total</b>	<b>15,334</b>	<b>100%</b>	<b>26,360</b>	<b>99%</b>

**Table 34 – Year Unit Built**

Data Source: 2016-2020 CHAS

**Risk of Lead-Based Paint Hazard**

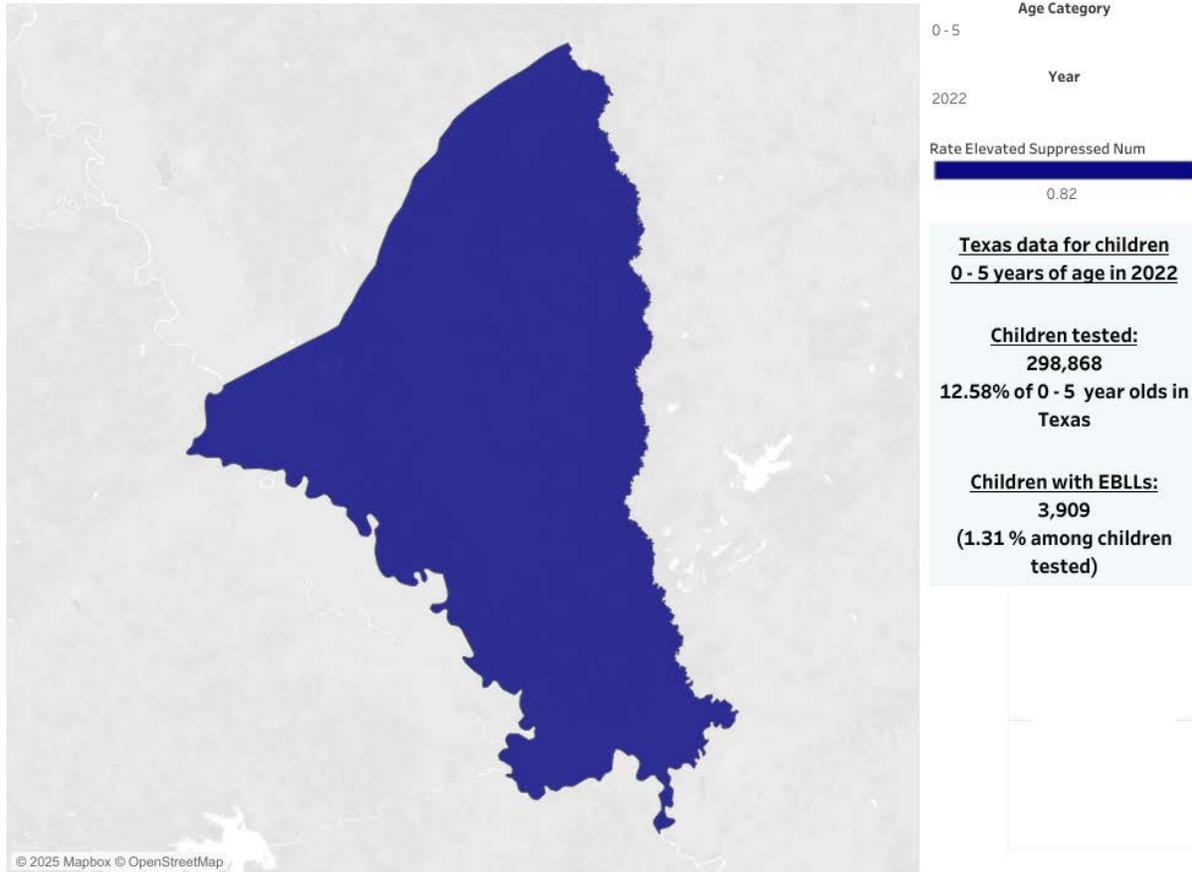
Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,164	14%	7,035	27%
Housing Units build before 1980 with children present	4,540	30%	2,430	9%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Data Caveats and Considerations | Map by County | Map by Public Health Region

Blood Lead Testing and Elevated Blood Lead Levels (EBLLs) in Texas Children by County, 2018- 2022



**Brazos County Lead Testing Children 0-5**

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

## **Need for Owner and Rental Rehabilitation**

Every five years, as part of the Consolidated Plan, College Station conducts a housing conditions survey to assess the state of residential properties. Homes are categorized as Excellent, Conservable, Substandard, or Dilapidated based on exterior observations. The most recent survey found that 76.64% of homes were classified as Excellent, 19.99% as Conservable, 2.86% as Substandard, and 0.52% as Dilapidated. While these figures indicate that the majority of homes are in good condition, the presence of substandard and dilapidated units underscores the need for targeted rehabilitation efforts, particularly in aging housing stock.

The prevalence of newer homes in College Station further contextualizes this data. According to the Year Unit Built chart, 53% of homes were constructed after 2000, while 33% were built between 1980-1999. Given that this chart is populated with 2016-2020 data, the proportion of newly built homes is likely even higher today. The trend of investors purchasing older properties, demolishing them, and constructing new housing has contributed to this shift. While this activity improves the overall quality of housing stock, it also reduces the availability of affordable older units that could otherwise be rehabilitated to serve low- and moderate-income residents.

Another critical factor is tenure distribution. According to the 2023 American Community Survey (ACS), 34.9% of housing units are owner-occupied, while 65.1% are renter-occupied. This indicates a strong demand for rental housing, which aligns with College Station's student-driven market and workforce challenges. However, older rental properties in Conservable or Substandard condition require investment in maintenance and upgrades to sustain affordability and livability.

Addressing rehabilitation needs for both owner-occupied and rental housing is essential in ensuring long-term housing stability. Incentivizing property owners to preserve and renovate aging structures, rather than solely prioritizing new construction, can help maintain a balanced housing market. This approach would enable workforce households and lower-income residents to access quality housing without facing excessive cost burdens. As College Station continues to grow, a strategic rehabilitation initiative will be necessary to extend the life of existing housing, improve affordability, and prevent further displacement of vulnerable populations.

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

Lead-based paint was banned in 1978 due to its severe health risks, particularly for young children, who are vulnerable to lead poisoning from inhaling contaminated dust or ingesting paint chips. Exposure to lead can result in irreversible development delays and other long-term health complications, underscoring the importance of identifying and mitigating potential hazards in older housing stock.

In 2022, the Texas Department of State Health Services Blood Lead Surveillance Branch tested 2,547 children under the age of six in Brazos County – which includes College Station and Bryan- for Elevated Blood Lead Levels (EBLLs). Of those tested, 21 children exhibited EBLLs, signaling ongoing risks in the community. Comparatively, across Texas 298,868 children (ages 0-5) were tested, with 3,909 cases of EBLLs confirmed.

The Risk of Lead-Based Paint Hazard chart reveals that 9,199 housing units in College Station were built before 1980, a timeframe in which lead-based paint was commonly used. These units include 2,164 owner-occupied homes and 7,035 renter-occupied properties, illustrating the widespread potential for lead hazards. More critically, within these older housing units, 6,970 units are known to house children, heightened the urgency of remediation efforts.

Addressing lead-based paint hazards within low- and moderate-income households must remain a priority to protect vulnerable residents, particularly young children. Strategies should include targeted housing rehabilitation, lead paint abatement initiatives, and educational outreach to ensure residents are aware of potential risks and preventative measures. Proactive efforts to remediate lead hazards will strengthen housing safety and promote public health in College Station.

## **Discussion**

The housing market in College Station faces growing affordability concerns as property values and rental costs continue to rise. Several key factors contribute to these challenges, including limited land availability, high development costs, and strong demand driven by the presence of Texas A&M University. While new construction has remained steady, projections indicate a housing supply shortage by 2030, which will likely exacerbate affordability issues, particularly for low- and moderate-income households.

The City's landlocked status has significantly impacted housing costs, making land within city limits increasingly valuable. Most new developments require infrastructure improvements, such as roads and utilities, which add substantial costs before homes can even be constructed. Additionally, high-rise developments and student-oriented rental properties dominate the construction landscape, leaving fewer incentives for workforce housing projects that could provide affordable options for non-student residents.

The rental market also reflects affordability concerns. With Texas A&M's student population exceeding 79,000, demand for off-campus housing continues to rise. Many older homes have been redeveloped into student rentals, improving housing stock quality but reducing affordable rental opportunities for non-student residents. Meanwhile, seasonal occupancy trends create pricing fluctuations, with higher fall semester rents and summer discounts shaping the local rental market.

Further complicating affordability is the aging housing stock that requires rehabilitation. While the majority of homes are classified as Excellent or Conservable, a small but notable percentage of

Substandard and Dilapidated units remain in need of repair. Without intervention, these properties risk further deterioration, leaving fewer affordable housing options available. Additionally, lead-based paint hazards persist in some older homes, posing health risks for residents, particularly children.

### **Path Forward**

To address these challenges, targeted policy and development strategies should focus on:

- Expanding affordable housing initiatives by incentivizing developers to construct workforce and mixed-income housing.
- Encouraging rehabilitation programs for aging properties to preserve existing affordable housing stock rather than relying solely on new construction.
- Exploring innovative land-use solutions, such as zoning adjustments, to create opportunities for duplexes, townhomes, and other middle housing options.
- Strengthening rental affordability efforts through tenant assistance programs and partnerships to increase housing accessibility for non-student residents.
- Mitigating lead-based paint hazards by expanding remediation programs and ensuring safe living conditions, particularly for vulnerable populations.

As College Station continues to grow, strategic planning and proactive interventions will be essential in maintaining a balanced housing market that meets the needs of all residents, from students to working families and retirees. Through a combination of new development, preservation, and policy adjustments, the city can foster sustainable housing affordability and long-term community stability.

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

### Introduction

Although no public housing units exist in College Station, Brazos Valley Council of Governments (BVCOG) based in Bryan, Texas, plays a pivotal role in addressing the housing needs of low-income residents across a seven-county service area. While no public housing units exist in College Station, the program provides critical support for housing accessibility in the region. Approximately 26% of voucher holders within the service area secure housing in College Station, underscoring its importance as a housing destination.

Within the seven-county region, 1,698 households benefit from Housing Choice Vouchers. Of these, Brazos County accounts for 1,527 voucher holders, with 451 located in College Station and 1,076 in Bryan. The significant difference in the number of voucher holders between Bryan and College Station can be attributed to two key factors: lower rental prices in Bryan and a greater willingness among Bryan landlords to accept vouchers. Additionally, the program faces substantial demand, as evidenced by a waiting list of 3,097 individuals, with an average wait time of 24 months.

The BVCOG’s voucher program plays a vital role in fostering housing stability and economic empowerment in College Station and the surrounding region. Its efforts are particularly significant in enabling families to transition toward greater self-sufficiency, while also addressing the persistent challenges of housing affordability and accessibility.

### 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:**

N/A

**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:**

N/A

**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

The Brazos Valley region, including the City of College Station, is served by a single homeless shelter- the Doug Weedon Shelter for Hope – located in the City of Bryan. This facility is operated by Twin City Mission (TCM), the region’s primary provider of homeless services. In addition to shelter services, TCM offers case management, clothing assistance, and personal care items. The organization also manages Phoebe’s Home, the regional domestic violence shelter. Family Promise of Bryan-College Station, which supports families experiencing homelessness, has its center and administrative offices in Bryan.

For homeless men seeking transitional support, Save Our Streets (SOS) Ministries operates the Men’s Home Program, a nine- to- twelve- month discipleship initiative focused on spiritual and emotional development. Participants receive housing, employment through the SOS work program, and life skills education, including relationship counseling and financial literacy training.

Additionally, Unlimited Potential, an organization dedicated to supporting youth aging out of the foster care system, broke ground in September 2024 on a new transitional housing project at 1115 Anderson St. Once completed, this facility will provide housing and life skills training to homeless young adults, equipping them for self-sufficiency and independent living.

### 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)	63	0	0	0	0
Households with Only Adults	115	0	0	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**

**Alternate Data Source Name:**  
2024: CoC Housing Inventory Count Report- Texas  
**Data Source Comments:**

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

The U.S. Department of Housing and Urban Development (HUD) defines mainstream services as those provided by the Department of Health and Human Services, including programs such as Medicare, Medicaid, Supplemental Nutrition Assistance Program (SNAP), and Temporary Assistance for Needy Families (TANF). In Bryan and College Station, a range of nonprofit service providers operate across the jurisdictional boundaries, ensuring residents from both cities have access to essential resources. These organizations offer vital support for the homeless population, including behavioral health services, case management, substance abuse treatment, job training, transportation, and food assistance. Key service providers include:

- **Workforce Solutions Brazos Valley** – Offers various programs to assist low-income adults and youth in obtaining job training and employment opportunities.
- **Texas Veterans Commission** – Provides employment resources and referral services, including one-on-one counseling for military veterans.
- **St. Vincent DePaul Society** - Assists with transportation vouchers and provides support for eye exams and prescription costs.
- **The Olive Branch Foundation** – Connects individuals to essential services, safe housing options, recovery programs, and additional support resources.
- **Health Point** – Delivers medical services such as physical exams, check-ups, sick visits, preventative care, family planning and referrals.
- **The Bridge Ministries** – Operates a free medical clinic open to the public.
- **Brazos Maternal & Child Health Clinic** – Offers medical care during pregnancy and postpartum for women who meet poverty and Medicaid eligibility requirements.
- **MHMR of the Brazos Valley** - Supports individuals with mental illness through case management, housing assistance, counseling, skills training, employment services, assertive community treatment, medication management, and children’s mental health programs.
- **Sweet Oak Collaborative** – Works to address unmet needs of the homeless, low-income, and no-income families in the local community by providing essential support services.
- **TCM The LEAD Program** – The LEAD Program, administered by Twin City Mission, serves Qualifying Populations as defined by the U.S. Department of Housing and Urban Development (HUD). This program provides trauma-informed case management, benefits navigation, life and financial coaching, and direct financial assistance to support individuals in achieving stability. Funding for this program is provided through the HOME-ARP grant.

**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.**

A variety of organizations in the region provide essential services and facilities to address the needs of homeless individuals and families, with a particular focus on chronically homelessness individuals, families with children, veterans and their families, and unaccompanied youth. Key facilities include:

- **Twin City Mission – Doug Weedon Shelter for Hope** This emergency shelter offers immediate housing for men, women, and families experiencing homelessness. In addition to shelter services, residents receive food, clothing, laundry supplies, and personal hygiene products. Case management is also available to assist individuals in accessing necessary support services.
- **Twin City Mission- Housing Services** Twin City Mission operates two housing programs designed to support individuals in securing stable housing:
- **Transitional Housing Program** – Provides up to 24 months of rental assistance alongside case management, food support, referrals to mainstream services, budgeting assistance, job training, and life skills development.
- **Rapid Re-Housing Program** – Offers short-term rental assistance covering 100% of rent for up to eight months, along with supportive services to help individuals transition into permanent housing.
- **Family Promise of Bryan** – College Station This organization specifically serves homeless families with children under the age of 18. Family Promise has three family bedrooms with shared bathroom and kitchen facilities. Additional services include meals, transportation, job search assistance, and case management to support families in achieving stability.

These facilities play a critical role in meeting the multifaceted needs of homeless individuals and families, offering emergency shelter, transitional housing, and supportive services to help individuals regain stability and work toward self-sufficiency.

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

### **Introduction**

College Station and Bryan are home to a wide-ranging network of facilities and service providers dedicated to supporting individuals with special needs. These organizations offer essential resources for residents requiring specialized assistance, including supportive housing and tailored services. Among those served are the elderly, frail elderly, individuals with mental, physical, or developmental disabilities, persons facing challenges related to alcohol or drug addiction, and individuals living with HIV/AIDS and their families.

The services available in our community are designed to foster independence, enhance quality of life, and ensure access to crucial medical, rehabilitative, and social support. Facilities range from residential care homes and assisted living facilities to outpatient clinics, counseling programs, and vocational training initiatives. Each plays a vital role in addressing the unique needs of individuals, creating a welcoming environment where they can thrive.

While these providers are dispersed throughout College Station and Bryan, they collectively form a robust support system aimed at promoting dignity, stability, and well-being for those requiring specialized care. Through collaborative efforts, local agencies, nonprofits, and healthcare professionals work tirelessly to deliver compassionate and comprehensive services tailored to the needs of this multifaceted population.

### **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**

College Station and Bryan provide an assorted network of supportive housing and service providers designed to meet the needs of various special populations, ensuring safe and stable living environments while promoting independence and well-being. Supportive housing offers permanent solutions with integrated services tailored to individuals who require additional care, including elderly residents, frail elderly individuals, persons with disabilities (mental, physical, and developmental), individuals struggling with alcohol or drug addiction, and those living with HIV/AIDS.

A variety of housing facilities accommodate the elderly and disabled, including LULAC Oak Hill Apartments, Terrace Pines Apartments, Villas of Rock Prairie, The Waterford at College Station, Bluebonnet House, Sodalis College Station, Melrose Assisted Living, The Huntington at College Station, and Peach Creek Assisted Living. These residences provide varying levels of assistance, from independent living to specialized care.

In addition to housing, essential supportive services are available to meet the unique needs of these populations. Organizations such as Elder-Aid, the Brazos Valley Council of Governments, the Brazos County Senior Citizens Association, and St. Joseph Health System ensure elderly residents have access to healthcare, social engagement, and daily assistance. The Brazos Valley Community Action Agency and the Brazos Valley Area Agency on Aging specifically serve frail elderly individuals, addressing their heightened need for medical care and support.

Persons with mental illness receive assistance from MHMR of the Brazos Valley, the National Alliance on Mental Illness of the Brazos Valley, and Brazos Valley Community Action Agency. These agencies provide mental health services, crisis intervention, and counseling programs. Support for individuals with disabilities is offered through organizations such as the Brazos Valley Center for Independent Living, the Down Syndrome Association of the Brazos Valley, Junction Five-O-Five, and The BEE Community, all of which promote acceptance and accessibility.

For individuals battling substance abuse and addiction, numerous recovery-focused organizations offer intervention and treatment, including the Brazos Valley Council on Alcohol and Substance Abuse, Narcotics Anonymous, 3rd Day Treatment Center, The Olive Branch Foundation, and Promises Brazos Valley. These groups provide rehabilitation, counseling, and peer support. Additionally, Project Unity, the Brazos County Health District, and the Brazos Valley Council of Governments HIV/Health Services deliver vital care for individuals living with HIV/AIDS, ensuring access to medical treatment and social resources.

Together, these housing and service providers form a comprehensive support system, fostering stability and dignity for those facing unique challenges within College Station and Bryan. Their efforts are instrumental in creating an open-minded and compassionate community that prioritizes the well-being of all its residents.

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

Currently, College Station and Bryan has limited nonprofit programs specifically designed to assist individuals returning from mental and physical health institutions with supportive housing. Many of the available programs require insurance or the ability to self-pay, making them inaccessible to low-to – moderate- income (LMI) individuals.

While MHMR of the Brazos Valley provides some housing assistance for its client's, housing support is not the primary focus of its services. Additionally, staff have been unable to identify organizations offering housing assistance for individuals exiting physical health institutions, highlighting a significant unmet need in the community.

Despite the City's annual solicitation of funding request for Public Service agencies, no organizations have applied to address this specific gap in services. However, the City does fund a rental assistance

program through a sub-grantee, though this program is not specifically tailored for those leaving medical or mental health institutions.

This identified service gap presents an opportunity for further development of targeted programs to support individuals in transition, ensuring they have access to stable housing and essential resources as they reintegrate into the community.

**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)**

Over the next year, the City will continue to address the housing and supportive service needs of individuals who are not homeless but have other special needs by implementing several key programs. These initiatives aim to enhance housing stability, accessibility, and affordability, particularly for elderly residents, persons with disabilities, and very-low-income households.

The City will sustain its Minor Repair, Rehabilitation, and Reconstruction Programs which provide essential home improvements to ensure safe and livable conditions for special needs populations and the broader community. These improvements enable residents to remain in their homes while maintaining a comfortable and secure living environment.

Additionally, the City will continue to support very-low-income households, including elderly individuals and those with special needs, through its Tenant-Based Rental Assistance (TBRA) Security Deposit Program. This initiative helps reduce financial barriers to obtaining stable housing, ensuring access to affordable rental opportunities.

Beyond direct housing support, City staff will act as a liaison to facilitate volunteer groups conducting community service projects. These efforts further strengthen the City's commitment to addressing housing and supportive service needs by fostering collaboration and community involvement.

These programs align with the City's one-year goals and reinforce its commitment to providing resources, improving housing conditions, and promoting long-term stability for individuals with special needs. Through proactive engagement and targeted assistance, the City aims to enhance the quality of life for vulnerable populations and support an accepting and accessible housing environment.

**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))**

During the next year, the City will implement targeted public service programs to support special needs populations, addressing barriers to healthcare access and transportation challenges faced by low-to-moderate-income (LMI) residents. These initiatives align with the City's one-year goals to enhance community well-being and ensure equitable access to essential services.

One key initiative is the Brazos County Health District HIV/STI Mobile Testing Program, which will provide on-site testing for HIV and other sexually transmitted infections (STIs). By eliminating transportation obstacles, the mobile unit will deliver services directly to individuals in need, increasing access to early detection and treatment for vulnerable populations.

Additionally, the City will support the United Way of the Brazos Valley's Ride to Health Program, an on-demand ride-share system that provides free transportation to medical services. This program aims to reduce reliance on 911 emergency calls for non-emergency medical needs, ensuring that low-income residents receive timely care without the burden of ambulance costs.

Through these strategic programs, the City continues its commitment to improving healthcare accessibility and supporting the well-being of residents with special needs, fostering a more welcoming and service-oriented community.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Public policies in College Station play a significant role in shaping the affordability and availability of housing. One of the most impactful regulations is House Bill 347 (HB 347), passed in 2019, which prohibits cities from annexing land in the extraterritorial jurisdiction (ETJ) without the landowner's consent. While this law protects property rights, it has also contributed to land constraints, effectively limiting the City's ability to expand. As a result, buildable land is scarce, driving up land prices and, consequently, housing costs.

Another key factor is the ad valorem property tax, a tax based on assessed property value. This system directly influences housing affordability, as rising land values lead to higher property taxes for homeowners and developers. Additionally, local government-imposed fees, including development fees, impact fees, and property related taxes increase the overall cost of housing construction, potentially deterring investment in affordable housing projects.

Regulatory policies, such as building codes, zoning laws, and land use ordinances, further shape the City's housing landscape. While these regulations are necessary for maintaining safety and quality, they also introduce financial burdens that make maintenance and property improvements more expensive for owners. Strict zoning and land use restrictions limit housing variety, reducing opportunities to introduce innovative and cost-effective residential solutions.

While these policies are designed to ensure responsible urban development, their unintended consequences have created challenges for affordability and investment in housing. Addressing these concerns requires a balanced approach that supports economic growth while maintaining reasonable costs for residents and developers.

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

### **Introduction**

College Station serves as a dynamic hub for education, employment, and innovation within the Texas Triangle, an area defined by its proximity to Austin, Dallas-Fort Worth, Houston, and San Antonio. The City benefits from a highly educated population, with 57.1% of residents aged 25 and older holding a bachelor’s degree or higher, according to the U.S. Census Bureau. However, despite Brazos County’s historically low unemployment rate of 3.3%, underemployment remains a challenge, with many highly educated individuals unable to find jobs that align with their qualifications. This economic imbalance pushes non-degree holders into lower-paying service industry positions, contributing to financial strain.

College Station’s rising housing costs have also contributed to an outmigration of low-to-moderate income (LMI) residents, who seek affordability elsewhere. Limited land availability and increasing competition for residential and commercial developments further intensify the challenge. As a major hub for employment, shopping, and medical services in the region, College Station faces high demand for essential services, including specialized medical care, where appointment wait times often exceed six months.

The City’s economy is deeply tied to its education sector, with Texas A&M University hosting the largest student population in the U.S. The RELLIS Campus in Bryan further strengthens the region’s innovation landscape, partnering with the Department of Defense, national laboratories, and technology firms in biotechnology, unmanned aircraft systems (UAS), and physical security research. Additionally, the Texas Bio Corridor attracts life sciences companies, positioning College Station as a leader in emerging technologies.

Despite these advancements, the skilled trades shortage has posed a significant challenge to housing development cost and project timelines. The emphasis on higher education has led to fewer high school graduates pursuing trade careers, impacting construction and infrastructure projects. Local school districts, College Station ISD and Bryan ISD, have responded with Career and Technical Education programs, which have seen a recent surge in popularity.

College Station continues to evolve as a center for education and innovation. However, addressing economic disparities, housing affordability, and workforce development will be crucial to sustaining long-term growth. By balancing initiatives, workforce education, and strategic investments, the City can ensure prosperity for all residents and maintain its role as a regional economic powerhouse.

## 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	698	181	3	1	-2
Arts, Entertainment, Accommodations	4,699	10,875	20	37	17
Construction	1,596	1,211	7	4	-3
Education and Health Care Services	4,388	5,001	19	17	-2
Finance, Insurance, and Real Estate	1,488	1,798	6	6	0
Information	524	504	2	2	0
Manufacturing	1,681	596	7	2	-5
Other Services	884	979	4	3	-1
Professional, Scientific, Management Services	2,270	2,749	10	9	-1
Public Administration	0	0	0	0	0
Retail Trade	3,621	4,835	15	16	1
Transportation and Warehousing	688	308	3	1	-2
Wholesale Trade	1,174	310	5	1	-4
Total	23,711	29,347	--	--	--

**Table 40 - Business Activity**

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	58,865
Civilian Employed Population 16 years and over	56,105
Unemployment Rate	4.66
Unemployment Rate for Ages 16-24	13.15
Unemployment Rate for Ages 25-65	1.74

**Table 41 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	18,040
Farming, fisheries and forestry occupations	2,225
Service	5,385
Sales and office	11,980
Construction, extraction, maintenance and repair	2,140
Production, transportation and material moving	1,675

**Table 42 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	45,988	90%
30-59 Minutes	3,428	7%
60 or More Minutes	1,790	3%
<b>Total</b>	<b>51,206</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,565	39	680

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,455	165	1,590
Some college or Associate's degree	7,960	175	2,315
Bachelor's degree or higher	21,665	390	3,955

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	25	365	140	255	135
9th to 12th grade, no diploma	860	425	630	470	290
High school graduate, GED, or alternative	7,585	1,445	1,370	2,390	1,275
Some college, no degree	28,000	3,145	1,680	2,490	1,760
Associate's degree	1,665	1,545	555	1,030	460
Bachelor's degree	5,640	6,150	3,405	4,005	1,675
Graduate or professional degree	449	3,935	4,185	4,465	2,105

**Table 45 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	40,727
High school graduate (includes equivalency)	65,748
Some college or Associate's degree	79,652
Bachelor's degree	94,992
Graduate or professional degree	124,731

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

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

The Business Activity Table provides insight into the key employment sectors within College Station, highlighting the industries that contribute most significantly to the local economy. The dominant employment sectors include:

- **Arts, Entertainment, and Accommodations** – This sector stands out as the largest employer, with 4,699 workers and 10,875 jobs, accounting for 18% of the workforce and 36% of available jobs. The sector exhibits a 17% surplus in jobs compared to workers, reflecting strong demand for labor and economic activity driven by hospitality and entertainment businesses.
- **Education and Health Care Services** – This sector is a major pillar of the local economy, employing 4,388 workers with 5,001 jobs, making up 17% of workers and 16% of jobs. The relatively balanced job-to-worker ratio underscores the stability of this sector, supported by institutions like Texas A&M University and the RELLIS Campus.
- **Retail Trade** – With 3,621 workers and 4,835 jobs, retail accounts for 14% of workers and 16% of jobs. The 2% job surplus suggests a strong demand for labor in the retail sector, driven by consumer activity in College Station's commercial hubs.
- **Professional, Scientific, and Management Services** – Representing 9% of workers and jobs, this sector employs 2,270 workers with 2,749 jobs, reflecting the growing presence of research and technology-driven industries in the region.

Other notable sectors include Finance, Insurance, and Real Estate (6%), Construction (6%), and Manufacturing (7%), with manufacturing experiencing a 5% deficit in job availability compared to workforce numbers. This deficit suggests potential underemployment in this industry.

Despite College Station's economic mix, certain sectors experience labor shortages, such as Art, Entertainment, and Accommodations, which shows a strong job surplus. In contrast, industries like Transportation and Warehousing, Wholesale Trade, Agriculture, Mining, and Oil & Gas Extraction exhibit job deficits, indicating fewer employment opportunities relative to workforce size.

These employment trends reflect College Station's dynamic economy, anchored in education, healthcare, hospitality, and retail, while emerging sectors such as professional services and technology continue to gain traction.

### **Describe the workforce and infrastructure needs of the business community:**

The business community in College Station, is shaped by its strong academic presence, with Texas A&M University serving as a major employer and cultural influence. However, there is a growing need to expand economic and cultural activities beyond the university's orientation to support a more balanced workforce. Expanding opportunities in emerging industries such as biotechnology, advanced manufacturing, and professional services would help establish a broader economic base and attract a more multifaceted workforce.

One of the most pressing infrastructure challenges is the transportation system, which currently lacks sufficient connectivity for low-wage workers who rely on access to key employment hubs, including Texas A&M and the region's major hospital systems (St. Joseph's, Baylor Scott and White, and the Physicians Center). Enhancing the public transit system would improve job accessibility, reduce congestion, and create more sustainable commuting options.

Additionally, commercial air travel limitations pose challenges for high-level professionals and business executives. The local airport infrastructure is insufficient to meet the growing demands of the business community, making travel to major metro areas more difficult. Expanding air travel services would enhance economic competitiveness, attract more corporate investment, and streamline business operations.

Beyond transportation and workforce development, affordable housing availability is an increasing concern, affecting employee retention and recruitment. Rising housing costs have led some low-to-moderate income (LMI) residents to seek housing elsewhere. Addressing housing affordability and workforce housing initiatives would be beneficial to sustaining long-term business growth.

Overall, College Station's business community requires infrastructure improvements, workforce variety, and economic expansion beyond the academic sector to strengthen its competitive position and enhance quality of life for workers at all income levels.

**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.**

Several major initiatives are set to shape College Station's economic landscape during the planning period, influencing job growth, business opportunities, and workforce development needs.

One of the most significant developments is Texas A&M University System's nuclear energy initiative, positioning the region as a leader in clean energy innovation. The Energy Proving Ground at RELLIS Campus will host four advanced nuclear reactor companies – Kairos Power, Terrestrial Energy, Natura Resources, and Aalo Atomics – to test small modular reactors (SMRs), attracting high-tech investments and fostering new opportunities for skilled workforce training in energy related fields.

Additionally, Texas A&M is expanding its technology infrastructure with the acquisition of a supercomputer, supporting advanced research in aerospace, biotechnology, and energy. This move will enhance regional competitiveness and draw tech talent to the Greater Brazos Region.

Another notable investment is the arrival of Plug and Play, a global innovation platform connecting startups with corporations in aerospace and defense. The hub, opening in April 2025, will fuel

entrepreneurship, attract venture capital, and solidify College Station’s reputation as an emerging tech and innovation center.

The Bryan – College Station Economic Outlook Conference reaffirmed optimism for growth, with industry leaders forecasting expansion across multiple sectors. As the local economy becomes multifaceted, workforce development efforts will be essential to bridge gaps in talent pipelines, particularly in tech-driven industries.

College Station is also capitalizing on its Film Friendly Texas certification, offering businesses and residents economic opportunities through film production. This initiative enhances tourism and media industry engagement, positions the city for increased cultural and creative sector investments.

Beyond these industry advancements, College Station Independent School District (CSISD) remains a crucial economic asset, consistently ranking as one of Texas’ top school districts. Many families relocate to College Station to take advantage of its high-quality education system, reinforcing the City’s appeal for business expansion and residential growth.

However, with growth comes challenges, particularly in workforce development, infrastructure, and business support. Investments in transportation improvements, affordable housing, and skilled trades education will be necessary to support the expanding workforce and ensure continued economic sustainability.

These transformative initiatives place College Station at the forefront of innovation and economic expansion, attracting investment, talent, and business development while creating new demands for infrastructure and workforce training.

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

The current workforce in College Station, largely aligns with the region’s dominant employment sectors, including Arts, Entertainment, and Accommodations; Education and Health Care Services; Retail Trade; and Professional, Scientific, and Management Services. While workers adequately meet the demands in most of these fields, notable gaps exist, particularly in Health Care Services and Skilled Trades.

Since the COVID-19 pandemic, there has been a significant workforce decline in health care, as many professionals have left the industry due to burnout, career shifts, or retirement. This has resulted in a shortage of specialized care providers, including a critical lack of OB/GYN professionals in the College Station area. The growing population further exacerbates the strain on medical services, leading to longer wait times for specialized appointments and forcing residents to seek care outside the region.

In addition, the rise of new tech industries and increased development in College Station have created a high demand for skilled tradespeople, including electricians, plumbers, mechanics, and HVAC

technicians. The shortage of trades professionals is expected to worsen, as many experienced workers approach retirement, and new generations are not entering the trades at a sufficient rate to replace them. This workforce gap has direct consequences on construction timelines and costs, potentially slowing the City's growth and infrastructure development.

Overall, College Station's workforce successfully supports many of the dominant employment sectors, but critical shortages in health care and skilled trades present challenges for future growth. Investments in workforce development, education, and industry partnerships will be essential to ensuring long-term economic sustainability.

**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.**

College Station has a strong network of workforce training initiatives aimed at supporting job seekers, businesses, and economic development efforts. These initiatives provide critical workforce development services to a wide-ranging population, ensuring that individuals can secure stable employment, enhance their skills, and navigate career transitions.

**Key Workforce Training Programs:**

- **Brazos Valley Workforce Center & Workforce Solutions Brazos Valley**- Provide recruitment assistance, employment skills assessments, curriculum development, and training support across a seven-county region.
- **Adult Education & Literacy**- Workforce Solutions Brazos Valley administers GED, English language acquisition, and civics education for individuals 17 years and older, helping them build essential workforce skills.
- **HYPE Career Expo**- A youth employment initiative that connects high school juniors and seniors with employers, offering insights into career opportunities and skill requirements.
- **RELLIS & Blinn College** – Offers credit and non-credit courses tailored to meet local business needs, with Blinn's Workforce Development Program providing a variety of career advancement services.
- **TEEX Brayton Fire Training Academy** – Delivers specialized training for emergency responders, attracting national and international participants.
- **College Station ISD & Bryan ISD Career and Technology Programs** – Support high school students in career-focused education, through demand exceeds current capacity.

**Workforce Challenges & Barriers:**

Despite a wide array of training programs, several obstacles hinder workforce development efforts:

- Difficulty recruiting workers for industries like restaurants and skilled trades.

- High demand for soft skills, particularly computer literacy.
- Childcare accessibility issues, with long waitlist for the government funded Child Care Services (CCS) program.
- Financial struggles for low-income job seekers, limiting their ability to complete training programs.
- Marketing gaps in workforce awareness, requiring stronger outreach strategies.

These workforce training initiatives align with the City’s Consolidated Plan, addressing employment challenges and expanding job opportunities. Investments in housing, transportation, and workforce support services will help individuals complete training programs and secure sustainable employment. Programs like on-the-job training, pre-apprenticeship initiatives, and financial assistance for career transitions will enhance the City’s economic resilience.

By strengthening industry partnerships, workforce development funding, and program accessibility, College Station can ensure that its workforce meets the demands of growing industries, particularly skilled trades, healthcare, and technology.

**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 developed the 2020 Comprehensive Economic Development Strategy, which includes a detailed review and analysis of the College Station-Bryan Metropolitan Statistical Area. This strategy outlines long-term objectives such as fostering a conducive environment for economic growth, advancing transportation infrastructure through safe and innovative multi-modal solutions, enhancing and maintaining critical infrastructure to support economic expansion, strengthening healthcare resources and social services, and cultivating a multifaceted and resilient economy.

As part of the Consolidated Plan, the City will implement targeted economic development initiatives and public service activities to achieve these goals. Furthermore, the City remains committed to its collaborative efforts with College Station, Brazos County, Texas A&M University, the BCS Chamber of Commerce, the Brazos Valley Council of Governments, and the Brazos Valley Economic Development Corporation. These partnerships aim to sustain a thriving local economy and a dynamic job market. Continued efforts to foster a business-friendly environment, enhance workforce education and training, and modernize infrastructure and transportation systems will drive sustained economic growth and development.

## Discussion

College Station boasts a range of non-housing community development assets that contribute to the City's economic growth, social well-being, and overall quality of life. These assets include infrastructure, transportation networks, educational institutions, healthcare facilities, and recreational spaces, all of which play a critical role in fostering a thriving and resilient community.

Investments in infrastructure, including roadways, utilities, and public facilities, support continued economic expansion and enhance the City's ability to attract businesses and investors. Transportation improvements, such as multi-modal transit options and strategic road enhancements, ensure accessibility and mobility for residents and businesses alike. These initiatives align with long-term development strategies focused on sustainability and innovation.

College Station's strong educational and research institutions, particularly Texas A&M University, serve as key drivers of economic opportunity and workforce development. The presence of top-tier academic resources fosters a highly skilled labor workforce, attracting industries that rely on innovation and expertise.

Community spaces, such as parks, recreation facilities, and cultural centers, further enhance the quality of life, supporting social cohesion and civic engagement. Continued efforts to expand and maintain these assets will ensure College Station remains a dynamic and attractive place to live and work.

Through strategic planning and collaboration with local and regional partners, the City remains committed to strengthening its non-housing community development assets. By prioritizing infrastructure modernization, transportation accessibility, workforce development, healthcare expansion, and community enrichment, College Station is positioned for sustained growth and prosperity.

## **MA-50 Needs and Market Analysis Discussion**

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

A multiple housing problem concentration is defined as a census tract where more than 51% of households experience any four severe housing challenges. The accompanying maps illustrate the distribution of these housing problems across extremely low-income, low-income, and moderate-income households. Notably, the newer, southern sections of the City do not exhibit a concentration of housing issues.

As highlighted in the Needs Assessment, the primary driver of severe housing problems in College Station is the high-cost burden faced by households.

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

A concentration of low-income families is defined as a census tract where 51% or more of households have annual incomes at or below 80% of the area's median income. The maps below depict areas with concentrations of extremely low-income, low-income, and moderate-income families, primarily located within the original neighborhoods of College Station, centering around the university campus.

A minority concentration area is defined as a census tract where a single minority group comprises more than 51% of the total population. College Station does not currently have any such designated areas. However, the neighboring city of Bryan does contain regions with notable minority concentrations. The absence of such areas in College Station is largely attributed to the increasing presence of student renters, which has altered the demographic composition of traditionally minority-populated neighborhoods.

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

In several central city areas where there are concentrations of low-income families or housing challenges, key market characteristics include an aging housing stock, deteriorating infrastructure, and neighborhoods experiencing rapid gentrification due to a growing student population.

While College Station does not meet the formal definition of a minority concentration area – which applies when a single minority group comprises more than 51% of a census tract's population – there are neighborhoods where the minority population is higher than surrounding areas, though not at a level that qualifies as a concentration.

Development opportunities in these areas remain limited due to scarcity of available land, as investors have actively converted older housing units and vacant parcels into multi-family developments catering to student renters, further reshaping the housing landscape.

### **Are there any community assets in these areas/neighborhoods?**

Many low-and moderate-income neighborhoods, including those affected by housing challenges, are home to valuable community assets. These areas features numerous parks, providing essential green spaces for recreation and relaxation. Additionally, residents have access to athletic fields, recreational facilities, and community meeting centers, all of which foster civic pride and engagement.

One of College Station’s most significant assets is the presence of Texas A&M University, whose departments, agencies, and organizations offer a wide range of programs and initiatives aimed at enhancing the quality of life for local residents.

### **Are there other strategic opportunities in any of these areas?**

Opportunities for improvement in these areas include strengthening collaboration with Texas A&M University officials to enhance community capacity building efforts. Additionally, ongoing sidewalk and roadway infrastructure upgrades remain a priority to support accessibility and mobility for residents.

Expanding access for low-income residents is another key focus, with efforts aimed at infill affordable housing development and redevelopment utilizing CDBG and HOME funding to address housing needs within the City.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

College Station benefits from a well-developed broadband infrastructure, ensuring citywide availability of high-speed internet. However, household access is primarily determined by affordability rather than infrastructure limitations. A public survey revealed that out of 279 respondents, only four reported lacking internet access at home, citing financial constraints as a primary barrier.

To mitigate these challenges, the City provides widespread free Wi-Fi access in multiple public locations, including the Larry J. Ringer Library, City facilities, and numerous businesses such as coffee shops. These resources help bridge the digital divide by offering internet access to residents who may struggle with subscription costs.

While broadband infrastructure in College Station is exceptional, addressing affordability concerns remains crucial in ensuring equitable internet access for all households, particularly those in low- and moderate-income neighborhoods. Ongoing efforts to expand accessibility through public initiatives and affordable broadband programs will further strengthen digital access across the community.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Broadband connectivity is a vital component of economic growth, education, and daily life, making competition among internet service providers essential for affordability, innovation, and service quality. While College Station benefits from strong broadband infrastructure, the introduction of additional providers would further enhance consumer choice, drive competitive pricing, and encourage continued technological advancements.

Comcast's recent fiber expansion, which aims to serve 70,000 homes and businesses and includes over 1,000 miles of new fiber lines, represents a significant investment in connectivity. This initiative, coupled with the development of a technology hub and an interactive retail store, reinforces the importance of robust broadband competition in maintaining a dynamic market.

According to broadband coverage data, Texas ranks 12th among the U.S. states in internet availability, with 92.7% of residents having access to wired or fixed wireless broadband. Additionally, 81.8% of Texans can access low-cost wired broadband plans, and 55% have fiber-optic service options. In College Station, nine providers are available, with Optimum and Frontier being the most widely accessible. Other providers, including Rise Broadband, EarthLink, Nextlink Internet, and Arrive Internet, contribute to the City's wide-ranging broadband ecosystem.

Encouraging greater competition among ISPs in College Station will help ensure continued advancements in connectivity, affordability, and service reliability. By fostering a competitive broadband landscape, the city can support economic growth, innovation, and equitable digital access for residents and businesses alike.

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

College Station faces growing environmental risks due to climate change, including extreme heat, wildfires, and intensified flooding. These hazards threaten infrastructure, public safety, and long-term resilience, requiring proactive mitigation efforts.

- **Extreme Heat:** The frequency of extreme heat days, above 100.7°F, is expected to rise dramatically. In 1990, the City experienced an average of 7 such days per year, but projections indicate an increase to 39 days annually by 2050. This trend underscores the need for heat mitigation strategies to protect vulnerable populations and maintain quality of life.
- **Wildfire Risk:** Approximately 91% of buildings in College Station are at risk of wildfire, with an increasing number of dangerous fire weather days projected. As temperatures rise and drought conditions intensify, the likelihood of wildfires impacting residential and commercial areas grows significantly.
- **Flooding and Precipitation Changes:** Flood risks are also increasing, with 9% of buildings susceptible to flooding. Extreme downpours are becoming more frequent, with 53% of precipitation expected to fall during intense storms by 2050, compared to 49% in 1990.

### Mitigation Efforts

College Station is actively addressing these climate-related risks through key initiatives:

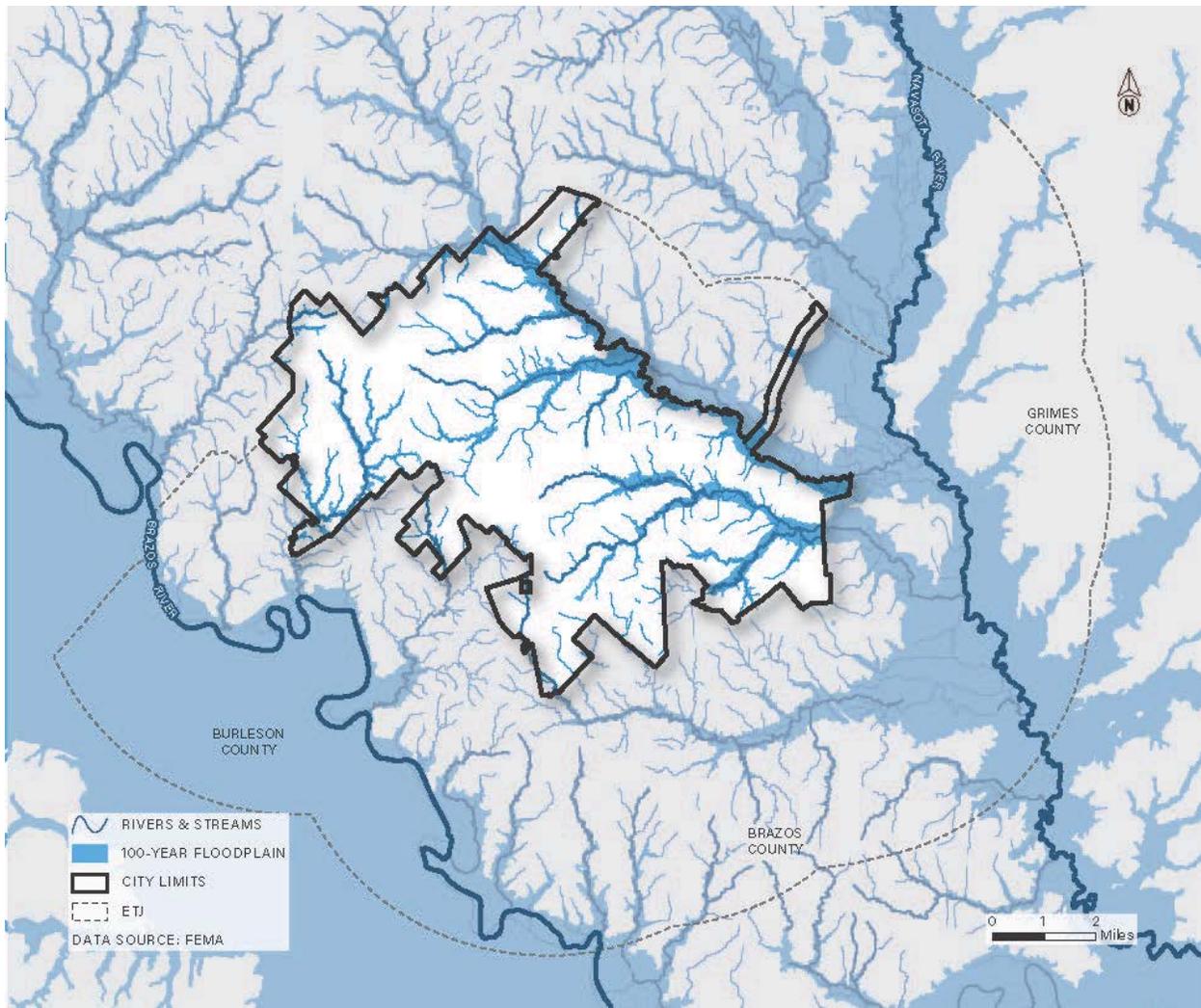
- The Cooling College Station Heat Mitigation Plan, launched in 2022, aims to plant over 4,500 trees in public spaces to provide shade and reduce urban heat island effects.
- The City has applied for a CDBG-MIT grant through the Texas General Land Office for \$500,000 to support resilience efforts, including the installations of emergency backup generators at two community centers in low-and moderate-income (LMI) areas. These centers would serve as warming and cooling shelters during extreme weather events.
- A comprehensive flood study is planned to assess vulnerabilities and improve preparedness strategies. Additionally, the City is piloting an early flood warning sensor project to enhance real-time monitoring in high-risk flood zones.

By implementing these mitigation strategies, College Station is taking proactive steps to safeguard residents, infrastructure, and economic stability against the increasing threats posed by climate change. Continued investment in climate resilience will be essential in ensuring the City's long-term sustainability.

### Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate- (LMI) households in College Station are particularly vulnerable to climate - related hazards, including extreme heat, wildfires, and flooding. Limited financial resources often prevent these residents from implementing necessary mitigation measures, leaving them disproportionately exposed to the impacts of natural disasters. Additionally, rising electricity and housing costs could place LMI families at imminent risk of homelessness or force them into substandard living conditions, further exacerbating their vulnerability.

Recognizing these challenges, the City of College Station is committed to increasing preparedness and resilience. Through its website, social media platforms, informational pamphlets, educational programs, and Channel 19, the City provides essential guidance on hazard mitigation, emergency response, and local resources. These outreach efforts aim to equip residents with the knowledge and tools needed to navigate climate-related risks effectively, fostering a stronger and more disaster resilient community.



**College Station Floodplains**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of College Station’s Strategic Plan for the period October 1, 2025, through September 30, 2029, outlines key housing and community development priorities, along with the objectives and strategies to address them. This plan guides the use of federal formula funding received through the U.S. Department of Housing and Urban Development (HUD), specifically the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME).

In alignment with HUD’s mission, the Consolidated Plan focuses on three core objectives – providing decent housing, creating a suitable living environment, and expanding economic opportunities, with a primary emphasis on serving low-and moderate-income residents.

Recognizing the complexity of local needs, the City adopts a collaborative, community-wide approach to implementation. The Community Development Division works closely with other City departments, public and private organizations, planning initiatives, and engaged stakeholders to ensure effective and comprehensive solutions.

The plan begins by identifying priority areas based on a comprehensive Needs Assessment, Market Analysis, and community engagement process. These priorities include housing, homelessness, special needs populations, and non-housing community development. For each priority, targeted goals, objectives, and strategies are established to guide program delivery and support meaningful, measurable outcomes through CDBG and HOME Investments.

Additionally, the plan addresses federal cross-cutting requirements to ensure regulatory compliance. These include policies related to lead-based paint hazard mitigation, the elimination of barriers to affordable housing, and the advancement of fair housing choice.

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

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City Wide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The City of College Station does not designate investments based on geographic location within city limits. All programs are available to all qualifying residents, ensuring equitable access to resources and services.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The housing and commercial characteristics of College Station are detailed throughout the ConPlan.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The consultation and citizen participation process revealed no identified need for geographically targeted investment allocations.
	<b>Identify the needs in this target area.</b>	The needs of College Station residents are detailed throughout the Needs Assessment of the ConPlan.
	<b>What are the opportunities for improvement in this target area?</b>	The opportunities for improvement are detailed throughout the ConPlan.
<b>Are there barriers to improvement in this target area?</b>	The barriers to improvement in Plano are detailed throughout the ConPlan.	

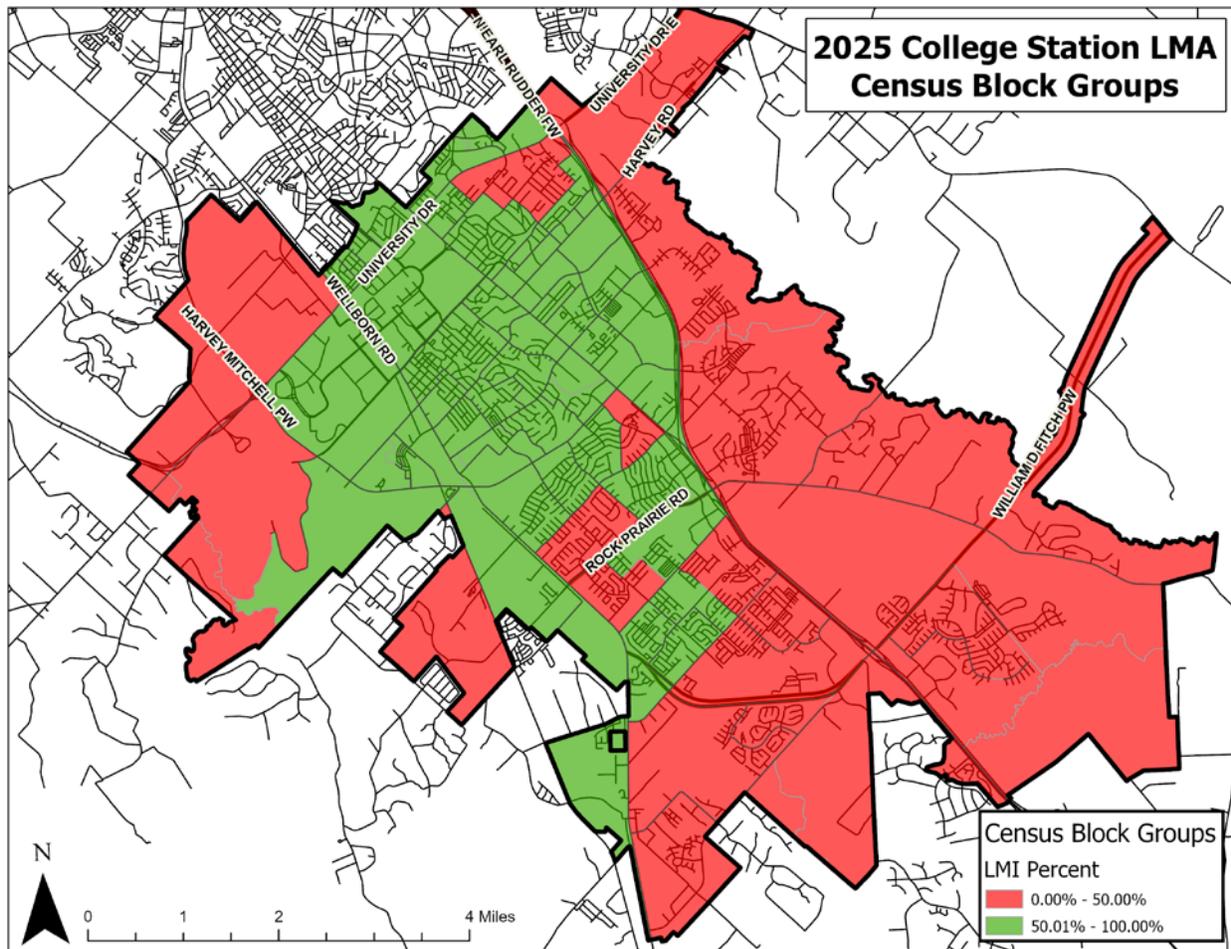
### General Allocation Priorities

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

Due to the eligibility requirements of the Community Development Block Grant(CDBG) and HOME Investment Partnership Program(HOME), which prioritize low-and moderate-income populations,

funding is predominantly allocated to areas with higher concentrations of qualifying residents. These areas primarily include older neighborhoods situated south, east and west of Texas A&M University, extending north of Rock Prairie Road.

However, as the majority of College Station’s funds support direct-benefit programs accessible to low- and moderate-income residents citywide, geographic prioritization does not apply, ensuring equitable access to resources regardless of location.



**Low-and Moderate-Income Areas -College Station**

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

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Rental Housing- Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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 Non-housing Community Development
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Rental Housing - Rehabilitation Section 108 Loan Financing Activities

	<b>Description</b>	To expand access to safe and affordable housing for low-income individuals and families, it is essential to support and sustain the availability of quality rental units. As market dynamics evolve, aging apartment complexes are increasingly at risk of disinvestment, potentially leading to deterioration and unsafe living conditions. By collaborating with rental property owners, these properties can be rehabilitated and preserved, thereby increasing the supply of affordable rental housing.
	<b>Basis for Relative Priority</b>	Low-income households face limited affordable rental options, especially those with special needs.
<b>2</b>	<b>Priority Need Name</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children veterans Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Description</b>	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).
	<b>Basis for Relative Priority</b>	Limited affordable opportunities to address minor home repair, rehabilitation, or reconstruction. An increasing elderly population will increase the need for assistance.
<b>3</b>	<b>Priority Need Name</b>	Homeownership

	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Elderly 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
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Homeownership - Down Payment Assistance
	<b>Description</b>	Retain and expand affordable housing opportunities for low- to moderate-income homebuyers. Provide financial assistance to purchase of existing or new affordable homes. Encourage homebuyer counseling and other financial literacy training to assist recipients and enable them to access homeownership in the future.
	<b>Basis for Relative Priority</b>	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	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Homelessness - TBRA Security Deposits Public Services Housing Services
	<b>Description</b>	Addressing the needs of homeless persons to make the transition to permanent housing and independent living and help families and individuals avoid becoming homeless.
	<b>Basis for Relative Priority</b>	The 2025 Point-In-Time (PIT) Count conducted by the Brazos Valley Coalition for the Homeless (BVCH), which includes the City of College Station, identified a total of 72 sheltered and 67 unsheltered individuals experiencing homelessness across the region. The sheltered count includes individuals served by the Doug Weedon Shelter for Hope, Family Promise, and Phoebe's Home. Among them were several families with children as well as single adults. Despite ongoing efforts, service limitations persist, including a shortage of providers and restrictions on the duration and scope of support services available. These challenges underscore the continued need for strategic investment and coordination to effectively address homelessness and housing instability in the Brazos Valley.
5	<b>Priority Need Name</b>	Special Needs
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate 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
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Ensuring adequate affordable housing opportunities and supportive services for lower-income special needs populations.
	<b>Basis for Relative Priority</b>	The vulnerable nature of this population requires housing assistance as well as additional services, including case management. Support for such efforts from the public was exhibited through surveys and additional feedback. A growing number of aging residents needing additional services. A significant portion of the population served by local service providers have special needs.
6	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  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  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	<p>City Wide</p>
<p><b>Associated Goals</b></p>	<p>Public Services</p>
<p><b>Description</b></p>	<p>Encouraging and supporting the delivery of health and human services to assist families and individuals in reaching their fullest potential. Funds would address needs of homeless and other special needs populations, youth services, senior services, and healthcare. A Request for Proposal will be released each year to allow non-profit agencies to submit proposals for use of CDBG Public Service Agency funding. The proposal will be reviewed by the Council-appointed CDBG Public Service Funding Review Committee and their recommendations will be included in the Annual Action Plan.</p>

	<b>Basis for Relative Priority</b>	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.
7	<b>Priority Need Name</b>	Public Facilities and Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	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	<b>Priority Need Name</b>	Program Administration and Compliance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate

<b>Geographic Areas Affected</b>	City Wide
<b>Associated Goals</b>	Program Administration and Compliance
<b>Description</b>	HOME and CDBG funds will be used for the management, planning, and administration 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.
<b>Basis for Relative Priority</b>	Administrative activities and compliance monitoring are essential to ensuring that program goals and objectives are met and services/projects are delivered effectively.

### Narrative (Optional)

Over the next five years, the City of College Station will strategically focus on addressing key community development and housing priorities that promote housing stability, expand economic opportunity, and enhance quality of life for residents, particularly those with low and moderate incomes. Priority needs identified in the Consolidated Plan include:

**Rental Housing Rehabilitation**, with targeted investment to preserve and improve existing affordable housing stock and support financial commitments through Section 108 Interest Payments.

**Owner-Occupied Housing Rehabilitation and Reconstruction**, ensuring that aging or substandard homes are brought to safe and livable conditions for income-qualified homeowners.

**Homeownership Support**, through down payment assistance and financial literacy programs designed to increase housing access and long-term sustainability for homebuyers.

**Homelessness Response**, prioritizing tenant-based rental assistance (TBRA) for security deposits, robust outreach and assessment efforts, supportive services, and housing-focused case management.

**Special Needs Populations**, with dedicated outreach and specialized services to address barriers faced by individuals with unique physical, mental, or socioeconomic needs.

**Public Services**, including essential programs aimed at underserved populations that support basic needs, access to resources, and family stability.

**Public Facilities and Infrastructure**, through investments in community spaces and infrastructure projects that foster an all-encompassing, safe, and resilient environments.

**Program Administration and Compliance**, ensuring effective implementation monitoring, and stewardship of federal funds.

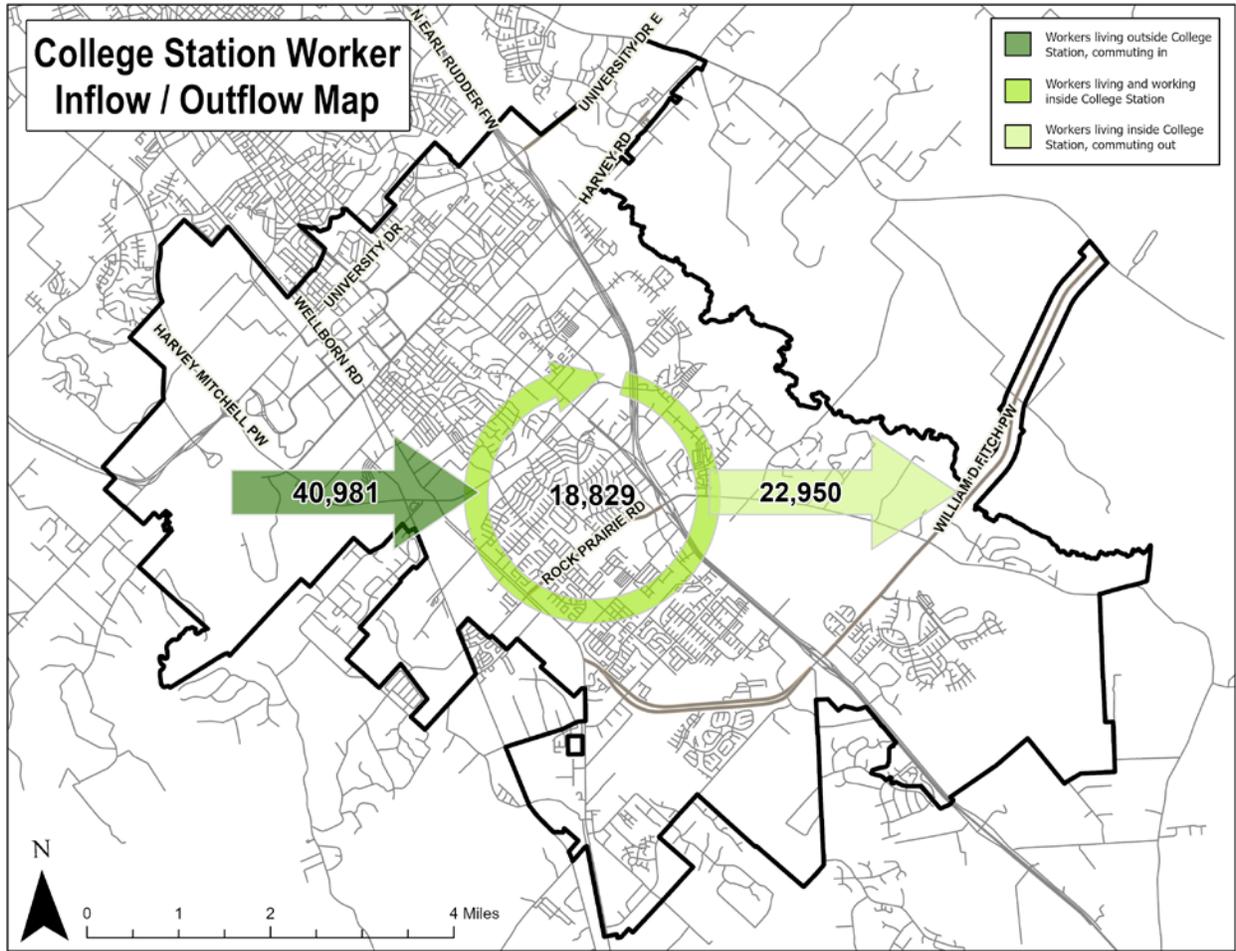
## SP-30 Influence of Market Conditions – 91.215 (b)

### 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)	The rising housing cost and overcrowding in College Station highlights the critical need for Tenant-Based Rental Assistance (TBRA) to support low-and moderate-income households. Collaborating with affordable housing providers will streamline the process, ensuring efficient resource allocation while promoting housing stability and economic security for vulnerable residents.
TBRA for Non-Homeless Special Needs	The City collaborates with the Housing Choice Voucher Program, administered by the Brazos Valley Council of Governments(BVCOG), to provide Tenant-Based Rental Assistance(TBRA) security deposit support for individuals relocating to College Station with a voucher. The BVCOG’s Housing Choice Voucher Program prioritizes assistance for elderly, disabled, and veteran households, ensuring greater access to stable housing for these Special Needs populations.
New Unit Production	<p>As outlined in Section MA-15: Housing Market Analysis, the cost of housing in College Station has risen sharply since 2020. The median price for existing homes increased from \$250,000 in 2020 to \$321,500 in 2025, reflecting a 28.6% surge. Fair Market Rent rates have also followed a steady upward trend, further straining affordability for residents.</p> <p>To address these challenges, this Consolidated Plan (ConPlan) supports down payment assistance programs and the development of affordable rental units, ensuring accessibility to both homeownership and rental housing. Additionally, the City strategically leverages funding and provides non-monetary support for new unit production, such as resolutions of support for housing tax credit developments. These efforts strengthen affordable housing initiatives, helping the City achieve the goals established in the ConPlan.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Rehabilitation	<p>As outlined in Section MA-20: Housing Market Analysis, the vast majority of College Station’s housing stock is classified as either Excellent or Conservable. While this reflects strong overall housing conditions, many homeowners still face challenges in maintaining their properties.</p> <p>The City administers a Minor Home Repair Program, which continues to experience high demand with an extensive waiting list. The growing need is largely attributed to rising property taxes and increased costs of goods and services, which have reduced disposable income for many households.</p> <p>Additionally, the demand for rental rehabilitation remains significant. The City collaborates with nonprofit partners to identify deteriorating housing units, acquire them, and undertake rehabilitation efforts to restore them as affordable rental properties. Through these initiatives, College Station continues to support housing stability and quality for low- and moderate-income residents.</p>
Acquisition, including preservation	<p>In September 2024, the City of College Station adopted the Housing Action Plan as an amendment to its Comprehensive Plan. This initiative is designed to address housing needs through two key objectives:</p> <ol style="list-style-type: none"> <li>1. Expand Housing Availability and Type- Encourages the development of new housing units and promote a wider range of housing types to accommodate community growth.</li> <li>2. Support Affordable Housing- Incentivize the production and preservation of housing that remains accessible to both current and future residents.</li> </ol> <p>To advance these goals, the City will utilize grant funding when appropriate, ensuring strategic investments in housing affordability and accessibility. This plan reinforces the City’s commitment to fostering a sustainable housing market.</p>

**Table 49 – Influence of Market Conditions**



**College Station Commuting Patterns**

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

### **Introduction**

The City of College Station anticipates receiving annual allocations of 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) throughout the duration of this Strategic Plan. These funds, determined by a HUD-established formula, will complement additional resources from public, private, and nonprofit partners to implement a comprehensive approach to community development goals and objectives.

The CDBG program provides essential funding to address wide-ranging community development needs, including the provision of decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income individuals. Eligible activities include housing rehabilitation, public facility improvements, property acquisition, clearance and demolition, public services, homeownership assistance, disaster response, program administration, and economic development initiatives.

The HOME program is dedicated to creating and sustaining affordable housing options for low-income households. Communities, often in collaboration with local nonprofit organizations, utilize these funds for constructing, purchasing, and rehabilitating affordable housing for rental or homeownership, as well as providing direct rental assistance to qualifying residents. A minimum of 15% of the grant must be allocated to Community Housing Development Organizations (CHDO's) – experienced nonprofit entities committed to owning, developing, or sponsoring affordable housing projects.

The City of College Station will allocate a portion of its HOME grant to support a Tenant-Based Rental Assistance (TBRA) security deposit program, aimed at reducing financial barriers for low-income renters facing challenges in securing stable housing. Through strategic use of these federal resources, the City continues to advance its commitment to equitable housing opportunities and sustainable community development.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,229,672	0	1,359,436	2,589,108	4,918,688	Expecting an allocation at a somewhat level funding amount.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	475,718	4,217	1,016,517	1,496,451	1,919,739	Expecting an allocation at a somewhat level funding amount.

**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**

The City of College Station strategically leverages federal funding alongside additional resources to effectively support housing program applicants and community development initiatives. Given the limited and declining availability of federal funds, the City is committed to maximizing the impact of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) allocations to advance affordable housing, public services, infrastructure development, and support for individuals experiencing homelessness and special needs.

The Community Development Division plays a key role in administering programs aligned with the City's established goals, ensuring federal funding is utilized efficiently and effectively. Development and planning efforts focus on maximizing federal contributions while minimizing actual financial commitments, maintaining feasibility across funded projects.

To strengthen community development, the City offers letters of support for organizations seeking state or federal grants that align with the Consolidated Plan goals. Additionally, the Community Development Division acts as a liaison, coordinating volunteer assistance for low-income homeowners and partnering with public and private entities that provide housing and supportive services.

When applicable, the City considers local matching fund requirements to supplement federal dollars, with possible funding sources including:

- General and municipal funds
- City-donated services (HUD-approved Cost Allocation Plan)
- Infrastructure investments in CDBG-eligible areas
- Nonprofit contributions supporting program administration and delivery
- Private sector investments and lending institutions

The City of College Station strongly supports HOME-funded partnerships with Low-Income Housing Tax Credit (LIHTC) developers to develop or preserve affordable housing units. Many housing programs require matching contributions, where beneficiaries, nonprofit groups, and developers invest their own resources to secure financial assistance through grants or loans.

In public services delivery, agencies receiving CDBG funding integrate these federal dollars with other private, state, and federal resources to expand their impact. Twin City Mission, the area's leading homeless services provider, utilizes multiple funding sources, including Continuum of Care funding, to support emergency and transitional housing, case management, and comprehensive supportive services.

The Brazos Valley Council of Governments oversees the regional Housing Choice Voucher Program with HUD funding, serving as a critical permanent housing solution for households with very low and extremely low incomes. Additionally, the Brazos Transit District- the region's primary public transportation authority, received funding from the Federal Transit Administration (FTA) and the Texas Department of Transportation (TxDOT) to operate services across 16 counties, including Brazos County and College Station.

The City actively collaborates with local stakeholders to promote resource sharing and volunteer engagement in addressing community needs, including home repairs, literacy programs, medical assistance, transportation, and nonprofit support. While CDBG does not require matching funds and the City benefits from a match reduction for HOME, program income generated from funded activities is reinvested into initiatives that continue to serve the low-income population, ensuring long-term sustainability and impact.

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

The City of College Station actively utilizes publicly owned land and property to support community development initiatives, particularly in low-income areas. Through strategic improvements to public right-of-way and parks, the City enhances infrastructure, accessibility, and overall quality of life for residents.

**Infrastructure and Streetscape Enhancements**

Community Development Block Grant (CDBG) funds may be allocated to support street reconstruction, sidewalk installation, street lighting upgrades, and other infrastructure projects. These improvements increase pedestrian safety, mobility, and neighborhood connectivity, ensuring equitable development across the jurisdiction.

**Park Improvements**

The City prioritizes the enhancement of public parks and recreational spaces, focusing on areas that serve low-and moderate-income communities. Investments include playground equipment installation, safety enhancements, and general park maintenance, creating secure and engaging environments for families and children.

## **Affordable Housing Development**

Recognizing the growing demand for affordable housing, the City facilitates property acquisition to support new development opportunities. Through leveraged development programs and the Community Housing Development Organization (CHDO) proposal process, developers and nonprofit organizations can access funding for affordable housing projects, expanding housing options for low-income households.

By leveraging federal funding sources alongside municipal resources, the City of College Station continues to enhance public infrastructure, expand affordable housing initiatives, and improve recreational spaces, fostering a welcoming and sustainable community.

## **Discussion**

Over the next five years, the City of College Station anticipates receiving annual allocations of federal funds through the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME), both administered by the U.S. Department of Housing and Urban Development (HUD). These grants will serve as foundational resources for community development initiatives, complemented by private, state, and local funding sources to maximize impact.

The CDBG program will support essential projects that enhance housing, infrastructure, and economic opportunities for low- and moderate-income residents. Expected funding remains stable, with a projected total of approximately \$4.9 million over the remainder of the Consolidated Plan period. This will enable the City to continue investing in housing rehabilitation, public facility improvements, property acquisition, and various public services.

Similarly, the HOME program, with an anticipated total of around \$1.9 million, will be instrumental in expanding affordable housing options. Funds will be used for new housing construction, rehabilitation, and rental assistance, with at least 15% allocated to Community Housing Development Organization (CHDO's). A portion of HOME funding will also be directed toward a Tenant-Based Rental Assistance (TBRA) security deposit program, aiding low-income renters in securing stable housing.

Through the strategic allocation of federal funds and collaboration with local stakeholders, College Station continues to advance sustainable community development and equitable housing initiatives, ensuring long-term benefits for residents.

## 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 Planning neighborhood improvements public facilities public services	Jurisdiction
Texas A&M University	Public institution	Economic Development Planning Public Housing	Other
Center for Non-Profits & Philanthropy/Bush School of Public Services	Public institution	Planning	Other
Brazos Valley Coalition for the Homeless	Continuum of care	Homelessness Planning	Region
Elder_Aid	Non-profit organizations	Non-homeless special needs Rental public services	Jurisdiction
United Way of the Brazos Valley	Non-profit organizations	Planning Rental public services	Region
Bryan-College Station Habitat for Humanity	Non-profit organizations	Ownership public services	Jurisdiction
BRAZOS MATERNAL AND CHILD HEALTH CLINIC	Non-profit organizations	public services	Jurisdiction
Family Promise Bryan-College Station	Non-profit organizations	Homelessness public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
TWIN CITY MISSION	Non-profit organizations	Homelessness Rental public services	Jurisdiction
BIG BROTHERS BIG SISTERS OF SOUTH TEXAS - BRAZOS	Non-profit organizations	public services	Jurisdiction
The Salvation Army Bryan/College Station	Non-profit organizations	public services	Jurisdiction
Brazos County Health District	Government	Non-homeless special needs public services	Region
Unlimited Potential	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
BVCOG- Housing Choice Voucher Program	Regional organization	Homelessness Rental	Region
Catholic Charities of Central Texas	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

**Table 51 - Institutional Delivery Structure**

**Assessments of Strengths and Gaps in the Institutional Delivery System**

A thriving community relies on strong partnerships among public institutions, governmental agencies, private sector stakeholders, and nonprofit organizations. College Station-Bryan has fostered collaborative efforts between local groups to support families in achieving self-sufficiency, reflecting a positive trend in cooperative community development.

**Strengths of the Institutional Delivery System:**

- Robust local real estate market, providing opportunities for housing growth
- Dedicated nonprofit service providers, committed to addressing community needs
- Effective coordination among City agencies, governmental entities, and private organizations, ensuring streamlined service delivery

**Challenges Within the System:**

- Limited nonprofit housing developers, restricting affordable housing expansion

- Funding caps on public services, constraining assistance for residents in need
- Administrative burdens for nonprofit agencies, impacting program implementation
- High land costs and limited availability, posing challenges for new development
- Rigid public transportation system, affecting mobility and access to essential services

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X	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
<b>Other</b>			

**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) serves as the regional Continuum of Care, collaborating with local agencies to enhance the coordination of homeless services. BVCH focuses on addressing key housing priorities, including;

1. **Permanent supportive housing**
2. **Permanent affordable housing**
3. **Transitional shelter and supportive services**

BVCH holds quarterly meetings, emphasizing efforts to eliminate chronic and general homelessness through strategic initiatives and resource allocation.

Twin City Mission remains a key provider of supportive services, offering assistance through transitional housing programs, HUD-supported housing initiatives (McKinney-Vento Homeless Assistance Programs), and the administration of the Homeless Management Information System (HMIS). The agency also serves as the City's HOME-ARP subgrantee, administering funds for the L.E.A.D. Program, which provides trauma-informed case management, benefits navigation, and financial coaching for Qualifying Populations as defined by HUD, including homeless individuals. Additionally, emerging nonprofit organizations contribute to street outreach, residential treatment, and temporary shelter for those experiencing homelessness.

As an active BVCH member, the City collaborates with coalition partners to conduct annual point-in-time counts of sheltered and unsheltered homeless individuals, identifying service gaps and needs. The Tenant-Based Rental Assistance (TBRA) security deposit program, funded through the HOME grant, serves as the City's primary homeless prevention tool, helping low-income households secure safe and stable rental housing.

Further specialized services are provided by Project Unity, which assists individuals living with HIV/AIDS and their families through case management, client services, and housing support. Additionally, Unlimited Potential offers targeted assistance to youth aging out of foster care, a population with a high risk of homelessness.

Through strategic partnerships and dedicated funding, College Station continues to enhance homelessness prevention efforts, service coordination, and long-term housing solutions, fostering a more resilient and supportive community.

### **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**

The service delivery system for special needs populations and persons experiencing homelessness in College Station is supported by a strong network of public and private agencies working collaboratively to provide comprehensive assistance. These efforts ensure access to emergency housing, transitional housing, permanent housing, and supportive services, though several gaps remain.

#### **Strengths of the System:**

- **Collaborative Partnerships-** Organizations such as the Brazos Valley Coalition for the Homeless (BVCH) convene regularly to assess needs and improve service coordination.
- **Data-Driven Decision Making-** Annual point-in-time counts and secondary data sources, including U.S. Census Bureau statistics, provide up-to-date insights into service demands and inform funding priorities.
- **Specializes Health Services-** Project Unity’s Special Health Services Program, funded by state and federal sources, ensures HIV-positive individuals receive case management, medical care, transportation, prescription assistance and housing support.

### **Gaps & Areas for Improvement**

- **Limited Affordable Housing for Special Needs Population-** College Station has a growing elderly population, yet few affordable housing units are designated as accessible. Those with developmental disabilities often require specialized services, which remain limited to a small number of providers.
- **Need for Expanded Mental Health Services-** Surveys and provider meetings indicate a shortage of mental health facilities and professionals in the region, hindering access to necessary care.
- **Dependence on a Single Homeless Services Provider-** Twin City Mission serves as the primary provider of homeless services. While Family Promise offers supplementary support, a lack of alternative providers creates a potential vulnerability in the system.
- **Additional Shelter Needed for Domestic Violence Survivors-** Discussions with service providers have highlighted an urgent need for expanded shelter and support services for victims of domestic violence, who are at high risk of homelessness.

Despite these challenges, College Station’s collaborative approach strengthens service delivery, ensuring holistic support for vulnerable populations. Expanding resources for affordable housing, mental health care, and domestic violence shelters will further enhance community resilience and long-term stability.

### **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**

Over the next five years, the City of College Station anticipates receiving annual allocations of federal funds through the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME), both administered by the U.S. Department of Housing and Urban Development (HUD). These grants will serve as foundational resources for community development initiatives, complemented by private, state, and local funding sources to maximize impact.

The CDBG program will support essential projects that enhance housing, infrastructure, and economic opportunities for low- and moderate-income residents. Expected funding remains stable, with a projected total of approximately \$4.9 million over the remainder of the Consolidated Plan period. This will enable the City to continue investing in housing rehabilitation, public facility improvements, property acquisition, and various public services.



## 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	2025	2029	Affordable Housing Non-Homeless Special Needs Community Housing Development Organization	City Wide	Rental Housing- Rehabilitation	CDBG: \$640,000 HOME: \$1,382,556	Rental units rehabilitated: 6 Household Housing Unit
2	Owner Housing - Rehabilitation/Reconstruction	2025	2029	Affordable Housing	City Wide	Owner Housing - Rehabilitation/Reconstruction	CDBG: \$1,080,000	Homeowner Housing Rehabilitated: 36 Household Housing Unit
3	Homeownership - Down Payment Assistance	2025	2029	Affordable Housing	City Wide	Homeownership	CDBG: \$320,000 HOME: \$1,610,000	Homeowner Housing Added: 24 Household Housing Unit
4	Homelessness - TBRA Security Deposits	2025	2029	Homeless	City Wide	Homelessness	HOME: \$164,692	Tenant-based rental assistance / Rapid Rehousing: 224 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Homelessness Special Needs Public Services	CDBG: \$986,262	Public service activities other than Low/Moderate Income Housing Benefit: 6185 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 3290 Households Assisted
6	Public Facilities	2025	2029	Non-Housing Community Development	City Wide	Public Facilities and Infrastructure	CDBG: \$1,919,035	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 52825 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Program Administration and Compliance	2025	2029	Non-Housing Community Development	City Wide	Program Administration and Compliance	CDBG: \$1,229,672 HOME: \$237,858	
8	Section 108 Loan Financing Activities	2025	2029	Affordable Housing	City Wide	Rental Housing- Rehabilitation	CDBG: \$850,000	
9	Housing Services	2025	2029	Affordable Housing	City Wide	Homelessness	CDBG: \$482,827	Homelessness Prevention: 50 Persons Assisted

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Rental Housing - Rehabilitation
	<b>Goal Description</b>	<p>Rental Housing - Rehabilitation/Acquisition</p> <p>An evaluation of previous fiscal years, in conjunction with rising material costs and supply chain issues, would suggest that at its current average funding level, the City will be able to support the acquisition and rehabilitation of five (5) single family residences and one (1) duplex, for a total of 6 housing units, using CDBG and HOME funding over the duration of the Strategic Plan.</p> <p>Partner pursuant to acquisition and rehabilitation - 6</p>

2	<b>Goal Name</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Goal Description</b>	Minor Repair & Rehab Admin An evaluation of previous Minor Home Repair projects across the last several fiscal years and the increase in material and labor costs would suggest that at this activity's current average funding level, the City could support 2 ongoing and 34 new Minor Home Repair projects over the duration of this Strategic Plan.
3	<b>Goal Name</b>	Homeownership - Down Payment Assistance
	<b>Goal Description</b>	DAP Down payment and closing cost assistance are provided to income-eligible households. A 0%-interest deferred loan of up to \$80,000 is available to allow income-eligible households access to the volatile housing market in College Station. The loan includes a shared appreciation component in lieu of interest. The homeowners will repay the City the percentage of appreciation based on the percentage of down payment assistance provided. This activity will provide direct financial assistance to homebuyers.  Funding levels would allow for twenty-four (24) fully funded DAP projects over the course of this Strategic Plan.
4	<b>Goal Name</b>	Homelessness - TBRA Security Deposits
	<b>Goal Description</b>	TBRA - Security Deposits The City of College Station will continue on its endeavor to assist its income-eligible residents with necessary security deposit payments.  At its current average funding level, the TBRA Security Deposits activity will allow for one hundred ten (110) fully funded projects over the course of this Strategic Plan.  Additionally, the Homeshare Program activity at its current average funding level will allow for one hundred and fourteen (114) fully funded projects over the course of this Strategic Plan.  These programs total two hundred twenty-four (224) total households assisted.

5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>2025-2026 Public Service Agencies</p> <p>Big Brothers Big Sisters of South Texas - Brazos Valley Branch: \$40,000 - This agency is projected to serve three hundred (300) clients in the 2026 Fiscal Year. (Public service activities other than Low/Moderate Income Housing Benefit)</p> <p>The Salvation Army: \$25,000 - This agency is projected to serve one hundred thirty-seven (137) clients in the 2026 Fiscal Year.</p> <p>United Way of the Brazos Valley: \$40,000 - This agency is projected to serve eighty (80) clients in the 2026 Fiscal Year. (Public service activities other than Low/Moderate Income Housing Benefit)</p> <p>A Home Base for Transitioning Youth dba Unlimited Potential: \$28,495 - This agency is projected to serve six (6) clients in the 2026 Fiscal Year.</p> <p>Brazos Maternal &amp; Child Health Clinic, Inc.: \$16,495 - This agency is projected to serve three hundred fifty (350) clients in the 2026 Fiscal Year. (Public service activities other than Low/Moderate Income Housing Benefit)</p> <p>Brazos County Health District: \$21,094 - This agency is projected to serve five hundred seven (507) clients in the 2026 Fiscal Year. (Public service activities other than Low/Moderate Income Housing Benefit)</p> <p>Catholic Charities: \$13,366 - This agency is projected to serve five hundred fifteen (515) clients in the 2026 Fiscal Year.</p> <p>The City of College Station expects to fully fund Public Service Agencies throughout the duration of this Strategic Plan. Thus, it anticipates serving at minimum an equal number of persons for each Fiscal Year. Therefore, the City expects to service six thousand one hundred eighty-five (6,185) persons with public service activities other than Low/Moderate Income Housing Benefit and three thousand two hundred ninety (3,290) persons with Low/Moderate Income Housing Benefit public service activities.</p>

6	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	<p>Public Facilities</p> <p>In Fiscal Year 2026, the City of College Station anticipates completing the rehabilitation of the Lincoln Center Splash Pad, the installation of public library drop boxes, the construction of a sidewalk on Welsh Avenue between Harvey Mitchell Parkway and Nevada Street, and the purchase and installation of an emergency warming center generator at the Lincoln Recreation Center. All projects were determined to be within income-qualifying census block groups and demonstrated an urgent need to the community.</p> <p>The City of College Station intends to complete at least one (1) public facility improvements project in Fiscal Years 2028 (PY27) and 2030 (PY29). At the estimated funding level, an evaluation of previous project scales would indicate the City would service fifty-two thousand eight hundred twenty-five (52,825) individuals with these projects when paired with those planned for Fiscal Year 2026.</p>
7	<b>Goal Name</b>	Program Administration and Compliance
	<b>Goal Description</b>	<p>CDBG and HOME Program Administration and Compliance</p> <p>CDBG may allocate 20% of its annual allocation to administration expenses and will contribute to all staff time spent administering qualifying programs as well as educational and coalition efforts.</p> <p>HOME may allocate 10% of its annual allocation to administration expenses pertaining to its eligible housing programming.</p>
8	<b>Goal Name</b>	Section 108 Loan Financing Activities
	<b>Goal Description</b>	<p>Section 108 Loan Financing Activities</p> <p>The City of College Station, in conjunction with the affordable housing provider LULAC Oak Hill, intends to fulfill its contractual obligations to its Section 108 financing agreement throughout the duration of this Strategic Plan. To that end, the City anticipates making quarterly interest payments and assisting LULAC Oak Hill to make principal payments for the duration of the loan's term.</p>

9	<b>Goal Name</b>	Housing Services
	<b>Goal Description</b>	<p>Housing Services</p> <p>Housing services, except Housing Counseling, under 24 CFR 5.100, in support of the HOME Program, eligible under 24 CFR 570.201(k).</p> <p>At the average funding level, housing facilitation services to match potential tenants at or below 60% AMI and homeowners will be provided to ten (10) housing seekers per fiscal year, or fifty (50) total instances over the duration of this Strategic Plan.</p>

**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?**

No

**Plan to remove the ‘troubled’ designation**

N/A

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

### **Barriers to Affordable Housing**

Public policies in College Station play a significant role in shaping the affordability and availability of housing. One of the most impactful regulations is House Bill 347 (HB 347), passed in 2019, which prohibits cities from annexing land in the extraterritorial jurisdiction (ETJ) without the landowner's consent. While this law protects property rights, it has also contributed to land constraints, effectively limiting the City's ability to expand. As a result, buildable land is scarce, driving up land prices and, consequently, housing costs.

Another key factor is the ad valorem property tax, a tax based on assessed property value. This system directly influences housing affordability, as rising land values lead to higher property taxes for homeowners and developers. Additionally, local government-imposed fees, including development fees, impact fees, and property related taxes increase the overall cost of housing construction, potentially deterring investment in affordable housing projects.

Regulatory policies, such as building codes, zoning laws, and land use ordinances, further shape the City's housing landscape. While these regulations are necessary for maintaining safety and quality, they also introduce financial burdens that make maintenance and property improvements more expensive for owners. Strict zoning and land use restrictions limit housing variety, reducing opportunities to introduce innovative and cost-effective residential solutions.

While these policies are designed to ensure responsible urban development, their unintended consequences have created challenges for affordability and investment in housing. Addressing these concerns requires a balanced approach that supports economic growth while maintaining reasonable costs for residents and developers.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To support affordable housing accessibility, the City of College Station should implement the following strategies:

The City should continue to maintain low ad valorem property tax rates through sound fiscal management and economic development, ensuring housing affordability remains sustainable for residents. Additionally, preserving a transparent and collaborative approach to zoning and land use regulations – while keeping development and building fees reasonable and necessary- will support housing accessibility and growth.

Strengthening partnerships with financial institutions is essential to engage lenders in affordable housing initiatives, expanding opportunities for homebuyers and renters. Equally important, the City

should prioritize public education and awareness to address misinformation about affordable housing. By educating citizens and stakeholders on housing processes, financial management, home buying, and homeownership, the City can foster a more informed and supportive community, helping ensure long-term housing stability.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City of College Station is committed to proactively addressing homelessness by reaching out to unsheltered individuals and assessing their unique needs. A significant step in this effort was the development of the L.E.A.D. Program in collaboration with Twin City Mission. Supported by a \$1.7 million allocation of HOME-ARP funding, the program provides trauma-informed case management, benefits navigation, financial and life coaching, and direct financial assistance. The primary goal is to equip individuals with skills for self-sufficiency, enabling their transition from homelessness to stable housing.

Additionally, the City plays a vital role in the Brazos Valley Coalition for the Homeless (BVCH), working alongside coalition members to conduct annual point-in-time counts. These counts, including the most recent one on January 23, 2025, assesses the number of sheltered and unsheltered homeless individuals and identified gaps in housing and supportive services. BVCH employs HUD-recommended strategies for a comprehensive evaluation and continues to expand outreach efforts by visiting newly identified locations and involving key personnel in the process.

The coalition also focused on mobilizing additional community resources from across its eight-county service area. Through committee organizing, collaboration with other coalitions, and workshops, BVCH strengthens its Continuum of Care planning, addressing both immediate and long-term housing needs. The coalition's website serves as a centralized platform for resource sharing and stakeholder engagement.

Through these coordinated initiatives, the City ensures that vulnerable individuals receive the necessary support, fostering sustainable solutions to homelessness and reinforcing its commitment to community welfare.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City continues to dedicate resources to assisting organizations that provide homeless services by allocating Community Development Block Grant(CDBG) funds to enhance nonprofit efforts. Additionally, the City actively promotes and supports the expansion of emergency and transitional housing and related supportive services within the community.

Bryan-College Station offers year-round emergency shelter beds through established providers such as Twin City Mission and Family Promise of Bryan-College Station. Furthermore, Save Our Streets Ministries- a local faith-based organization, provides transitional shelter for men, offering rehabilitation and spiritual and emotional support. Unlimited Potential is currently developing a transitional housing project exclusively for youth aging out of the foster care system, ensuring they have access to stable housing options. Additionally, Sweet Oak Collaborative, a newly formed nonprofit in College Station,

aims to address service gaps by assisting individuals and families unable to stay in traditional shelters. This includes individuals facing substance abuse challenges and those with severe mental health conditions that make conventional shelter environments unsuitable.

**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 supports homeless individuals and families in their transition to stable, permanent housing and independent living. Given the absence of permanent supportive housing beds within the Continuum of Care (CoC) area, the City actively encourages homeless individuals to access housing assistance through the Brazos Valley Council of Governments (BVCOG) Housing Choice Voucher Program. Homeless applicants, along with victims of domestic violence and veterans, receive priority placement on the waiting list due to BVCOG's local preference rankings, ensuring timely access to affordable housing options.

In addition to housing assistance, Twin City Mission plays a critical role in facilitating rapid re-housing initiatives to reduce the duration of homelessness and support individuals in securing stable housing arrangements. The City also supports two major initiatives designed to assist homeless individuals in transitioning successfully. The first, the L.E.A.D. Program, is a partnership between the City of College Station and Twin City Mission that provides trauma-informed case management, benefits navigation, financial coaching, and direct assistance to help individuals achieve self-sufficiency. The second initiative, undertaken by Unlimited Potential, involves the construction of a transitional housing facility specifically for youth aging out of the foster care system, offering them a stable living environment and supportive services.

Through these coordinated efforts, the City strives to shorten the period of time individuals and families experience homelessness, enhance access to affordable housing, and implement strategies to prevent homelessness recurrence. By leveraging collaborative partnerships and targeted programs, College Station remains committed to fostering long-term housing stability and community well-being.

**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 of College Station actively works to prevent homelessness among low-income individuals and families by collaborating with local agencies that provide essential services. These agencies offer assistance in areas such as employment, housing, food security, emergency utility aid, financial literacy, transportation, health care, and family support – ensuring that those at risk, particularly extremely low-income households, have access to the resources they need to maintain stable housing.

To strengthen these efforts, the City allocates Community Development Block Grant (CDBG) funds to public service agency programs that directly support individuals at risk of homelessness. Additionally, City staff actively engage with the Brazos Valley Coalition for the Homeless (BVCH), working alongside local organizations to develop proactive strategies that prevent homelessness in Bryan and College Station.

The City also invests in targeted programs designed to assist individuals transitioning from publicly funded institutions or systems of care. The L.E.A.D. Program, developed in partnership with Twin City Mission, provides trauma-informed case management, financial coaching, and direct assistance to help individuals achieve self-sufficiency. Similarly, Unlimited Potential is constructing a transitional housing facility specifically for youth aging out of the foster care system, offering them a stable foundation as they work toward independent living.

Through these comprehensive initiatives and strategic collaborations, the City continues to prioritize sustainable solutions that support vulnerable populations, reduce homelessness risks, and foster long-term housing stability.

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

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

As outlined in MA-20 Housing Market Analysis: Conditions of Housing, College Station maintains relatively young housing stock, with approximately 75% of residential units constructed after 1980. This ongoing renewal, largely influenced by Texas A&M University's student housing demand, has resulted in fewer deteriorated structures compared to similar communities. However, older housing, particularly units that have not been properly maintained, may still pose lead-based paint risks, especially for lower-income households with fewer resources for upkeep.

To address these concerns, the City has met all regulatory requirements of HUD's Lead Safe Housing Rule and will continue following lead hazard control actions over the next five years:

- **Regulatory Compliance:** Ensure that all lead-based paint regulations are met in housing rehabilitation projects involving pre-1978 structures.
- **Public Education:** Seek opportunities to educate residents, housing program clients, and contractors about the dangers of lead-based paint.
- **Client and Contractor Outreach:** Continue counseling participants in City housing programs about lead hazards and provide information to building professionals regarding the EPA's Renovation, Repair, and Painting (RRP) Program Rule, which mandates that renovations in housing and child-occupied facilities built before 1978 be conducted by EPA-certified firms.
- **Health Collaboration:** Partner with the Brazos County Health District to assist low-income households where a child has exhibited symptoms of lead poisoning due to dangerously high blood lead levels.

Through these coordinated efforts, the City remains focused on mitigating lead exposure risks and safeguarding the health and well-being of its residents.

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

The actions outlined above are directly related to mitigating lead poisoning risks and addressing lead hazards within the City. By implementing these measures, the City ensures that housing rehabilitation efforts comply with HUD's Lead Safe Housing Rule, preventing exposure to lead-based paint, particularly in older homes built before 1978. Strict regulatory adherence in housing projects safeguards residents from potential lead contamination.

Public education and outreach efforts further strengthen these mitigation strategies by informing residents, housing program participants, and contractors about the dangers of lead exposure. Increased awareness promotes proactive decision-making, encouraging safer home maintenance and renovation practices. Additionally, providing information on the EPA's Renovation, Repair, and Painting (RRP)

Program Rule ensures that housing professionals apply lead-safe methods when working on older structures, reducing the likelihood of hazardous material exposure.

Health collaboration is another critical component of the City's approach. By partnering with the Brazos County Health District, targeted assistance can be provided to low-income households where children exhibit symptoms of lead poisoning due to dangerously high blood lead levels. This direct intervention supports families in managing health risks and securing safe housing environments.

Additionally, demolition activities will likely focus on the City's oldest housing stock, which presents a higher probability of lead-based paint hazards. Removing deteriorated structures further minimizes the risk of exposure in vulnerable communities and complements broader lead hazard reduction efforts.

By integrating regulatory compliance, public education, contractor outreach, health collaboration, and strategic demolition initiatives, the City of College Station effectively addresses lead poisoning risks, ensuring safer living conditions and reducing long-term health impacts associated with lead exposure.

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

The City of College Station has integrated lead-based paint hazard mitigation into its housing policies and procedures to ensure safe living environments for residents. Each housing program follows established guidelines that address lead hazards and promote safe housing practices. These policies are designed to comply with federal regulations, protect vulnerable populations, and support ongoing efforts to maintain high-quality housing standards.

Community Development staff play a critical role in implementation by educating housing program clients and contractors about lead-safe practices. Information is provided to ensure proper lead hazard identification, mitigation, and compliance with regulations, fostering awareness among homeowners, renters, and industry professionals.

Additionally, lead-based paint considerations are directly incorporated into financial assistance programs. Clients receiving down payment assistance through HOME funds are eligible to access support only if the home was built in 1978 or later, effectively reducing the risk of exposure in older structures. This policy aligns with lead safety regulations and reinforces the City's commitment to prioritizing health-conscious housing solutions.

Through these integrated policies, College Station advances its mission to maintain safe housing standards while educating and protecting residents, particularly lower-income households who may be more susceptible to lead hazards.



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

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

The City of College Station is committed to reducing the number of poverty-level families through a comprehensive anti-poverty strategy that integrates housing assistance, economic development, and access to essential services. By leveraging federal, state, and local resources, the City implements programs and policies designed to support low-income households in achieving financial stability and long-term economic security.

#### **Goals**

- Expand access to affordable housing to ensure stable living conditions for low-income families.
- Enhance economic opportunities through workforce development, financial literacy programs, and job training initiatives.
- Strengthen social services and support systems to address barriers to self-sufficiency, including childcare, healthcare, and transportation.
- Foster community partnerships to maximize the impact of available funding and services.

#### **Program and Policies**

- **Housing Assistance:** The City utilizes Community Development Block Grant(CDBG) and HOME Investment Partnerships Program (HOME) funds to support affordable housing initiatives, including rental assistance and homeownership opportunities.
- **Workforce Development:** Collaboration with local agencies provides job training and employment assistance programs designed to equip individuals with the skills necessary to secure stable employment.
- **Financial Literacy and Support Services:** Initiatives such as financial coaching, utility assistance, and emergency relief programs help families manage expenses and reduce economic insecurity.
- **Homeless Prevention:** Programs like the L.E.A.D. Program and partnerships with local service providers ensure that individuals at risk of homelessness receive the necessary support to maintain stable housing and transition toward self-sufficiency.

Through these targeted strategies, the City continues to address the root cause of poverty and promote economic empowerment for residents in need. By fostering a collaborative approach and utilizing available resources effectively, College Station remains committed to improving the quality of life for low-income families and reducing poverty within the community.

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

The City of College Station’s housing programs-encompassing minor home repairs, rehabilitation, and reconstruction- significantly enhance the quality and sustainability of both owner-occupied and rental housing. These initiatives help create more affordable and accessible housing options, reducing financial burdens for lower-income households. For instance, energy efficiency upgrades in older homes contribute to lower utility costs, further supporting financial stability.

To facilitate homeownership for low- and moderate-income families, the City provides down payment assistance, enabling greater access to the local housing market. This program is complemented by comprehensive homebuyer counseling and financial literacy education. All participants receive personalized one-on-one guidance, and Community Development staff conduct four-session workshops throughout the year to educate residents on homeownership responsibilities. Additionally, all recipients of down payment assistance must attend a certified Homebuyer Counseling session before receiving aid, with the City offering referrals to HUD-certified programs.

Moreover, nonprofit housing partners collaborate with the City to expand affordable housing opportunities, utilizing HOME funds to develop new housing units for low-income families. Through these efforts, the City continues to address housing challenges, promote stability, and enhance the overall accessibility of quality housing for underserved populations.

## **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**

All legal instruments used in grant program implementation must receive approval from the City Attorney's Office prior to use. Additional necessary forms will be developed and approved by Community Development staff, ensuring compliance with all applicable HUD regulations. The City is committed to maintaining accurate and complete records for each recipient of assistance, as required by HUD guidelines.

Regular program reviews assess compliance with short-and long-term requirements, with activities supporting owner-occupied housing assistance, special needs populations, and homelessness services monitored to ensure adherence to Fair Housing and Equal Opportunities (FHEO) standards. The City, in collaboration with HUD FHEO staff, has developed a Fair Housing Plan, which is updated as needed and promoted through public hearings, homebuyer counseling, neighborhood events, newsletters, Fair Housing Ordinances, outreach to housing providers, and online resources.

Sub-recipient projects undergo compliance evaluations for Section 504 Handicapped Accessibility, Lead-Based Paint regulations, Housing Quality Standards, Davis-Bacon Labor Standards, Section 3 provisions, and other relevant requirements. The International Code Council Standards have been adopted by the City to ensure quality construction and energy efficiency in housing projects.

The City strictly adheres to OMB requirements and Part 200- Uniform Administrative Requirements, Cost Principles, and Audit Standards for Federal Awards, as well as applicable sections of 24 CFR Part 85. Annual independent audits verify that grant funds are used in accordance with all program mandates, while monthly expenditure reviews ensure compliance with CDBG fund allocation benchmarks, prompting direct engagement with program managers when necessary to address delays.

Housing projects funded through grant programs comply with local construction and maintenance codes. To guarantee affordability requirements, the City places liens on properties and conducts annual audits to confirm maintenance, code compliance, tax payments, and occupancy status. Additionally, City staff inspect all HTC and HOME-funded units, while BVCOG staff verify Housing Choice Voucher program units prior to approving TBRA security deposit assistance.

The City is responsible for overall grant performance and Consolidated Plan compliance, including the oversight of sub-recipients. Maintaining clear record-keeping requirements is essential for accountability, with sub-recipients tasked with documenting activities requiring special determinations, income certifications, or agreements with beneficiaries.

By fostering a strong community network of residents, contractors, and service providers, the City enhances its ability to identify evolving needs and maintain compliance with comprehensive planning

requirements. This approach ensures that grant programs effectively serve the community while meeting federal guidelines.

## Expected Resources

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

#### Introduction

The City of College Station anticipates receiving annual allocations of 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) throughout the duration of this Strategic Plan. These funds, determined by a HUD-established formula, will complement additional resources from public, private, and nonprofit partners to implement a comprehensive approach to community development goals and objectives.

The CDBG program provides essential funding to address wide-ranging community development needs, including the provision of decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income individuals. Eligible activities include housing rehabilitation, public facility improvements, property acquisition, clearance and demolition, public services, homeownership assistance, disaster response, program administration, and economic development initiatives.

The HOME program is dedicated to creating and sustaining affordable housing options for low-income households. Communities, often in collaboration with local nonprofit organizations, utilize these funds for constructing, purchasing, and rehabilitating affordable housing for rental or homeownership, as well as providing direct rental assistance to qualifying residents. A minimum of 15% of the grant must be allocated to Community Housing Development Organizations (CHDO's) – experienced nonprofit entities committed to owning, developing, or sponsoring affordable housing projects.

The City of College Station will allocate a portion of its HOME grant to support a Tenant-Based Rental Assistance (TBRA) security deposit program, aimed at reducing financial barriers for low-income renters facing challenges in securing stable housing. Through strategic use of these

federal resources, the City continues to advance its commitment to equitable housing opportunities and sustainable community development.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,229,672.00	0.00	1,359,435.95	2,589,107.95	4,918,688.00	Expecting an allocation at a somewhat level funding amount.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	475,718.00	4,216.68	1,016,516.76	1,496,451.44	1,919,738.72	Expecting an allocation at a somewhat level funding amount.

**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**

The City of College Station strategically leverages federal funding alongside additional resources to effectively support housing program applicants and community development initiatives. Given the limited and declining availability of federal funds, the City is committed to maximizing the impact of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) allocations to advance affordable housing, public services, infrastructure development, and support for individuals experiencing homelessness and special needs.

The Community Development Division plays a key role in administering programs aligned with the City’s established goals, ensuring federal funding is utilized efficiently and effectively. Development and planning efforts focus on maximizing federal contributions while minimizing actual financial commitments, maintaining feasibility across funded projects.

To strengthen community development, the City offers letters of support for organizations seeking state or federal grants that align with the Consolidated Plan goals. Additionally, the Community Development Division acts as a liaison, coordinating volunteer assistance for low-income homeowners and partnering with public and private entities that provide housing and supportive services.

When applicable, the City considers local matching fund requirements to supplement federal dollars, with possible funding sources including:

- General and municipal funds
- City-donated services (HUD-approved Cost Allocation Plan)
- Infrastructure investments in CDBG-eligible areas
- Nonprofit contributions supporting program administration and delivery
- Private sector investments and lending institutions

The City of College Station strongly supports HOME-funded partnerships with Low-Income Housing Tax Credit (LIHTC) developers to develop or preserve affordable housing units. Many housing programs require matching contributions, where beneficiaries, nonprofit groups, and developers invest their own resources to secure financial assistance through grants or loans.

In public services delivery, agencies receiving CDBG funding integrate these federal dollars with other private, state, and federal resources to

expand their impact. Twin City Mission, the area’s leading homeless services provider, utilizes multiple funding sources, including Continuum of Care funding, to support emergency and transitional housing, case management, and comprehensive supportive services.

The Brazos Valley Council of Governments oversees the regional Housing Choice Voucher Program with HUD funding, serving as a critical permanent housing solution for households with very low and extremely low incomes. Additionally, the Brazos Transit District- the region’s primary public transportation authority, received funding from the Federal Transit Administration (FTA) and the Texas Department of Transportation (TxDOT) to operate services across 16 counties, including Brazos County and College Station.

The City actively collaborates with local stakeholders to promote resource sharing and volunteer engagement in addressing community needs, including home repairs, literacy programs, medical assistance, transportation, and nonprofit support. While CDBG does not require matching funds and the City benefits from a match reduction for HOME, program income generated from funded activities is reinvested into initiatives that continue to serve the low-income population, ensuring long-term sustainability and impact.

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

The City of College Station actively utilizes publicly owned land and property to support community development initiatives, particularly in low-income areas. Through strategic improvements to public right-of-way and parks, the City enhances infrastructure, accessibility, and overall quality of life for residents.

**Infrastructure and Streetscape Enhancements**

Community Development Block Grant (CDBG) funds may be allocated to support street reconstruction, sidewalk installation, street lighting upgrades, and other infrastructure projects. These improvements increase pedestrian safety, mobility, and neighborhood connectivity, ensuring equitable development across the jurisdiction.

**Park Improvements**

The City prioritizes the enhancement of public parks and recreational spaces, focusing on areas that serve low-and moderate-income communities. Investments include playground equipment installation, safety enhancements, and general park maintenance, creating secure and engaging environments for families and children.

**Affordable Housing Development**

Recognizing the growing demand for affordable housing, the City facilitates property acquisition to support new development opportunities. Through leveraged development programs and the Community Housing Development Organization (CHDO) proposal process, developers and nonprofit organizations can access funding for affordable housing projects, expanding housing options for low-income households.

By leveraging federal funding sources alongside municipal resources, the City of College Station continues to enhance public infrastructure, expand affordable housing initiatives, and improve recreational spaces, fostering a welcoming and sustainable community.

**Discussion**

Over the next five years, the City of College Station anticipates receiving annual allocations of federal funds through the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME), both administered by the U.S. Department of Housing and Urban Development (HUD). These grants will serve as foundational resources for community development initiatives, complemented by private, state, and local funding sources to maximize impact.

The CDBG program will support essential projects that enhance housing, infrastructure, and economic

opportunities for low- and moderate-income residents. Expected funding remains stable, with a projected total of approximately \$4.9 million over the remainder of the Consolidated Plan period. This will enable the City to continue investing in housing rehabilitation, public facility improvements, property acquisition, and various public services.

Similarly, the HOME program, with an anticipated total of around \$1.9 million, will be instrumental in expanding affordable housing options. Funds will be used for new housing construction, rehabilitation, and rental assistance, with at least 15% allocated to Community Housing Development Organization (CHDO's). A portion of HOME funding will also be directed toward a Tenant-Based Rental Assistance (TBRA) security deposit program, aiding low-income renters in securing stable housing.

Through the strategic allocation of federal funds and collaboration with local stakeholders, College Station continues to advance sustainable community development and equitable housing initiatives, ensuring long-term benefits for residents.

## 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	2025	2029	Affordable Housing Non-Homeless Special Needs Community Housing Development Organization	City Wide	Rental Housing- Rehabilitation	HOME: \$734,263.76	Rental units rehabilitated: 3 Household Housing Unit
2	Owner Housing - Rehabilitation/Reconstruction	2025	2029	Affordable Housing	City Wide	Owner Housing - Rehabilitation/Reconstruction	CDBG: \$240,000.00	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Homeownership - Down Payment Assistance	2025	2029	Affordable Housing	City Wide	Homeownership	CDBG: \$160,000.00 HOME: \$650,000.00	Homeowner Housing Added: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homelessness - TBRA Security Deposits	2025	2029	Homeless	City Wide	Homelessness	HOME: \$60,400.00	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
5	Public Services	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Public Services	CDBG: \$248,458.58	Public service activities other than Low/Moderate Income Housing Benefit: 1237 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 658 Households Assisted
6	Public Facilities	2025	2029	Non-Housing Community Development	City Wide	Public Facilities and Infrastructure	CDBG: \$1,439,035.37	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 36825 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Program Administration and Compliance	2025	2029	Non-Housing Community Development	City Wide	Program Administration and Compliance	CDBG: \$245,934.00 HOME: \$47,571.00	
8	Section 108 Loan Financing Activities	2025	2029	Affordable Housing	City Wide	Public Facilities and Infrastructure	CDBG: \$170,000.00	
9	Housing Services	2025	2029	Affordable Housing	City Wide	Homelessness	CDBG: \$85,680.00	Homelessness Prevention: 10 Persons Assisted

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Rental Housing - Rehabilitation
	<b>Goal Description</b>	Rental Housing - Rehabilitation/Acquisition An evaluation of previous fiscal years, in conjunction with rising material costs and supply chain issues, would suggest that at its current funding level, the City will be able to support the acquisition and rehabilitation of one (1) single family residence and one (1) duplex, for a total of three (3) housing units, using HOME funding over the duration of this year's Action Plan.
2	<b>Goal Name</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Goal Description</b>	Minor Repair & Rehabilitation Administration AN evaluation of previous Minor Home Repair projects across the last several fiscal years and an increase in material and labor costs would suggest that at this activity's current funding level, the City could support two (2) ongoing and six (6) new Minor Home Repair projects over the duration of this year's Action Plan.

3	<b>Goal Name</b>	Homeownership - Down Payment Assistance
	<b>Goal Description</b>	<p>DAP</p> <p>Down payment and closing cost assistance are provided to income-eligible households. A 0%-interest deferred loan of up to \$80,000 is available to allow income-eligible households access to the volatile housing market in College Station. The loan includes a shared appreciation component in lieu of interest. The homeowners will repay the City the percentage of appreciation based on the percentage of down payment assistance provided. This activity will provide direct financial assistance to homebuyers.</p> <p>Funding levels will allow for ten (10) fully funded DAP projects over the course of this year's Action Plan.</p>
4	<b>Goal Name</b>	Homelessness - TBRA Security Deposits
	<b>Goal Description</b>	<p>TBRA - Security Deposits</p> <p>The City of College Station will continue on its endeavor to assist its income-eligible residents with necessary security deposit payments.</p> <p>At its current funding level, the TBRA Security Deposits activity will allow for twenty-four (24) fully funded projects over the course of this year's Action Plan.</p> <p>Additionally, the Homeshare Program activity at its current funding level will allow for twenty-six (26) fully funded projects over the course of this year's Action Plan.</p> <p>These programs total to fifty (50) total households assisted.</p>

5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>2025-2026 Public Service Agencies</p> <p>Big Brothers Big Sisters of South Texas - Brazos Valley Branch: \$40,000 - This agency is projected to serve three hundred (300) clients in the 2026 Fiscal Year. (Public service activities other than Low/Moderate Income Housing Benefit)</p> <p>The Salvation Army: \$25,000 - This agency is projected to serve one hundred thirty-seven (137) clients in the 2026 Fiscal Year.</p> <p>United Way of the Brazos Valley: \$40,000 - This agency is projected to serve eighty (80) clients in the 2026 Fiscal Year. (Public service activities other than Low/Moderate Income Housing Benefit)</p> <p>A Home Base for Transitioning Youth dba Unlimited Potential: \$28,495 - This agency is projected to serve six (6) clients in the 2026 Fiscal Year.</p> <p>Brazos Maternal &amp; Child Health Clinic, Inc.: \$16,495 - This agency is projected to serve three hundred fifty (350) clients in the 2026 Fiscal Year. (Public service activities other than Low/Moderate Income Housing Benefit)</p> <p>Brazos County Health District: \$21,094 - This agency is projected to serve five hundred seven (507) clients in the 2026 Fiscal Year. (Public service activities other than Low/Moderate Income Housing Benefit)</p> <p>Catholic Charities: \$13,366 - This agency is projected to serve five hundred fifteen (515) clients in the 2026 Fiscal Year.</p>

6	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	<p>Public Facilities</p> <p>In Fiscal Year 2026, the City of College Station anticipates completing the rehabilitation of the Lincoln Center Splash Pad, the installation of public library drop boxes, the construction of a sidewalk on Welsh Avenue between Harvey Mitchell Parkway and Nevada Street, and the purchase and installation of an emergency warming center generator at the Lincoln Recreation Center. All projects were determined to be within income qualifying census block groups, demonstrated an urgent need to the community, and service the following numbers of residents:</p> <p>Lincoln Center Splash Pad - Eight thousand (8,000)</p> <p>Public Library Drop Boxes - Twelve thousand eight hundred fifty-five (12,855)</p> <p>Welsh Sidewalk Rehabilitation - Seven thousand nine hundred seventy (7,970)</p> <p>Emergency Warming Center Generator - Eight thousand (8,000)</p> <p>Total - Thirty-six thousand eight hundred twenty-five (36,825)</p>
7	<b>Goal Name</b>	Program Administration and Compliance
	<b>Goal Description</b>	<p>CDBG and HOME Program Administration and Compliance</p> <p>CDBG may allocate 20% of its annual allocation to administration expenses and will contribute to all staff time spent administering qualifying programs as well as educational and coalition efforts.</p> <p>HOME may allocate 10% of its annual allocation to administration expenses pertaining to its eligible housing programming.</p>
8	<b>Goal Name</b>	Section 108 Loan Financing Activities
	<b>Goal Description</b>	<p>Section 108 Loan Financing Activities</p> <p>The City of College Station, in conjunction with the affordable housing provider LULAC Oak Hill, intends to fulfill its contractual obligations to its Section 108 financing agreement throughout the duration of this Strategic Plan. To that end, the City anticipates making quarterly interest payments and assisting LULAC Oak Hill to make principal payments for the duration of the loan's term.</p>

9	<b>Goal Name</b>	Housing Services
	<b>Goal Description</b>	<p>Housing Services</p> <p>Housing services, except Housing Counseling, under 24 CFR 5.100, in support of the HOME Program, eligible under 24 CFR 570.201(k).</p> <p>At its current funding level, housing facilitation services to match potential tenants at or below 60% AMI and homeowners will be provided to ten (10) housing seekers over the duration of this Fiscal Year.</p>

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City will implement initiatives aligned with the priority needs and strategic objectives established and adopted by City Council. These efforts will be accompanied by a summary outlining the proposed activities, including local goals, identified priorities, and anticipated outcomes.

### Projects

#	Project Name
1	Rental Housing Rehabilitation
2	Owner Housing - Rehabilitation/Reconstruction
3	Homeownership - Down Payment Assistance
4	Tenant Based Rental Assistance - Security Deposit Assistance Program
5	Program Administration
6	Section 108 Loan Financing Activities
7	Public Facility
8	Public Services
9	Housing Services

Table 56 – Project Information

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

Allocation priorities were established through a comprehensive community needs assessment, which included consultations and surveys with key stakeholders and residents. This process ensured that funding decisions were data-driven and aligned with the most pressing needs identified by the community.

However, limited funding continues to present a significant obstacle in addressing underserved needs. Despite clear priorities and community input, financial constraints often hinder the ability to fully meet the demand for services and infrastructure improvements in these areas. As a result, efforts must be strategically focused to maximize the impact of available resources.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Rental Housing Rehabilitation
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Rental Housing - Rehabilitation
	<b>Needs Addressed</b>	Rental Housing- Rehabilitation
	<b>Funding</b>	HOME: \$734,263.76
	<b>Description</b>	Acquisition and rehabilitation of existing housing units to be made available to eligible households.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City wide as projects are identified.
	<b>Planned Activities</b>	Release Requests for Proposal for eligible non-profit housing partners to respond. It is anticipated that 3 units of affordable housing will be acquired and rehabilitated to address the need for additional affordable rental housing and address existing substandard housing - either single-family structures or duplexes.
<b>2</b>	<b>Project Name</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Needs Addressed</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Funding</b>	CDBG: \$240,000.00
	<b>Description</b>	This project will provide a grant to qualified households to complete specified repairs to bring homes up to current City Codes and HUD standards, including upgrading systems, energy conservation upgrades, exterior paint, and other necessary repairs to create a safe living environment with cost-saving improvements.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	City wide as projects are identified.
	<b>Planned Activities</b>	Minor Home Repair projects are anticipated, funds will be allocated to eligible homeowners through an application process and eligibility determination.
<b>3</b>	<b>Project Name</b>	Homeownership - Down Payment Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeownership - Down Payment Assistance
	<b>Needs Addressed</b>	Homeownership
	<b>Funding</b>	CDBG: \$160,000.00 HOME: \$650,000.00
	<b>Description</b>	Homeownership - Down Payment Assistance
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City wide as projects are identified.
<b>Planned Activities</b>	Down payment and closing cost assistance are provided in the form of a deferred, 0% interest loan. The loan will be determined based on the gap financing required, not to exceed \$50,000. The homeowner will be required to repay the amount of assistance provided when the property is no longer their primary residence and will be required to pay a shared appreciation amount upon the sale of the property.	
<b>4</b>	<b>Project Name</b>	Tenant Based Rental Assistance - Security Deposit Assistance Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homelessness - TBRA Security Deposits
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	HOME: \$60,400.00
	<b>Description</b>	Security deposit assistance will be provided to income-eligible households to allow access to affordable rental housing opportunities in College Station to avoid homelessness.
	<b>Target Date</b>	9/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City wide as projects are identified.
	<b>Planned Activities</b>	Assist income-eligible households with the payment of security deposits to help secure affordable rental units and prevent homelessness.
<b>5</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Program Administration and Compliance
	<b>Needs Addressed</b>	Program Administration and Compliance
	<b>Funding</b>	CDBG: \$245,934.00 HOME: \$47,571.00
	<b>Description</b>	Staff costs and eligible expenses for management and administration of CDBG and HOME programs.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>	Staff costs and eligible expenses for management and administration of CDBG and HOME programs. Other activities and initiatives will include financial literacy, Homebuyer Education, homelessness support, and collaborative efforts around housing repairs.	
<b>6</b>	<b>Project Name</b>	Section 108 Loan Financing Activities
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Section 108 Loan Financing Activities
	<b>Needs Addressed</b>	Special Needs
	<b>Funding</b>	CDBG: \$170,000.00
	<b>Description</b>	The fulfillment of contractual obligations the City incurred via its Section 108 Loan Agreement with HUD.

	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The City of College Station will continue to make interest payments on its Section 108 Loan and assist LULAC Oak Hill in their obligation to pay off its principal.
<b>7</b>	<b>Project Name</b>	Public Facility
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$1,439,035.37
	<b>Description</b>	Projects under this category can include but are not limited to the acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements in eligible neighborhoods and circumstances.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	<p>Project Locations include:</p> <ul style="list-style-type: none"> <li>- The Lincoln Center Splash Pad Rehabilitation at 1000 Eleanor Street, College Station, TX 77840</li> <li>- The Lincoln Center Emergency Warming Center Generator at 1000 Eleanor Street, College Station, TX 77840</li> <li>- The Lincoln Center Public Library Book Drop Box at 1000 Eleanor Street, College Station, TX 77840</li> <li>- The Bob and Wanda Meyer's Center Public Library Drop Box at 2275 Dartmouth Street, College Station, TX 77840</li> <li>- The Welsh Avenue Sidewalk Construction bounded by Nevada Street and Harvey Mitchell Parkway S</li> </ul>
	<b>Planned Activities</b>	<p>Planned activities include the Lincoln Center's splash pad rehabilitation and the purchase and installation of an emergency warming center generator and public library drop box at the same location. Additionally, the City plans to purchase and install another public library drop box at the Bob and Wanda Meyer's Center and intends to construct and rehabilitate the sidewalk segments along Welsh Avenue between Harvey Mitchell Parkway S and Nevada Street.</p>
8	<b>Project Name</b>	Public Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$248,458.58
	<b>Description</b>	<p>15% of CDBG funding has been allocated through the CDBG Public Service Agency Funding Review Committee process. The 2025 programs recommended for funding following the RFP and review process include: Big Brothers Big Sisters of South Texas - Brazos Valley Branch - \$40,000, the Salvation Army - \$25,000, the United Way of the Brazos Valley - \$40,000, A Home Bae for Transitioning Youth dba Unlimited Potential - \$28,495, Brazos Maternal &amp; Child Health Clinic, Inc. - \$16,495, Brazos County Health District - \$21,094, and Catholic Charities - \$13,366. Additionally, 4th quarter payments for the previous year's awarded agencies will be paid out in the first quarter of this fiscal year.</p>
	<b>Target Date</b>	9/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	<p>Big Brothers Big Sisters of South Texas - Brazos Valley Branch: 308 College Main Street, College Station, TX 77840</p> <p>The Salvation Army - 2506 Cavitt Avenue, Bryan, TX 77801</p> <p>United Way of the Brazos Valley - 1716 Briarcrest Drive #155, Bryan, TX 77802</p> <p>A Home Base for Transitioning Youth dba Unlimited Potential - 4001 E 29th Street #118, Bryan, TX 77802</p> <p>Brazos Maternal &amp; Child Health Clinic, Inc. - 3370 Texas Avenue G, Bryan, TX 77802</p> <p>Brazos County Health District - 201 N Texas Avenue, Bryan, TX 77803</p> <p>Catholic Charities - 1410 Cavitt Avenue, Bryan, TX 77801</p>
	<b>Planned Activities</b>	The City of College Station will facilitate the programs of its identified Public Service Agencies by reviewing expenses for alignment with stated mission goals and CDBG eligibility, providing guidance where needed, and conducting site visits and other quality control measures on an identified schedule.
9	<b>Project Name</b>	Housing Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Services
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$85,680.00
	<b>Description</b>	Housing services, except Housing Counseling, under 24 CFR 5.100, in support of the HOME Program, eligible under 24 CFR 570.201(k).
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City wide as projects are identified.

<b>Planned Activities</b>	The City intends to support the United Way of the Brazos Valley's Intergenerational Homeshare Program in its efforts to pair income qualifying housing seekers with homeowners as well as the general administration of HOME supported housing programs.
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## **AP-50 Geographic Distribution – 91.220(f)**

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

Community Development Block Grant (CDBG) activities, including investments in public facilities and infrastructure, may be implemented within specific neighborhoods when they meet the area benefit criteria. To qualify, at least 51% of the residents served by the activity must be low- and moderate-income, or the project must clearly demonstrate that its use and intended outcomes directly benefit low-income individuals.

Low-income designations are based on data from the U.S. Department of Housing and Urban Development (HUD), specifically the 2016-2020 American Community Survey 5-Year Low- and Moderate-Income Summary Data provided by HUD's Office of Community Planning and Development. These designated areas are also eligible for other CDBG-funded activities, such as building rehabilitation and the acquisition of privately owned properties or land, as long as the work aligns with HUD's National Objectives.

When area benefit criteria do not apply, projects may qualify under the low- and moderate-income limited clientele designation, ensuring that services are directed to eligible individuals regardless of geographic location.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	100

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City has not established specific local target areas for community development activities, as low- and moderate-income residents are dispersed throughout the community. Additionally, many traditionally recognized community development neighborhoods have experienced substantial demographic and housing changes, driven largely by ongoing private redevelopment and the expansion of student-oriented housing.

Given these changes and the widespread presence of income eligible households throughout the city, the City has chosen to base program assistance exclusively on individual household income and demonstrated need rather than on geographic location.

### **Discussion**

In accordance with 24 CFR 570.309, Community Development Block Grant (CDBG) funds may be used for

activities outside the grantee’s jurisdiction when such activities align with the Act’s objectives and provide demonstrable benefits to grantee’s residents. The City of College Station supports public service agencies located in the City of Bryan that deliver essential services provided by agencies located in College Station.

By funding cross-jurisdictional programs, the City advances its community development goals and fulfills objectives outlined in the 2025-2029 Consolidated Plan. These initiatives improve access to health and human services, enhance community safety, reduce crime and healthcare costs, and lessen the overall tax burden.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of College Station will allocated funding to support the following affordable housing initiatives during the Program Year:

- Acquisition and rehabilitation of 3 rental housing units
- Rehabilitation of 8 owner-occupied housing units
- Down payment assistance for 10 households toward the purchase of a home in College Station
- Tenant-Based Rental Assistance (TBRA) security deposit support for 50 households

A significant portion of the households receiving TBRA security deposit assistance are either formerly homeless or meet the criteria for special needs populations, although the assisted units are not exclusively designated for these groups. One exception is The Haven Apartments, a 24-unit Low-Income Housing Tax Credit (LIHTC) property in College Station, which requires that all tenants be formerly homeless. Eligible tenants at The Haven may also receive TBRA security deposit assistance. The City anticipates assisting approximately 5 households relocating to The Haven over the course of the Program Year.

In addition, the City has established contracts with local nonprofit organizations to provide emergency rental assistance aimed at preventing homelessness.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	5
Non-Homeless	62
Special-Needs	4
Total	71

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	50
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	13
Total	71

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

## Discussion

If a unit is both acquired and rehabilitated, it will be reported a single time under “Acquisition of Existing Units.” Activities classified as “Rehabilitation of Existing Units” include the rehabilitation (such as minor home repairs) or reconstruction of owner-occupied or renter-occupied properties through the Rental Rehabilitation Program, provided the properties were not acquired using program funds.

## Homeownership Value Limits

Pursuant to Section 92.254(a)(2)(iii) of the HOME Final Rule (July 24,2013), HOME Participating Jurisdictions must apply homeownership value limits to properties assisted with HOME funds. While HUD provides default limits, jurisdictions may instead calculate 95 percent of the median purchase price for single-family homes within their boundaries, in accordance with HUD-established procedures.

The City has conducted a market analysis based on residential sales from January 1, 2025, to March 31, 2025, encompassing 266 total transactions. The data, segmented by existing versus new construction and by housing type (single-family and patio/townhome/condo units), supports the following proposed homeownership value limits:

<b>Existing</b>	<b>New</b>
\$305,425	\$332,500

These limits will be reviewed and updated annually as part of the City’s Action Plan process, consistent with 24 CFR 92.254.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Although the City of College Station does not operate public housing units, the regional Housing Choice Voucher Program is administered by the Brazos Valley Council of Governments. Approximately 26% of voucher recipients successfully secure housing within the City.

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

The City will maintain active coordination with the Brazos Valley Council of Governments (BVCOG) to expand access to affordable housing within College Station. As part of this ongoing collaboration, City staff will engage in housing fairs and related outreach events organized by BVCOG, while also providing support to Housing Choice Voucher recipients relocating to College Station through security deposit assistance offered under the City's Tenant Based Rental Assistance (TBRA) program.

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

Graduates of the Brazos Valley Council of Governments' (BVCOG) Family Self-Sufficiency (FSS) program, administered through the Housing Choice Voucher Program, may combine the City's down payment assistance with additional funding sources, including personal savings accumulated 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**

#### **Introduction**

The City of College Station actively supports initiatives for homeless individuals and families through CDBG and HOME funding while regularly collaborating with nonprofit organizations dedicated to homelessness prevention and assistance. CDBG funds will be used to support social service programs that provide essential resources to households that were formerly homeless, at risk of homelessness, or part of a special needs population. City staff will engage with local partners to assess these groups' needs and work to ensure access to adequate housing and supportive services.

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

The City of College Station is committed to reducing and ending homelessness through a multi-faceted approach involving direct servicers, strategic partnerships, and data-driven decision making. Over the next year, the City will continue its collaboration with the Brazos Valley Coalition for the Homeless, the regional Continuum of Care, which conducts annual surveys to assess the needs of homeless individuals and families. Through participation in quarterly coalition meetings and the Point-In-Time count, the City aims to refine its strategies based on real-time data and ensure effective resource allocation.

Additionally, the City will strengthen its partnership with Twin City Mission, a nonprofit organization providing emergency shelter, transitional housing, and supportive services to individuals and families experiencing homelessness. By coordinating efforts with Twin City Mission, the City seeks to expand access to stable housing and essential support programs.

Furthermore, the City will work closely with the L.E.A.D. Program, which engages vulnerable populations by offering housing assistance, case management, and stability-focused support services. This initiative helps prevent homelessness and fosters long-term independence among residents.

In line with these objectives, the City will utilize CDBG funding to support social service programs that provide critical resources to those at risk of homelessness, former homeless individuals, and special needs populations. City staff will maintain active engagement with local partners to assess needs and enhance service delivery.

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

The City of College Station is committed to reducing and ending homelessness through a multi-faceted approach involving direct servicers, strategic partnerships, and data-driven decision making. Over the

next year, the City will continue its collaboration with the Brazos Valley Coalition for the Homeless, the regional Continuum of Care, which conducts annual surveys to assess the needs of homeless individuals and families. Through participation in quarterly coalition meetings and the Point-In-Time count, the City aims to refine its strategies based on real-time data and ensure effective resource allocation.

Additionally, the City will strengthen its partnership with Twin City Mission, a nonprofit organization providing emergency shelter, transitional housing, and supportive services to individuals and families experiencing homelessness. By coordinating efforts with Twin City Mission, the City seeks to expand access to stable housing and essential support programs.

Furthermore, the City will work closely with the L.E.A.D. Program, which engages vulnerable populations by offering housing assistance, case management, and stability-focused support services. This initiative helps prevent homelessness and fosters long-term independence among residents.

In line with these objectives, the City will utilize CDBG funding to support social service programs that provide critical resources to those at risk of homelessness, former homeless individuals, and special needs populations. City staff will maintain active engagement with local partners to assess needs and enhance service delivery.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City will maintain a strong partnership with Twin City Mission, the community's primary provider of homeless services, to support individuals and families in need. Additionally, City staff will actively promote United Way's 2-1-1 Information and Referral line, ensuring residents can access critical resources, including those related to homelessness and special needs assistance.

To further these efforts, City staff will engage with local service providers through the Brazos Valley Coalition for the Homeless, participating in regular discussions and contributing to the annual Point-In-Time count, which help assess the scope of homelessness and special needs assistance.

### **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 allocate HOME funds to support the Tenant-Based Rental Assistance security deposit program, a key tool in preventing homelessness. This initiative will be carried out in partnership with BVCOG's Housing Choice Voucher Program and the United Way of the Brazos Valley. Many recipients of

this assistance belong to special needs populations.

Additionally, the City will provide funding for social services programs that deliver essential resources to households that were formerly homeless, at risk of homelessness, or part of a special needs population. These programs will focus on case management and direct assistance to promote housing stability and long-term support.

**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**

A comprehensive network of services is in place to support individuals at the highest risk of homelessness, particularly those transitioning from institutionalized settings. The City will provide funding to agencies delivering these critical services through public service allocations, which are capped at 15% of the CDBG grant.

The Brazos Valley Council of Governments Housing Choice Voucher Program offers an opportunity for households to secure permanent affordable housing. To further support housing stability, the City administers the Tenant-Based Rental Assistance Program, which provides one-time security deposit assistance to eligible households. This program, the City anticipates serving 50 households through TBRA security deposit assistance, helping to remove financial barriers to safe and stable housing.

## **Discussion**

The City of College Station is dedicated to reducing homelessness through strategic partnerships, targeted funding, and direct services. Over the next year, the City will collaborate with the Brazos Valley Coalition for the Homeless, Twin City Mission, and the L.E.A.D. Program to assess needs, expand housing options, and provide supportive services. CDBG funds will support social service programs for individuals at risk of homelessness, while HOME funds will assist with security deposits through the Tenant-Based Rental Assistance program. Additionally, the City will engage in coordinated efforts with service providers, including participation in annual Point-In-Time count, to refine strategies and allocate resources effectively. Through these initiatives, the City aims to enhance housing stability, prevent homelessness, and support vulnerable populations in achieving long-term independence.

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

### **Introduction:**

College Station faces several significant barriers to affordable housing, including high land costs, limited land availability, and the continued pressure of student housing demand. While participation from builders remains steady, developing affordable housing remains challenging due to escalating development costs.

The City's most pressing housing needs included affordable senior housing, mixed-generation senior-family homes, and accessible rental options. In response to these growing challenges, the City developed the Housing Action Plan, a strategic initiative aimed at preserving existing affordable housing units and producing a broader range of housing types. This plan was formally adopted as an amendment to the City's Comprehensive Plan in September 2024.

To ensure implementation, the City Council established a Housing Plan Advisory Committee in the spring of 2025. This committee is tasked with advancing the goals and actions outlined in the plan and fostering collaboration among stakeholders.

Additionally, the City is currently updating its Analysis of Impediments to Fair Housing Choice to align with priorities outlined in the 2025-2029 Consolidated Plan, ensuring that efforts remain data-driven and focused.

### **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**

In Program Year 2025, the City of College Station is implementing a series of proactive strategies to mitigate the negative effects of public policies that may serve as barriers to affordable housing. Recognizing the complexity of factors such as land use regulations, zoning ordinances, fees, and development constraints, the City is focused on fostering a more welcoming and accessible housing landscape through the following actions:

- Providing down payment assistance through HOME Investment Partnerships Program (HOME) funds and Community Development Block Grant (CDBG) funds to support income-eligible homebuyers, thereby improving access to homeownership opportunities within the city.
- Engaging with the development community and the public to ensure that land use controls, zoning ordinances, and related regulations remain reasonable, data-informed, and supportive of varied housing development.
- Actively promoting housing programs to local financial institutions, real estate professionals, developers, and nonprofit partners to expand awareness and encourage collaboration on

affordable housing initiatives.

- Advancing strategies outlined in the City’s Comprehensive Plan that promotes the development of affordable housing types and encourages a more types of housing inventory across income levels.
- Implementing the Housing Action Plan, adopted as an amendment to the Comprehensive Plan in September 2024, which sets forth a comprehensive roadmap of goals and actions to increase the availability, types, and preservation of affordable units in College Station. In spring 2025, the City Council also established a Housing Plan Advisory Committee to support implementation and monitor progress.

Collectively, these actions reflect the City’s ongoing commitment to reducing regulatory barriers, aligning local policies with community needs, and supporting the development of safe, affordable housing options for all residents.

**Discussion:**

Jurisdictional public policies play a significant role in influencing the cost of developing, maintaining, and improving affordable housing. Factors such as ad valorem property taxes, development and impact fees, building codes, zoning regulations, and land use ordinances all contribute to the overall expense of housing production.

The City of College Station recognizes the impact these policies have on housing affordability and has taken proactive steps to ensure that associated costs remain reasonable. Through ongoing evaluation of regulatory practices and coordinated efforts across departments, the City is committed to supporting the development and preservation of safe, decent, affordable, and sustainable housing for its residents.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City will prioritize initiatives that expand access to affordable housing, alleviate poverty among low-income families, and strengthen coordination between local government and nonprofit service providers. These efforts aim to foster a more integrated and effective system of support that addresses housing instability, promotes economic self-sufficiency, and improves quality of life for residents.

Through targeted investments in affordable housing development and rehabilitation, the City seeks to reduce cost burdens for vulnerable households. Concurrently, by promoting collaborative service models, resource sharing, and streamlined referral systems, the City will enhance the delivery of wraparound services – including workforce development, financial literacy, and case management- to empower families on their path out of poverty.

This approach aligns with the City’s broader strategic goals and reinforces a commitment to fair community development and universal growth.

### **Actions planned to address obstacles to meeting underserved needs**

The City of College Station is committed to addressing the obstacles that hinder support for underserved populations by pursuing a multifaceted and collaborative approach. In Program Year 2025, the City will actively pursue funding opportunities and support both for-profit and nonprofit partners in developing grant applications for programs focused on affordable housing, homelessness services, and support for individuals with special needs.

A recent survey of local service providers identified individuals with mental health issues, persons experiencing homelessness, and low-income households as among the most underserved populations in the community. In response, the City will continue to engage partners and allocate resources to improve service delivery and access for these groups.

To address the persistent challenge of public awareness, the City will promote available services through its media channels and continue to endorse the 2-1-1 information and Referral Service, which connects residents to vital local resources. Efforts will be made to amplify the visibility of assistance programs and enhance public understanding of available support.

The City also fosters internal collaboration among key departments including Community Development, Code Enforcement, Neighborhood Services, Planning and Development, and the Parks Department to collect and identify needs and implement strategies that improve outcomes for underserved households. Through these coordinated actions, the City seeks to build a more equitable and responsive

support system for all residents.

### **Actions planned to foster and maintain affordable housing**

The City of College Station is committed to fostering and maintaining affordable housing through a comprehensive strategy that combines direct assistance, program promotion, and community partnerships. Key actions planned for the upcoming year include continued support for existing housing initiatives such as minor home repair, owner occupied reconstruction, and down payment assistance to help low-income residents achieve and sustain homeownership.

To support housing stability for vulnerable populations, the City will continue offering security deposit assistance through the Tenant Based Rental Assistance program. This resource is critical in helping individuals and families who are either experiencing homelessness or at risk of becoming homeless secure safe and stable housing.

The City also collaborates with local nonprofit and community housing development organizations, including Bryan-College Station Habitat for Humanity, Elder-Aid of Bryan-College Station, and Brazos Valley Community Action Programs. These partnerships enhance the local supply of affordable housing and ensure that programs are effectively tailored to community needs.

These efforts are further guided by the City's Housing Action Plan, adopted as an amendment to the Comprehensive Plan in 2024. The plan outlines specific goals and strategies aimed at preserving existing affordable units, increasing the range of housing types, and expanding access to affordable homes citywide. The City Council has also established an advisory committee to support implementation and to help ensure that progress remains aligned with the community's long-term housing priorities.

Together, these actions reflect a coordinated and proactive approach to sustaining housing affordability and meeting the needs of College Station residents.

### **Actions planned to reduce lead-based paint hazards**

Remediation efforts will be conducted in accordance with the Lead Safe Housing Regulations outlined in 24 CFR Part 35, depending on the specific housing activity. When applicable, lead-based paint testing and hazard mitigation will be implemented. Demolition projects will primarily focus on the City's oldest housing stock, where lead-based paint hazards are most prevalent.

Each housing program guideline incorporates measures to address lead-based paint hazards and promote safe practices. Community Development staff actively provide guidance on lead-safe procedures to both housing program clients and contractors. Additionally, individuals receiving down payment assistance through HOME funds may qualify for support, provided the home in College Station

was built in 1978 or later.

### **Actions planned to reduce the number of poverty-level families**

The City, through the CDBG Public Service Agency Funding Review Committee process, allocates the maximum allowable Public Service Agency funding as part of its CDBG grant distribution. The committee received and evaluated seven applications from local health and human service providers seeking CDBG funding for direct public services benefiting low and moderate-income residents of College Station and Bryan. Several public meetings and hearings were conducted between April and May, resulting in funding recommendations for all public service programs.

The City actively participates in the Brazos Valley Coalition for the Homeless, Brazos Valley Health Coalition, and Brazos Valley Homeownership Coalition. City staff will continue collaborating with and supporting numerous local organizations advancing the anti-poverty strategy, including United Way of the Brazos Valley, Twin City Mission, Brazos Valley Community Action Programs, Brazos Valley Council of Governments, and The REACH Project.

Investments through the City's housing programs- including minor home repairs, rehabilitation, and reconstruction- enhance housing conditions for both owners and renters. These initiatives expand access to affordable housing and relieve financial burdens on lower-income households by reducing housing costs. For example, energy efficiency upgrades in older homes help lower utility expenses. Additionally, the Community Development Division provides referrals, financial management assistance, and homebuying education to community residents.

### **Actions planned to develop institutional structure**

The City of College Station, through the Community Development Division, coordinates support, and administers strategies related to affordable housing, supportive housing, homelessness, and non-housing community development. The department serves as a liaison between community groups, public institutions, non-profit organizations, and private industry to facilitate information-sharing, identify available resources, and enhance collaboration whenever possible. Several formal organizations and committees contribute to these coordination efforts, including the United Way of the Brazos Valley, The Brazos Valley Council of Governments, Texas A&M University, Blinn College, the Brazos Valley Small Business Development Center, the Brazos Valley Affordable Housing Corporation, the Brazos Valley Coalition for the Homeless, the Chamber of Commerce, Habitat for Humanity, the Texas Agricultural Extension Office, and many others. City staff will continue active participation in these organizations as members, partners, or collaborators on individual projects.

The City also works alongside other entities that directly or indirectly contribute to the achievement of Consolidated Plan goals at the local level. Organizations engaged in Consolidated Plan initiatives but not receiving CDBG or HOME funding from the City will be supported and encouraged where appropriate. Additionally, City staff will engage in coordination efforts with local health and social service providers to

advance the objectives outlined in the Consolidated Plan.

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

The City will continue to coordinate planning efforts with housing providers and social service agencies by actively participating in the Brazos Valley Coalition for the Homeless, various United Way boards, and other coalitions and organizations. City staff will engage regularly with stakeholders to address housing challenges and foster collaboration between private and public entities, helping to prevent duplication of services. Additionally, the department plans to take part in local fairs and consistently provide resources to individuals in supporting housing, including those at risk of homelessness, those currently experiencing homelessness, and individuals with special needs.

Staff will also explore opportunities for direct partnerships with other agencies to address service gaps. This includes existing agreements between the City and local affordable housing partners to assist eligible tenant households with security deposits.

### **Discussion:**

The goals and objectives for Program Year 2025 will be accomplished through a collaborative approach with community partners, ensuring clients have access to the services they need. A well-structured institutional delivery system is essential for providing services, expanding affordable housing opportunities, and equipping individuals with the knowledge to navigate available resources. City staff will continuously engage in public processes and solicit stakeholders feedback to evaluate the effectiveness and responsiveness of these initiatives in meeting community needs.

## Program Specific Requirements

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

#### Introduction:

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.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(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	171,000
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>171,000</b>

#### 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.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(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 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 recapture provision established by the City of College Station stipulates that the entire HOME Investment, also referred to as the direct HOME subsidy, is subject to recapture. Additionally, if the home is sold at a price higher than the original purchase amount, the City shares in the net proceeds based on the percentage of the direct HOME subsidy relative to the original sales price.

The loan is structured as shared appreciation gap financing, covering up to 30% of the sales price for down payment and closing cost assistance. This loan is interest-free, deferred, and secured by a Note and Deed of Trust. Recapture of funds is required if the property is resold, no longer maintained as a homestead, or ownership is transferred. Returned funds include the original loan amount plus a percentage of the appreciation gained.

Repayment to the City is enforced solely from the net proceeds of the property sale or upon default, provided that a certified appraisal indicates the market value is equal to or less than the original sales price. In such cases, the City may not recover the full amount of the direct HOME subsidy provided to the homebuyer.

**Share Appreciation Example:**

A client borrowed \$47,900 to purchase a \$160,000 home (29.94% of the sales price) and sold the home three years later for \$189,500, 29.94% of the appreciation accrued would be due back to the City along with the original \$47,900 borrowed. In this case, \$7,701 in appreciation was realized, so 29.94% and the original loan amount would be due back ( $\$2,305 + \$47,900 = \$50,205$ ).

Recaptured funds will be reinvested into HOME-eligible activities.

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

The HOME regulations outlined in 24 CFR 92.254(a)(4) establish the required affordability period for all HOME-assisted homebuyer housing. Under the recapture option, this period is determined based

on the amount of direct HOME subsidy provided to the homebuyer to facilitate the purchase of the unit. The minimum affordability periods are as follows:

<b>If the total direct subsidy in the unit is:</b>	<b>The period of affordability is:</b>
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

The City has adopted a policy under the recapture provisions stating that the affordability period for the direct subsidy is indefinite, meaning the affordability requirement remains in effect for the duration of the agreement.

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

The City does not plan to use HOME funds to refinance existing debt secured by multifamily housing undergoing rehabilitation with HOME assistance. Additionally, these funds will not be used to refinance multifamily loans originated or insured under any federal programs.

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

Eligible applicants for the HOME program are households earning at or below 80% of the Area Median Income (AMI), based on household size, with specific restrictions depending on the HOME-funded project. For example, rental activities require that at the time of initial occupancy, a tenant household's income does not exceed 60% of AMI.

The City accepts housing program applications – including down payment assistance and homeowner rehabilitation – on a rolling basis throughout the year, provided applicants meet all eligibility requirements. If program funds are fully allocated within a given program year, the City maintains a waitlist of eligible applicants until additional funding becomes available. All housing program applications and requirements are accessible at the City's physical office location (1101 Texas Ave., College Station) and online at [www.cstx.gov](http://www.cstx.gov).

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

No preferences will be designated.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

No preferences will be designated.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

No preferences will be designated.

**Discussion:**

The City of College Station leverages private funding, lender contributions, and City General Funds for housing development beyond those outlined in Section 92.205. HOME funds used for homebuyer activities are subject to recapture, ensuring affordability through shared appreciation provisions and established affordability periods based on subsidy amounts. Recaptured funds are reinvested into HOME-eligible activities.

The City does not plan to use HOME funds to refinance existing multifamily housing debt and maintains strict policies for managing the CDBG and HOME programs, including monitoring subrecipients and enforcing income restrictions for applicants. Housing program applications are accepted year-round, with a waitlist maintained when funds are fully allocated.

No preferences will be designated for HOME Tenant-Based Rental Assistance (TBRA) activities or rental housing projects. This approach aligns with regulatory guidelines while ensuring fair access to housing opportunities.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Housing Conditions Survey
	<b>List the name of the organization or individual who originated the data set.</b> This study was a collaborative effort among City staff from Community Development and Code Enforcement Division. Data was collected by each Code Enforcement Officer which assessed the condition of housing units in the City of College Station. The Community Development Division analyzed the data and generated maps based on the information.
	<b>Provide a brief summary of the data set.</b> Analysis of existing housing stock across the City of College Station.
	<b>What was the purpose for developing this data set?</b> 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.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> This data covers the entire City. This analysis was performed in 2010, 2015, 2020 and 2025 as well, so we hope to measure change over time.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> This data was collected and analyzed in January - March 2025.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.
2	<b>Data Source Name</b> Community Needs Survey
	<b>List the name of the organization or individual who originated the data set.</b> This survey was carried out by City of College Station Community Development Division staff.
	<b>Provide a brief summary of the data set.</b> 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.
	<b>What was the purpose for developing this data set?</b> This data set offers local feedback to complement existing data sources and provides clear indication of needs in our community.

	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Data was collected and analyzed during February-March 2025.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The survey was accessible online through both a weblink and a QR code and was available in English and Spanish. To maximize public awareness and participation, it was promoted through multiple channels, including the United Way Community Digest, a blog post, the Spanish-language newspaper La Voz, the What's Up College Station podcast, and various social media platforms such as Facebook. As a result of these outreach efforts, a total of 279 surveys were completed.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The entire citizenry of College Station was encouraged to complete the survey through the various means outlined above.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The survey, completed by 279 respondents, reflects strong engagement from College Station residents, with White participants (86.98%) slightly overrepresented compared to the City's 67.0% White population, while Black/African American participation (9.47%) aligns closely with the City's 8.8% demographic makeup. Though Hispanic (13.02%) and Asian (2.37%) respondents participated at lower rates compared to their city - wide populations (18.4% Hispanic, 9.6% Asian), these results offer valuable insights into housing needs across racial and ethnic groups. Strengthening outreach efforts to ensure broader representation can further enhance the effectiveness of housing polices and community planning initiatives.</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>2025 PIC (PIH Information Center)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Brazos Valley Council of Governments Housing Choice Voucher Program</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>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.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The purpose was to provide a more accurate and timely picture of BVCOG's Housing Choice Voucher Program.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This data is comprehensive, based on the parameters defined in IDIS.</p>

	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This information is current in the PIC (PIH Information Center).</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
4	<p><b>Data Source Name</b></p> <p>2025 Point-In-Time Count Data</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Brazos Valley Coalition for the Homeless</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>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 30, 2020, by members of the Brazos Valley Coalition for the Homeless.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>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.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data was collected across the service area of the Coalition, which includes the following counties: Brazos, Burleson, Grimes, Robertson, Madison, Leon, and Milam.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The data represents a point-in-time count, conducted on January 23, 2025.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
5	<p><b>Data Source Name</b></p> <p>2025 Brazos Valley CoC Inventory List</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Brazos Valley Coalition for the Homeless</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Inventory of the facilities targeted to homeless persons, broken down by emergency, transitional, and permanent housing beds.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>The purpose was to provide a more accurate and timely picture of the housing resources available to homeless persons in the Brazos Valley.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data is comprehensive, based on the parameters defined in IDIS.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This information is current, updated for 2020.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
6	<p><b>Data Source Name</b></p> <p>2023 ACS 1-Year Estimate</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>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 information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>This survey provides vital information 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.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2023</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The 1-year estimates from the ACS are "period" estimates that represent data collected over a period of time. The primary advantage of using a single year estimates is the increased statistical reliability of the data for less populated areas and small population subgroups.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>This data is a nationwide sample, through the information specifically utilized for this document refers to the City of College Station.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Communities across the United States were surveyed.</p>

<b>7</b>	<p><b>Data Source Name</b></p> <p>Housing Action Plan</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of College Station Community Development Division.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>In Fall 2024, the College Station City Council approved the Housing Action Plan as an amendment to the City's Comprehensive Plan. This initiative was developed in response to the emerging housing affordability crisis in College Station.</p> <p>The Housing Action Plan outlines tools and strategies aimed at increasing the supply of affordable housing, ensuring that residents - especially families and workforce individuals - have greater access to attainable affordable housing options. By integrating these measures into the City's long-term planning framework, College Station seeks to proactively address affordability challenges and support sustainable community growth.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>This data set helps inform decision-making by identifying key issues, such as rising costs and limited housing supply, and provides a foundation for developing targeted solutions to increase the availability of affordable housing for residents. Ultimately, it serves as a critical resource for shaping policies that support sustainable community growth.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The Housing Action Plan primarily focuses on College Station and its existing housing conditions, with the majority of administrative data sourced from reliable local sources. However, to provide a broader perspective and contextualize local trends, regional, state, and national data were incorporated as needed. This approach ensures a comprehensive analysis, allowing for the identification of housing and population patterns that may influence or reflect conditions in College Station.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The Housing Action Plan primarily utilizes data from 2020 to the present. However, to illustrate long - term trend, older data was incorporated as a supplemental source, providing valuable historical context for housing patterns and developments.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>The Housing Action Plan has been finalized and was officially adopted by the College Station City Council in Fall 2024 as an amendment to the Comprehensive Plan.</p>
<b>8</b>	<p><b>Data Source Name</b></p> <p>2024: CoC Housing Inventory Count Report- Texas</p>

<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>CoC Continuum of Care Program- Bryan, College Station/Brazos Valley CoC TX-701</p>
<p><b>Provide a brief summary of the data set.</b></p> <p>Continuum of Care (CoC) Homeless Assistance Programs Housing Inventory Count Reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.</p>
<p><b>What was the purpose for developing this data set?</b></p> <p>This data set provides vital information on a yearly basis about the number of beds available to assist homeless individuals and individuals in Permanent Supportive Housing.</p>
<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2024</p>
<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The data is collected through a physical count of the beds by a CoC member.</p>
<p><b>Describe the total population from which the sample was taken.</b></p> <p>The total population encompasses TX-701 the Bryan, College Station/Brazos Valley CoC.</p>
<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Shelter beds across the Brazos Valley.</p>

# APPENDIX

## *2025-2029 Consolidated Plan*

This draft contains data gathered through outreach efforts conducted by City Staff to develop the 5-Year Consolidated Plan Draft. All public comments from the surveys are presented as submitted, without grammatical alterations. This information serves as a key component in guiding staff decisions on programs, goals, and budget allocations.



# Outreach Efforts

## 2025–2029 Consolidated Plan Development

Date	Type of Outreach	Publisher	Intent/Purpose
1/27/2025- 2/27/2025	United Way Community Digest	United Way of the Brazos Valley	Invite stakeholders to participate in a Medical Needs Focus Group on February 27, 2025.
2/17/2025- 3/17/2025	Nonprofit Providers Survey	City of College Station	Encourage nonprofit providers to participate in a survey identifying the needs, barriers, and services gaps affecting their LMI clients.
2/19/2025- 3/21/2025	General Public Survey	City of College Station	Survey for the general public to identify the needs, barriers, and gaps in service faced by residents.
2/19/2025	Blog Post	City of College Station	Announce a public survey addressing the needs, barriers, and service gaps for LMI residents.
2/19/2025- 3/18/2025	United Way Community Digest	United Way of the Brazos Valley	Invite stakeholders to a Public Hearing held on March 18, 2025, to gather input for the 2025-2029 Consolidated Plan.
2/19/2025- 3/21/2025	United Way Community Digest	United Way of the Brazos Valley	Invite stakeholders to complete a survey addressing the needs, barriers, and service gaps for LMI residents.
2/27/2025	Medical Needs Focus Group	N/A	A Focus Group was conducted to assess the needs, barriers, and service gaps faced by LMI residents in accessing medical care.
2/27/2025	News Paper Article	La Voz	An article was published in the local Spanish language newspaper inviting stakeholders to participate in a survey on the needs, barriers, and service gaps for LMI residents.
2/28/2025- 3/19/2025	TV Announcement Channel 19	City of College Station	Invite stakeholders to a Public Hearing held on March 18, 2025, to gather input for the 2025-2029 Consolidated Plan.
2/28/2025	Podcast- What's Up College Station	City of College Station	A podcast was created to encourage survey participation and attendance at the public hearing.
3/4/2025	Public Notice	The Eagle	A Public Notice was published in The Eagle, inviting the public to attend the March 18, 2025, Public Hearing aimed at gathering input for the development of the 2025-2029 Consolidated Plan.
3/11/2025	Facebook Post	NewsTalk WTAW 1620 AM & 94.5 FM	A Facebook post inviting the public to participate in a needs survey.
3/11/2025	Website	NewsTalk WTAW 1620 AM & 94.5 FM	A story was posted on NewsTalk WTAW 1620 AM & 94.5 FM, inviting the public to participate in a needs survey.

3/14/2025	Public Notice	La Voz	A Public Notice was published in La Voz, inviting the public to attend the March 18, 2025, Public Hearing aimed at gathering input for the development of the 2025-2029 Consolidated Plan.
3/18/2025	Public Hearing	N/A	A Public Hearing was conducted to gather input for the development of the 2025-2029 Consolidated Plan.
3/20/2025	Housing Needs Focus Group	N/A	A focus group was conducted with housing providers serving LMI clients to identify the needs, barriers, and service gaps experienced by LMI individuals seeking housing.
3/26/2025	Workforce Needs Focus Group	N/A	A focus group was conducted with job training program facilitators to evaluate existing programs and consider the allocation of grant funds for this initiative.
3/27/2025	Consultation with College Station ISD	N/A	A consultation with College Station ISD staff was conducted to assess the needs of both students and staff.
6/24/2025	Public Notice	The Eagle	A Public Notice was published in The Eagle, inviting community members to participate in the Public Hearing scheduled for July, 10, 2025, in conjunction with the City Council meeting. The hearing was conducted to solicit input from both the public and council members regarding the draft Consolidated Plan.
7/1/2025-8/1/2025	30 Day Comment Period	N/a	Draft copies of the Consolidated Plan were made available for public review. These copies were distributed at multiple public locations and published online for accessibility.
7/10/2025	Public Hearing	N/A	A Public Hearing was conducted to gather input and feedback for the draft Consolidated Plan.
7/24/2025	Council Meeting	N/A	The Draft Consolidated Plan was presented to City Council for final approval.



## *Introduction to Survey Results*

City staff conducted two surveys to guide planning and budget decisions for the 5-Year Consolidated Plan. One survey targeted nonprofit organizations serving Low or Moderate Income (LMI) clients to identify critical needs and service gaps. The other survey, aimed at the general public, was available in English and Spanish from February 19 to March 21, 2025. It received 279 responses – 274 in English and 5 in Spanish. These results will help align programs with community priorities.

## *Nonprofit Client Needs and Service Gaps Survey*

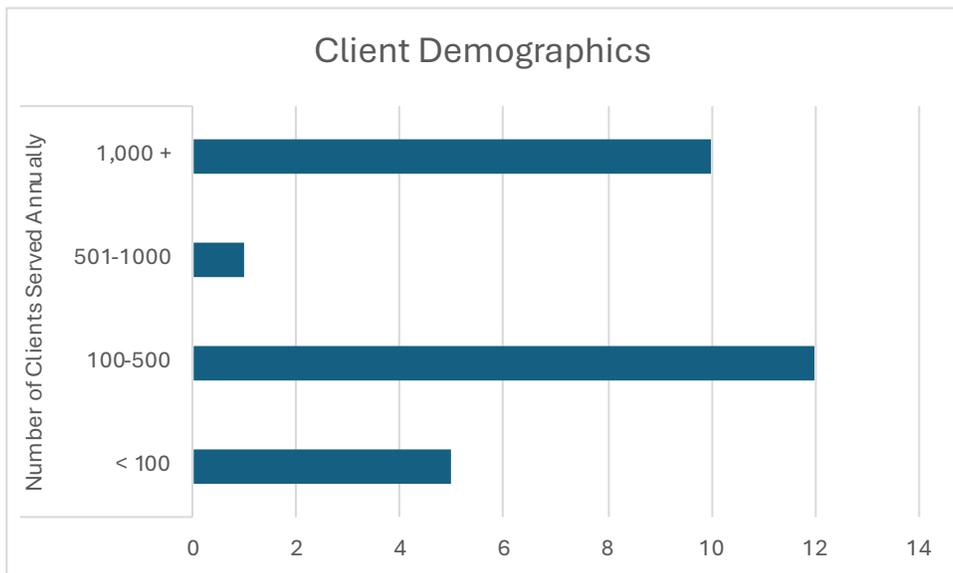
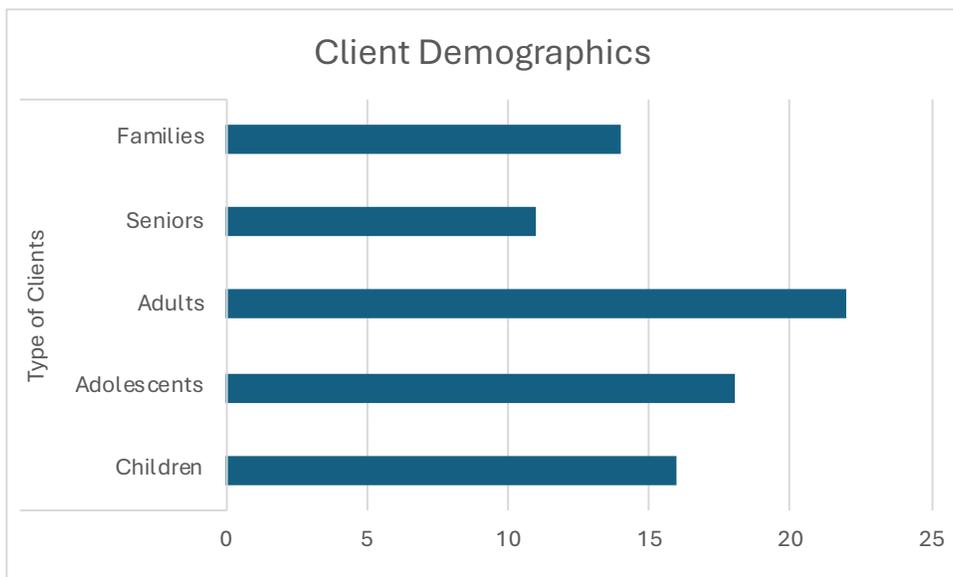
The following analysis highlights feedback from 25 local nonprofit organizations providing diverse services to low-and moderate-income residents. This survey aimed to uncover gaps, barriers, and unmet needs in our community's services. The insights gathered will play a crucial role in shaping the 5-Year Consolidated Plan and determining appropriate funding allocations to address these challenges effectively.

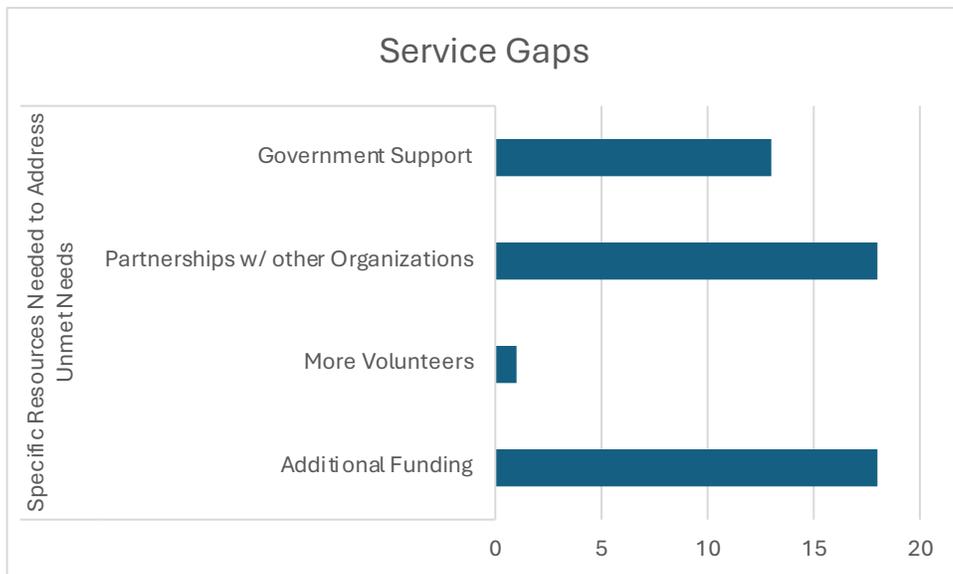
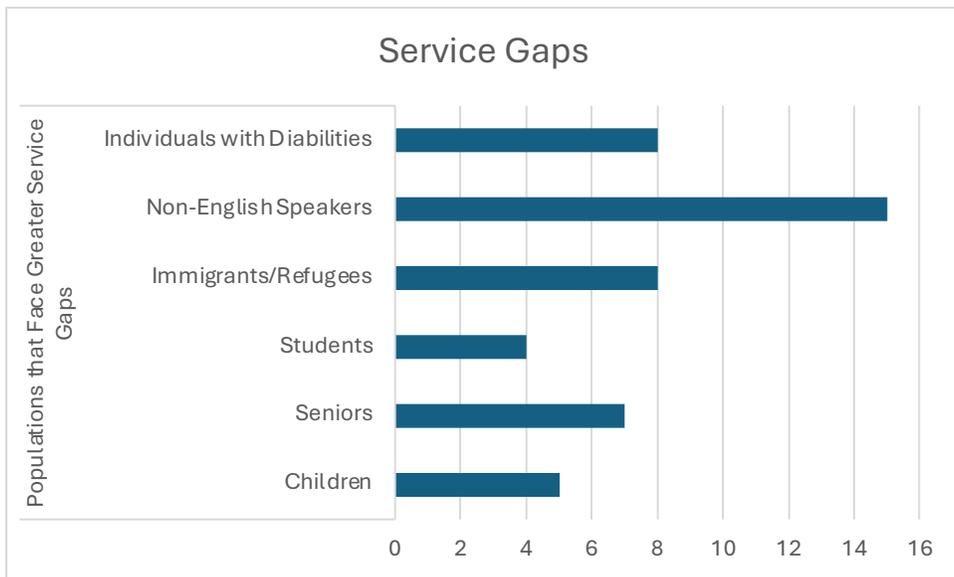
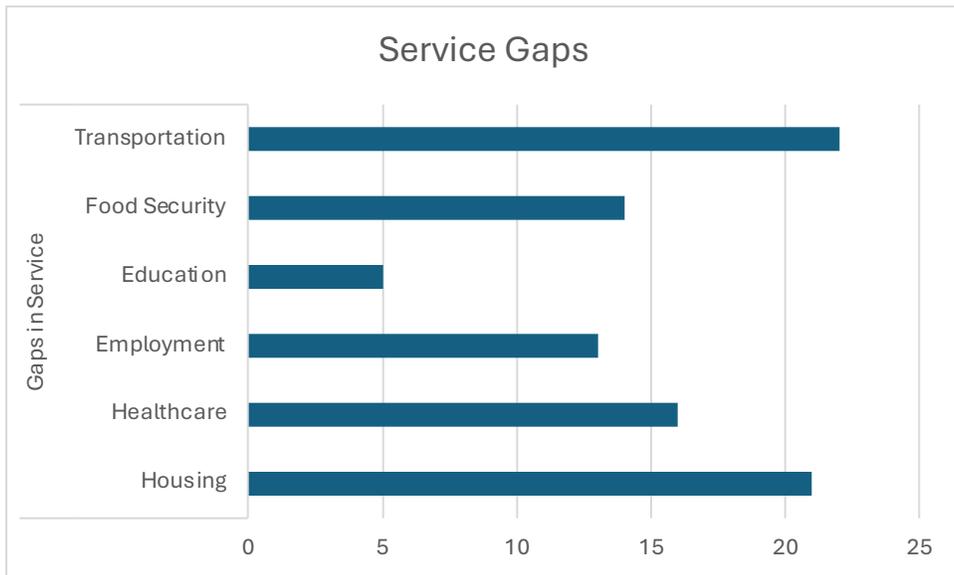
### *Responding Agencies/Programs*

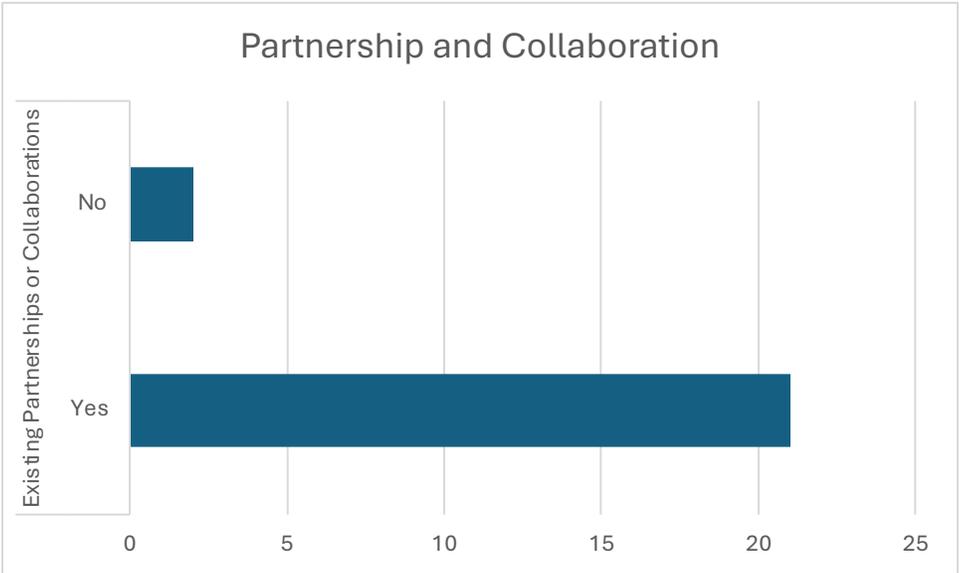
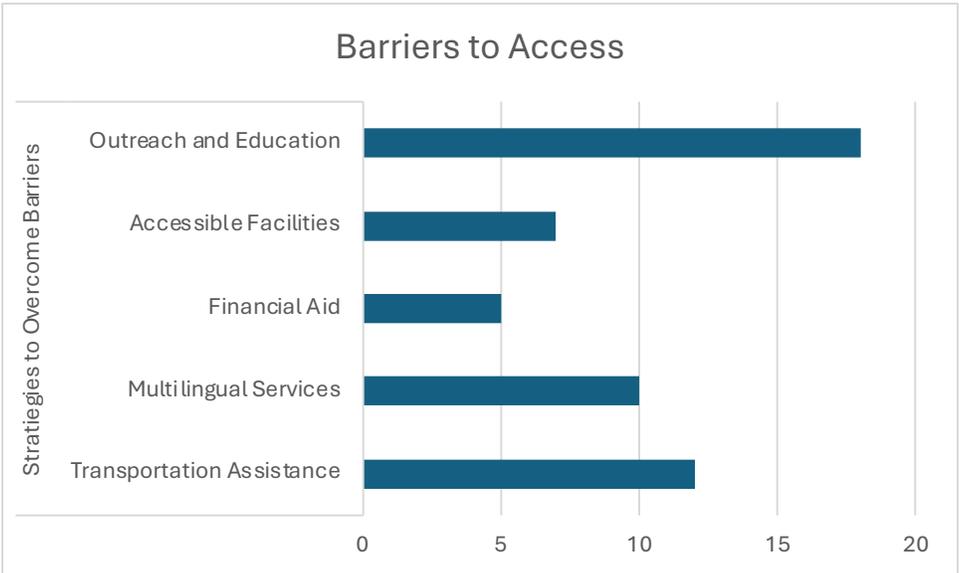
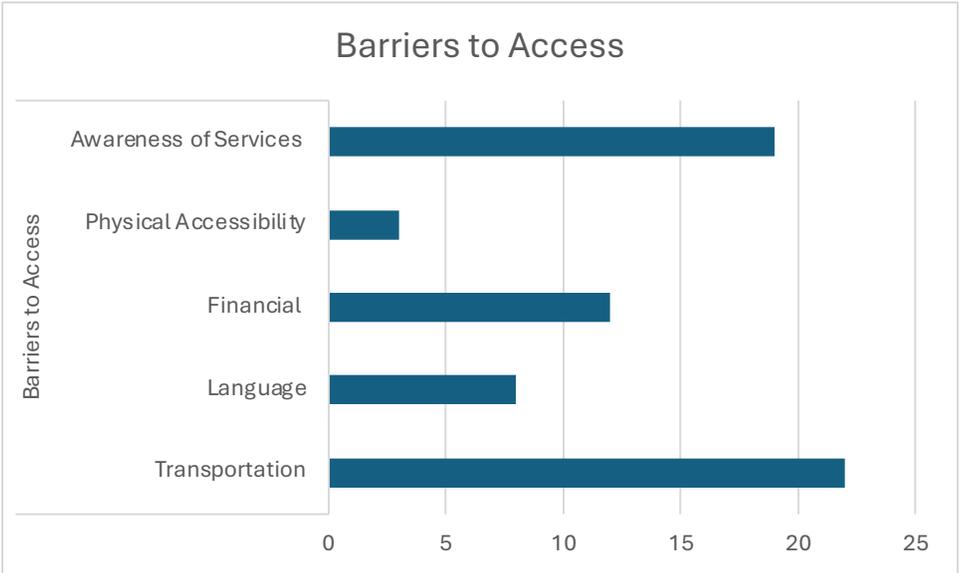
- 12th Can- Food Pantry
- A Hopeful Harvest- Food Pantry
- Brazos Health Resource Center- Indigent Medical Assistance
- 
- Brazos Maternal & Child Health Clinic, Inc. – Prenatal Care for Indigent Women
- Brazos Valley Financial Fitness Center – Financial Coaching and Counseling
- Brazos Valley Food Bank – Food Distribution, Education and Empowerment
- Brazos Valley Rehabilitation Center- Medical Therapy and Rehabilitation Services
- Catholic Charities of Central Texas- Financial Assistance, Counseling, Pregnancy and Parenting Ed.
- Empower Behavioral Health- Therapy for Autistic Individuals
- Hope Pregnancy Center of Brazos Valley- Crisis Pregnancy Services
- Larry J. Ringer Library- Library Services
- Methodist Children's Home – Case Management Services and Parent Education
- MHMR Authority of Brazos Valley- Behavioral Health
- NAMI-Brazos Valley- Mental Health Services
- OnRamp- Transportation Services
- Scotty's House- Abused Children Services
- Summit Pediatrics- Primary Care Pediatrics
- Texas A&M AgriLife Extension- Education Services Promoting Healthy Living
- Twin City Mission- Homeless and Housing Services
- Twin City Mission – LEAD Program- Vulnerable Population Services
- Unbound Now Bryan College Station- Services for Trafficked Individuals
- United Way of the Brazos Valley- Various Community Programs

# Nonprofit Providers Survey

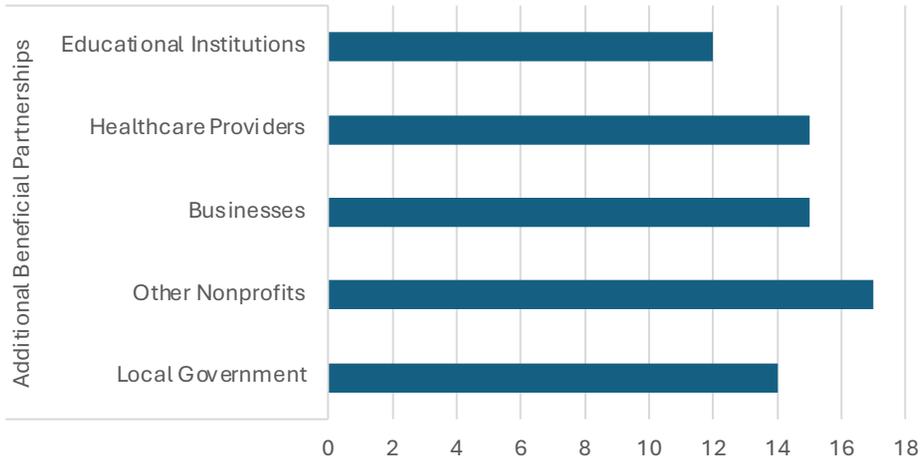
The following analysis highlights feedback from 25 local nonprofit organizations providing diverse services to low-and moderate-income residents. This survey aimed to uncover gaps, barriers, and unmet needs in our community's services. The insights gathered will play a crucial role in shaping the 5-Year Consolidated Plan and determining appropriate funding allocations to address these challenges effectively.



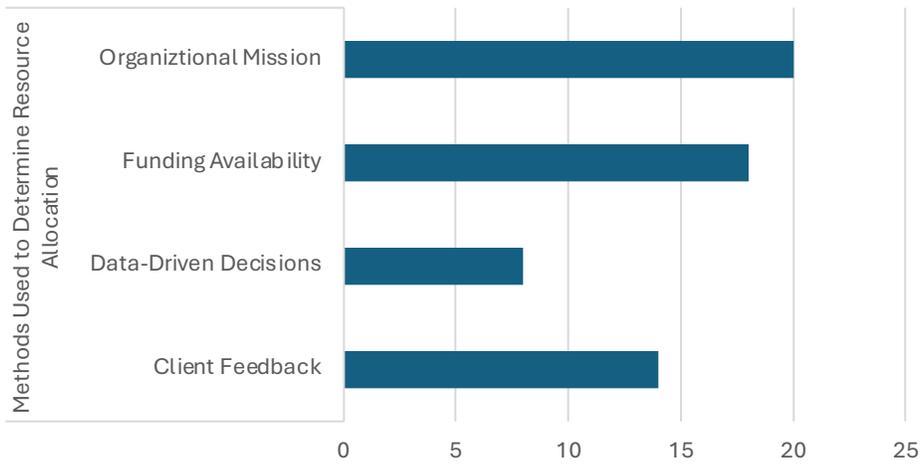




## Partnership and Collaboration

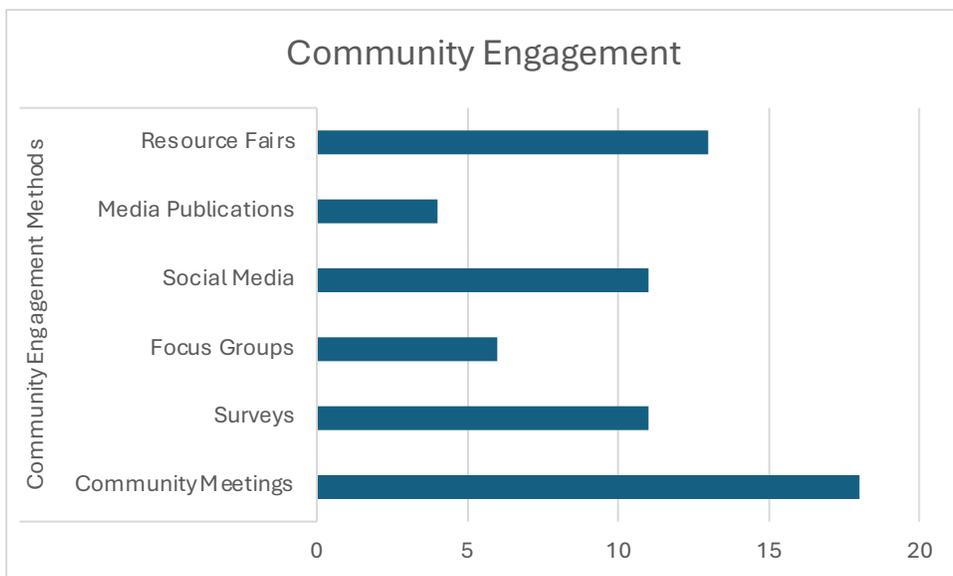
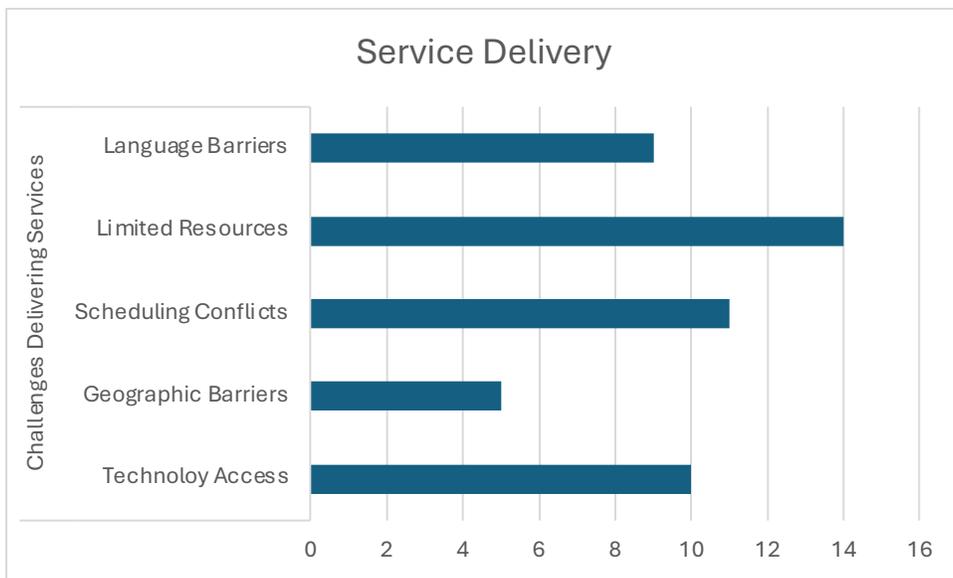
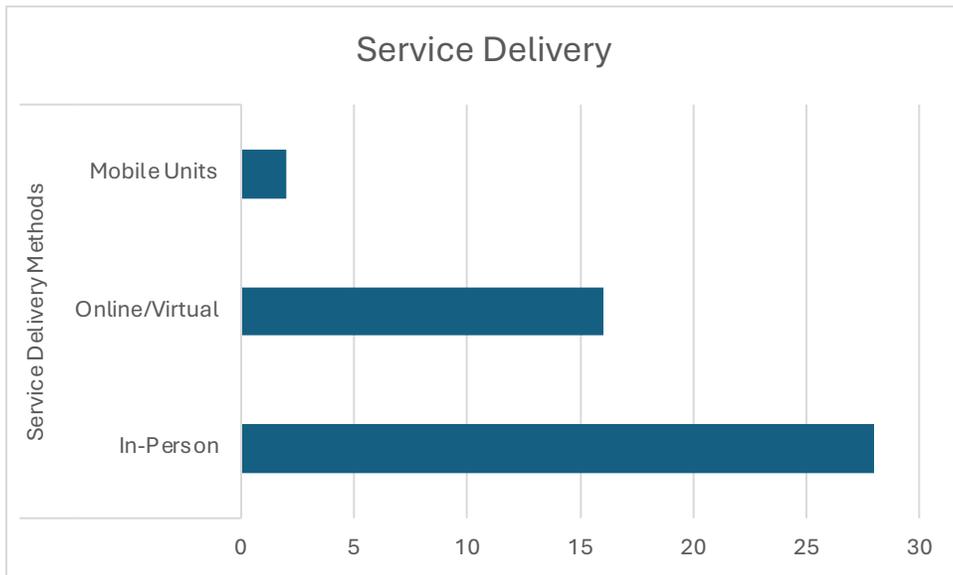


## Resource Allocation

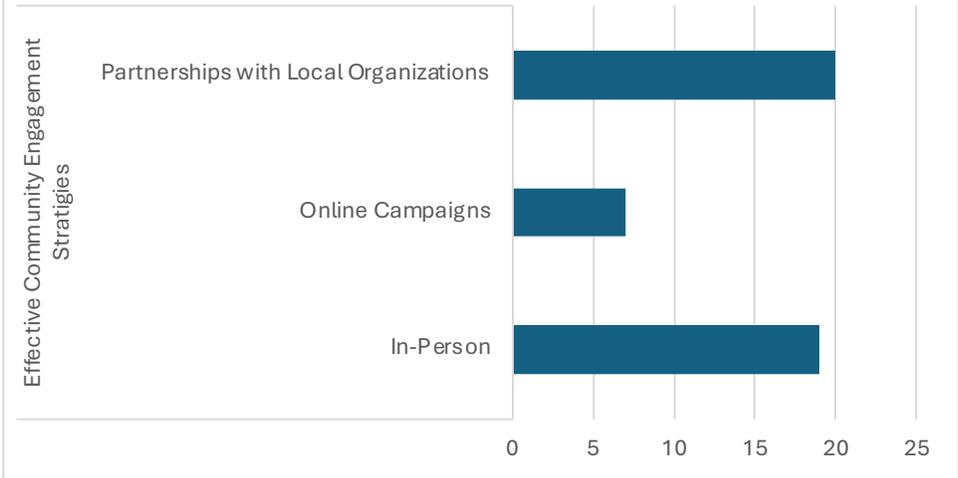


## Resource Allocation

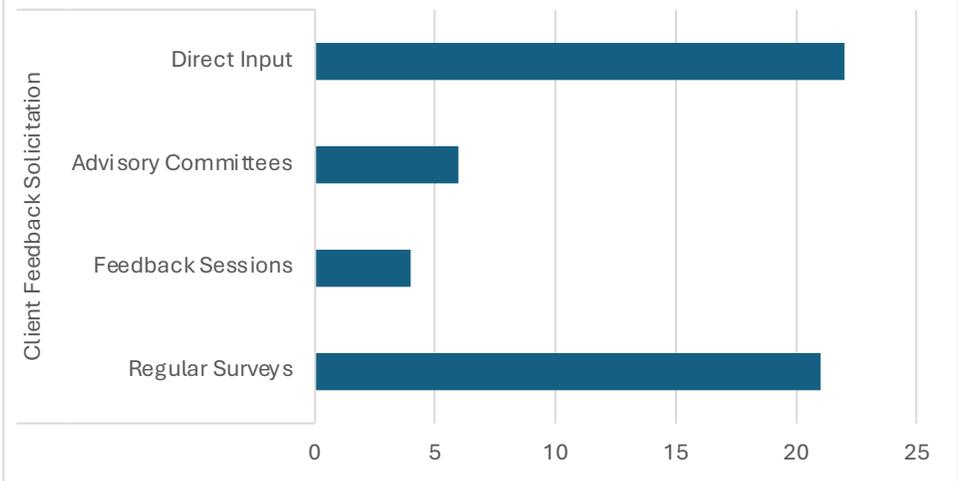




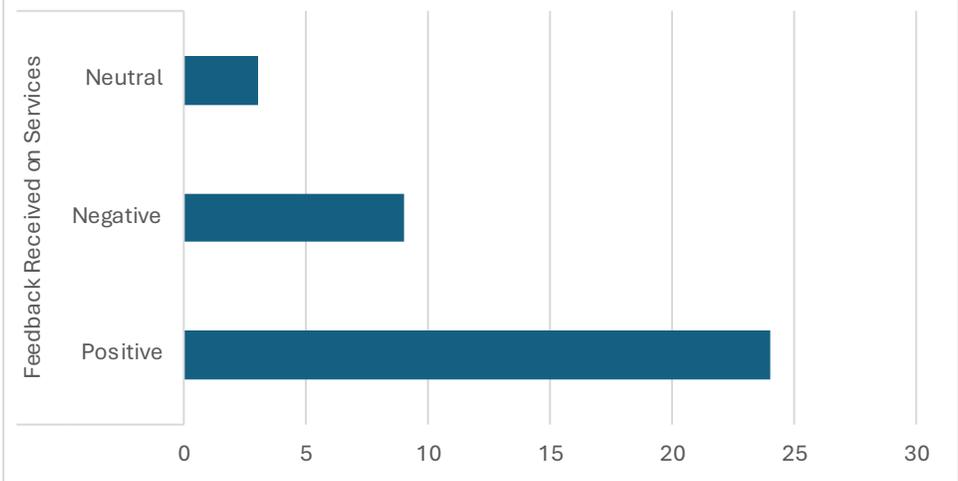
### Community Engagement

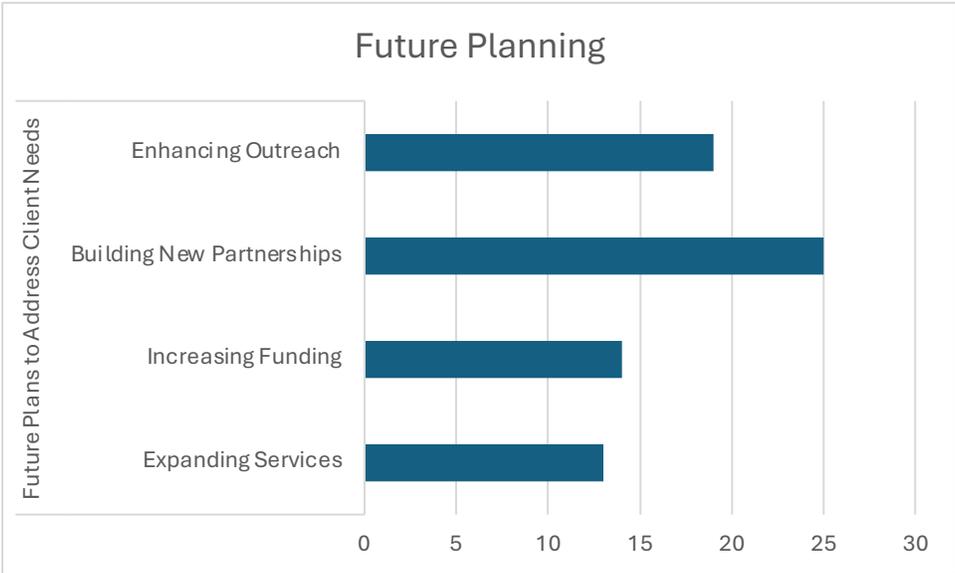
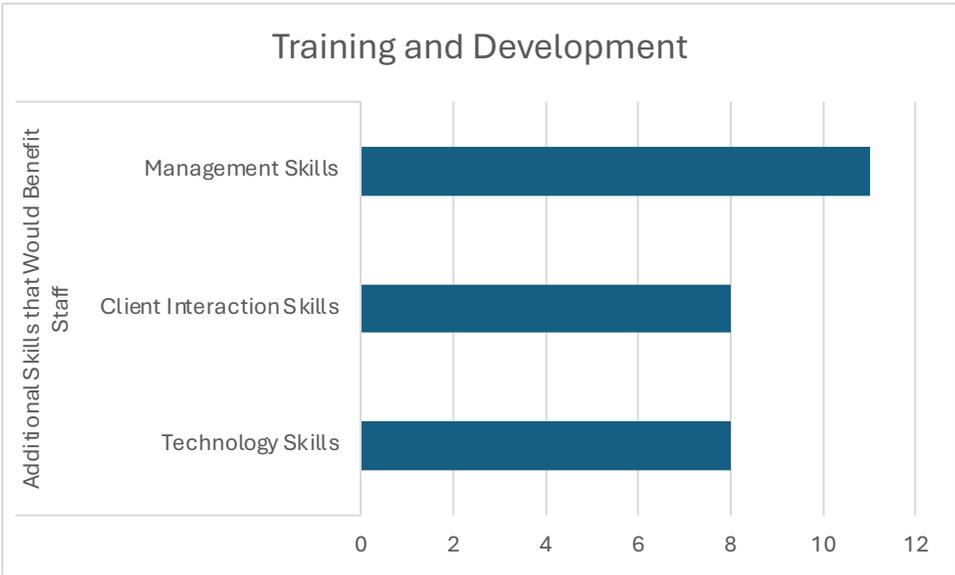


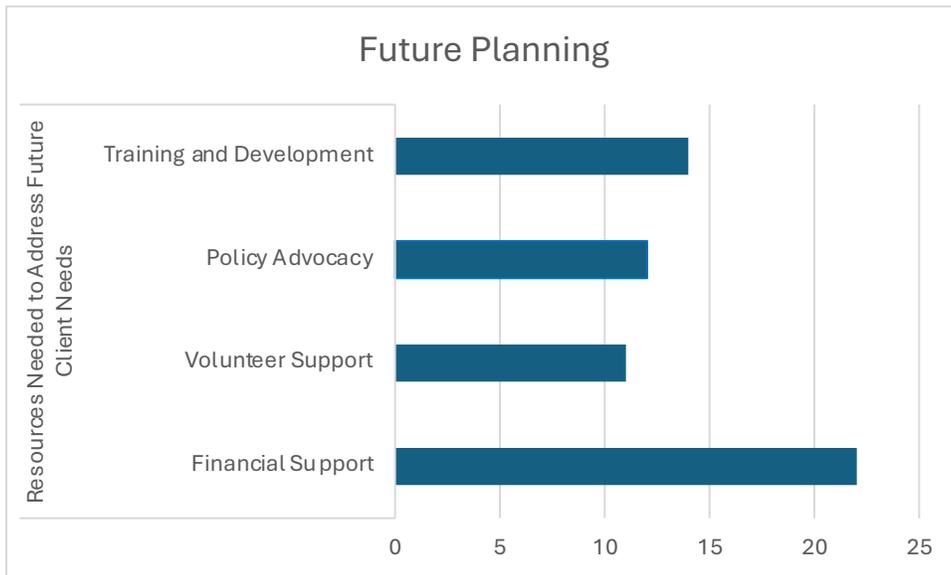
### Feedback and Improvement



### Feedback and Improvement







**Written Comments received from Non-Profit Providers Survey  
2025-2029 Consolidated Plan**

**12th Can – Food Pantry**

**12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

We serve all students, faculty and staff at Texas A&M University who struggle with food insecurity. Our students in particular have unique needs, such as education visa requirements, lacking transportation, and not having employment while in school. Our pantry is entirely student-run, so any assistance on education of government programs available to our clients or availability of grants would be very much appreciated.

**A Hopeful Harvest**

**12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

Information shared is based on our experiences with the Brazos Mobile Food Pantry at the Boys and Girls Club in Bryan. We participated in this outdoor food distribution for two and a half years. We founded a non-profit in 2025. Our brick-and-mortar location hopes to provide a Choice Pantry in the Spring of 2025.

**Brazos Health Resource Center**

**3a. What are the most significant gaps in services that your clients face?**

Long wait times for disability applications to be processed.

**3c. Are there specific resources or support that would help you address these unmet needs?**

Increase supply of low income/affordable housing options.

**4a. What barriers do your clients encounter when trying to access your services?**

My capacity to assist basic needs is very limited; resources in community also very limited.

**4b. How do you currently address these barriers?**

Home visits done at client residence with my staff.

**5a. Are there any existing partnerships or collaborations with other organizations to address client needs?**

I have faith-based partners who fund some of these needs. But I am limited by a small and the partner organizations have limited funding.

**5b. What additional partnerships or collaborations would be beneficial for your organization?**

Funding sources that are minimally restrictive and respond quickly.

**6a. How do you prioritize resource allocation to address the needs of your clients?**

Capacity to accept new cases and funding availability.

**9a. How do you solicit client feedback?**

Follow up on case-by-case basis.

**9b. What feedback have you received from clients about the services provided?**

Positive feedback with successful help; negative when caseload prevents case from being accepted.

**11a. What are your organization's future plans to address client needs and service gaps?**

Engaging in task group goals with community coalitions.

**12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

Housing affordability is probably the number one priority affecting the financial stability of the low-income households being served by the Brazos Health Resource Center. Most low-income households are spending well over 50% of monthly income on rent. This problem of increased cost of living in the community is resulting in an increased number of people who are homeless and unable to qualify for the average apartment or rental unit due to income limitations. Without any options to apply for subsidized housing that can be obtained in a short time frame due to overcrowded application waitlists, the homelessness problem in our community is going to increase and put enormous pressure on the resource (primarily faith-based non-profits) but also other state and federally funded programs, to prevent evictions and preserve stability. There are not enough programs or funding to address the high level of need in this community without some kind of relief for adding to the supply of affordable housing units in our area.

The public transportation system is not a time efficient way to obtain transportation in our community. One bus per hour-long route makes it hard for people on late shifts. Automobile ownership has become nearly unaffordable for hourly wage earners, but transportation alternatives are extremely limited, either by high cost or inefficiency. One bag per rider makes it impractical to use the bus system to visit grocery stores or pantries for food.

**Brazos Valley Rehabilitation Center**

**12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

The absence of reliable, predictable and affordable public transportation is a significant barrier.

Medicaid populations: Medicaid renewals and associated services (transportation reimbursement, supplies, ect) are burdensome, difficult to navigate and cause patients to lose coverage frequently). High deductibles, high co-pays, limitations and exclusions, and limited visits/caps on care.

Lack of insurance: ill-affordable premiums are forcing some to forgo insurance coverage.

Non-English language speakers: lack of clinicians to provide services in native language (e.g. lack of bilingual Spanish-English Speech Language Pathologists, social workers, ect)

### **Catholic Charities of Central Texas**

#### **12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

Increased cost of living and struggles with unemployment create a lack of housing and food security. Lack of education and transportation make it difficult for clients to rise above their challenges.

### **Texas A&M AgriLife Extension**

#### **12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

We are experiencing burnout among volunteers and a shortage of volunteers.

### **Empower Behavior Health**

#### **3b. Are there specific populations within your client base that face greater service gaps?**

Adults with disabilities

#### **3c. Are there specific resources or support that would help you address these unmet needs?**

More opportunities for adults with special needs.

#### **4a. What barriers do your clients encounter when trying to access your services?**

Having a type of Medicaid that we don't accept/having to start the process to switch.

#### **5a. Are there any existing partnerships or collaborations with other organizations to address client needs?**

Speech/OT partnerships to have 1 location (transportation)

### **Brazos Valley Financial Fitness Center**

#### **3c. Are there specific resources or support that would help you address these unmet needs?**

Better transportation.

#### **4b. How do you currently address these barriers?**

In some situations, we go to them.

#### **7a. What methods do you use to deliver services to your clients?**

Phone

#### **8a. How do you engage with the community to understand their needs and priorities?**

One on one meetings with clients.

## **Brazos Valley Food Bank**

### **2a. What is the primary demographic of your clients?**

Food Insecure neighbors- 46% children, 56% adults, 11% seniors

### **3c. Are there specific resources or support that would help you address these unmet needs?**

Greater coordination among the various coalitions that are occurring across our community, including engagement with new groups and non-profit organizations.

### **6b. Are there any areas where additional funding or resources are most needed?**

food (donated or purchased)

### **8b. Are there any community engagement strategies that have been particularly effective?**

word of mouth, neighbor centered social media groups

## **Larry J. Ringer Library**

### **3b. Are there specific populations within your client base that face greater service gaps?**

Homeless population

### **3c. Are there specific resources or support that would help you address these unmet needs?**

Are there specific resources or support that would help you address these unmet needs?

Social worker onsite, staff with specific training

### **5a. Are there any existing partnerships or collaborations with other organizations to address client needs?**

Workforce solutions last Thursday of the month

### **8a. How do you engage with the community to understand their needs and priorities?**

Outreach programming school & community visits

### **10a. What training or development needs do your staff have to better serve your clients?**

for homeless population

### **12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

The library is the great equalizer in our community. It offers a wide variety of services for the entire community; community needs varies among different user groups.

## **Twin City Mission LEAD Program**

### **3a. What are the most significant gaps in services that your clients face?**

Mental Health Services

### **3b. Are there specific populations within your client base that face greater service gaps?**

Mental Health Services

### **4a. What barriers do your clients encounter when trying to access your services.**

Access to Mental Health Services

**4b. How do you currently address these barriers?**

Based on needs.

**5b. What additional partnership or collaborations would be beneficial for your organization?**

Landlords, Property Managers.

**6a. How do you prioritize resource allocation to address the needs of your clients?**

Team Meetings, Grant Protocol

**7a. What methods do you use to deliver services to your clients?**

Telephone, email

**9a. How do you solicit client feedback?**

Exit survey when discharged.

**10a. What training or development needs do your staff have to better serve your clients?**

Mental Health

**10b. Are there any specific skills or knowledge areas that would benefit your staff?**

Mental Health, Self-Care to prevent burnout.

**12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

Thank you for working with us on common goals that make positive impact within the community we serve.

**NAMI-BV**

**3a. What are the most significant gaps in services that your clients face?**

Mental Health Facilities

**On-Ramp**

**4.a What barriers do your clients encounter when trying to access your services?**

Awareness of Government Services and Qualifications

**10b. Are there any specific skills or knowledge areas that would benefit your staff?**

Cultural Awareness

**12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

So many of our clients should qualify for government assistance, but they do not know how to apply, what they qualify for, etc. If they were receiving the care they do qualify for, they would have more accessible housing, healthcare, and other needs would be met. We also see major issues with medical transportation in the area, even for clients on Medicaid.

**Brazos Maternal & Child Health Clinic, Inc. (the Prenatal Clinic)**

**3a. What are the most significant gaps in services that your clients face?**

we have a robust list of referral agencies that provide services we do not

**3b. Are there specific populations within your client base that face greater service gaps?**

we have a robust list of referral agencies that provide services we do not

**4b. How do you currently address these barriers?**

referrals

**5a. Are there any existing partnerships or collaborations with other organizations to address client needs?**

We have a robust list of referral agencies that provide services we do not

**12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

Limited funding is always a challenge. Technology (equipment, training, compliance/maintenance) our physical space is limited, to really expand our services, we would need to find a larger space. Would be great to share with 1 or more groups that serve our same populations.

**Summit Pediatrics**

**2a. What is the primary demographic of your clients?**

I care for the children of families but sometimes provide resources for families.

**4b. How do you currently address these barriers?**

I screen for social deferments of health and provide information about resources.

**8a. How do you engage with the community to understand their needs and priorities?**

Asking patients.

**Twin City Mission- Homeless and Housing Services**

**4a. What barriers do your clients encounter when trying to access your services?**

Sobriety and behavioral issues.

**10.b Are there any specific skills or knowledge areas that would benefit your staff?**

Recognizing when Mental Health or Addiction Services intervention is needed so referrals can be made.

**12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

Better transportation. More affordable housing. Desperate need for more low-income housing. If you want to end homelessness, there has to be housing they can afford. The PHA has a one year wait list, the Section 8 list is expected to be closed for 2 years.

**Unbound Now**

**3a. What are the most significant gaps in services that your clients face?**

Drug Rehab (no insurance needed).

**5a. Are there any existing partnerships or collaborations with other organizations to address client needs?**

Connected to most B/CS services. With organizations in other counties.

**5b. What additional partnerships or collaborations would be beneficial for your organization?**

Housing

**12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

Transportation, housing for minors or drug users, rehab for drug users with no insurance.

**United Way of the Brazos Valley**

**12. Please provide any additional comments or suggestions that could help us understand the needs and challenges of your clients better.**

Most nonprofits need additional funding streams to cover the cost of current levels of service due to rising costs. Grant funding that allows for sustainable sources of revenue are needed just to maintain current levels. Creative partnerships and collaborative funding opportunities are a must to address more complex issues. Advocacy for financial support at the state level would be helpful.

**Voices for Children CASA**

**3c. Are there specific resources or support that would help you address these unmet needs?**

More local providers.

**4a. What barriers do your clients encounter when trying to access your services?**

n/a we are appointed by a judge

**5b. What additional partnerships or collaborations would be beneficial for your organization?**

More mental health services and drug treatment.

**6b. Are there any areas where additional funding or resources are most needed?**

Technology updates.

**8a. How do you engage with the community to understand their needs and priorities?**

through in person contact and at court

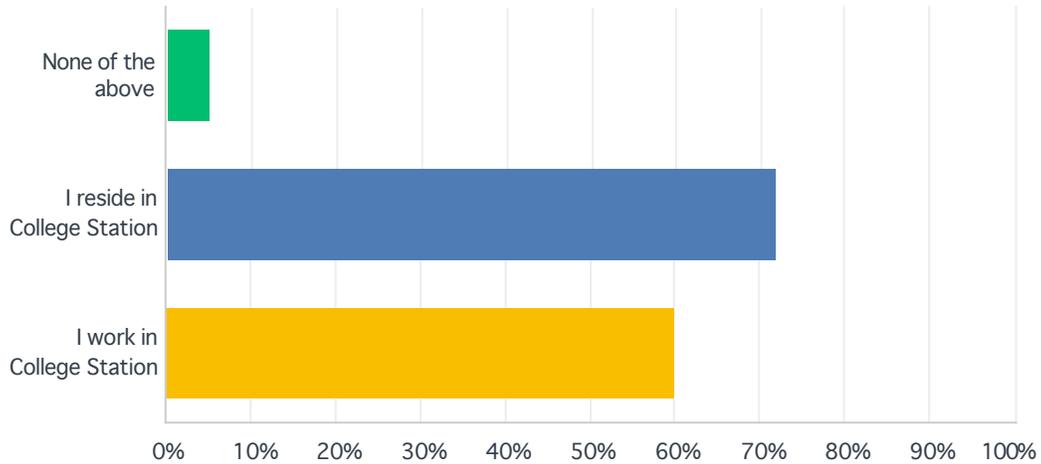
**9a. How do you solicit client feedback?**

surveys are sent to our stakeholders.

### Q1 Do you live or work in College Station? (Select all that apply)

Answered: 274

Skipped: 0

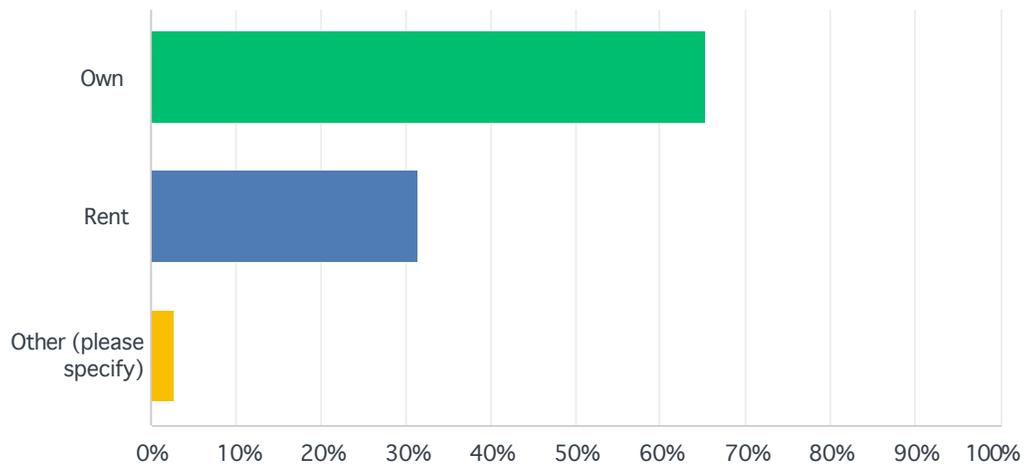


ANSWER CHOICES	RESPONSES	
None of the above	5.11%	14
I reside in College Station	71.90%	197
I work in College Station	60.22%	165
TOTAL		274

### Q2 Do you own or rent your home?

Answered: 177

Skipped: 97

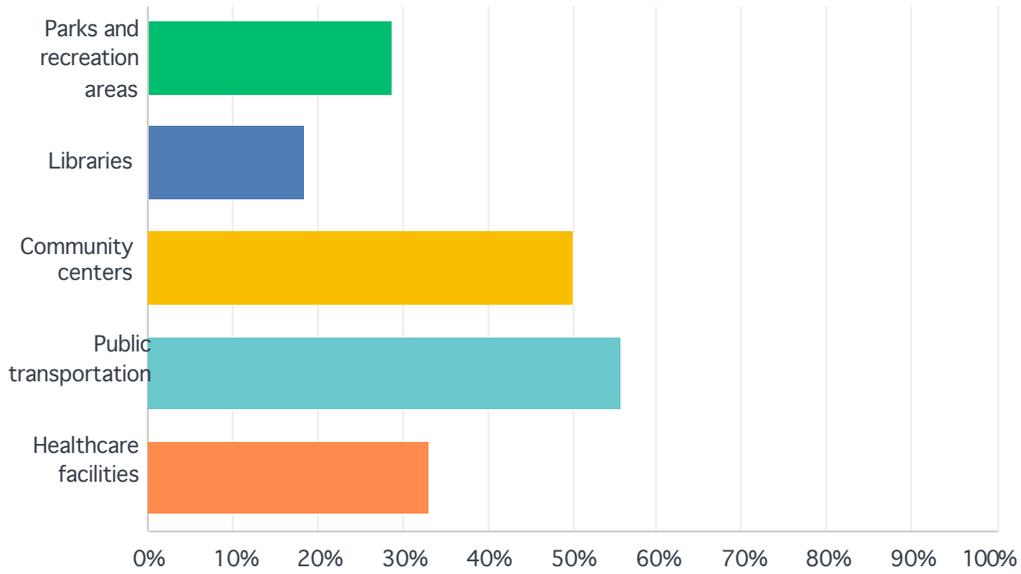


ANSWER CHOICES	RESPONSES	
Own	65.54%	116
Rent	31.64%	56
Other (please specify)	2.82%	5
TOTAL		177

**Q3 What types of public facilities are lacking in College Station that would benefit LMI residents? (Select all that apply)**

Answered: 177

Skipped: 97

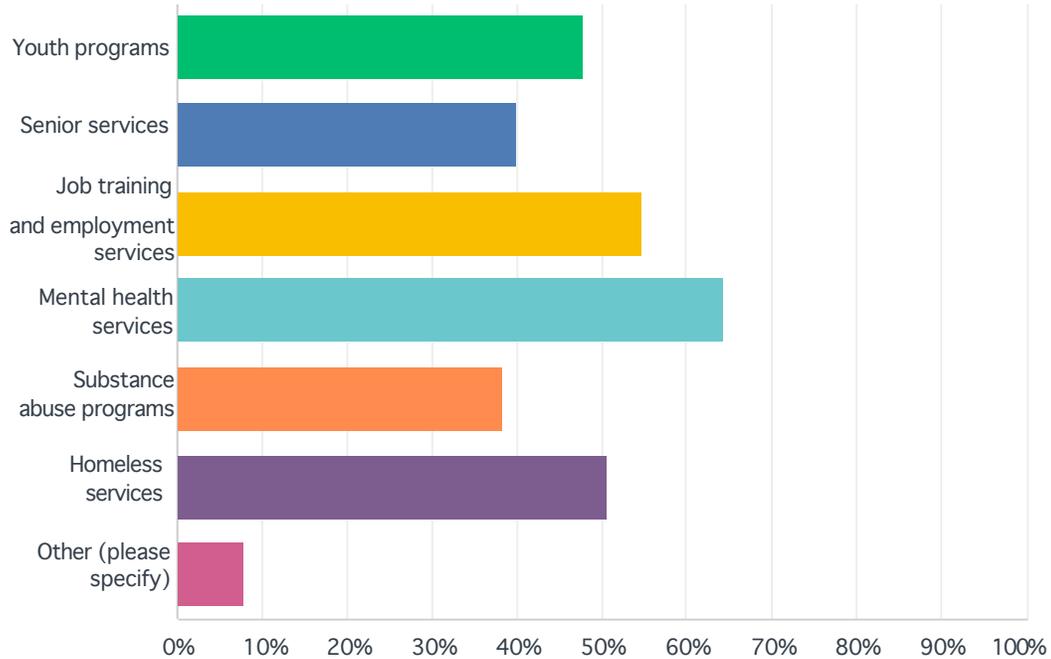


ANSWER CHOICES	RESPONSES	
Parks and recreation areas	28.81%	51
Libraries	18.64%	33
Community centers	50.28%	89
Public transportation	55.93%	99
Healthcare facilities	33.33%	59
<b>TOTAL</b>		<b>177</b>

**Q4 What public services are needed in College Station to assist LMI residents? (Select all that apply)**

Answered: 177

Skipped: 97

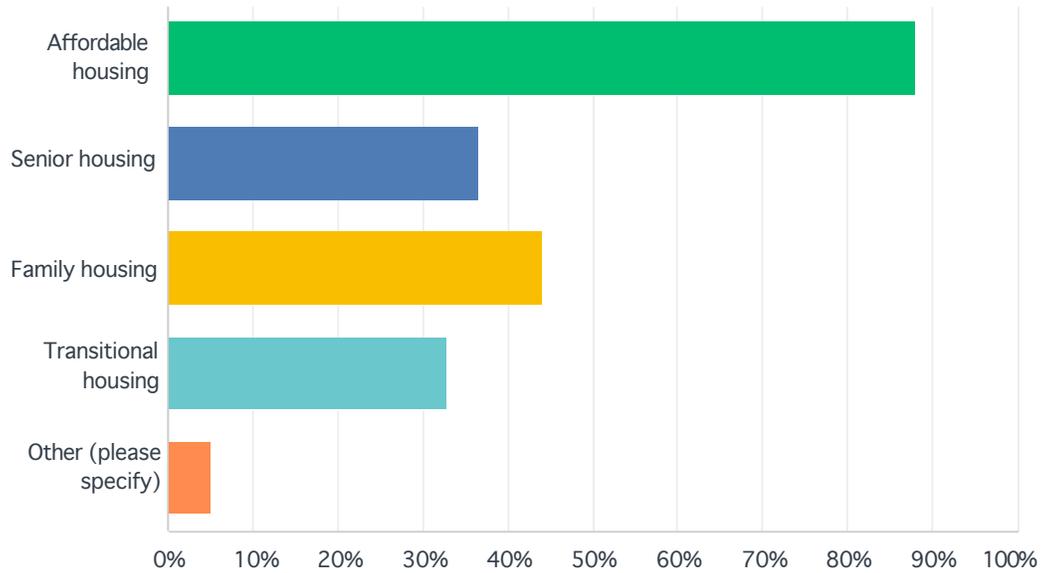


ANSWER CHOICES	RESPONSES	
Youth programs	48.02%	85
Senior services	40.11%	71
Job training and employment services	54.80%	97
Mental health services	64.41%	114
Substance abuse programs	38.42%	68
Homeless services	50.85%	90
Other (please specify)	7.91%	14
<b>TOTAL</b>		<b>177</b>

**Q5 What types of housing are lacking in College Station that could help LMI residents? (Select all that apply)**

Answered: 177

Skipped: 97

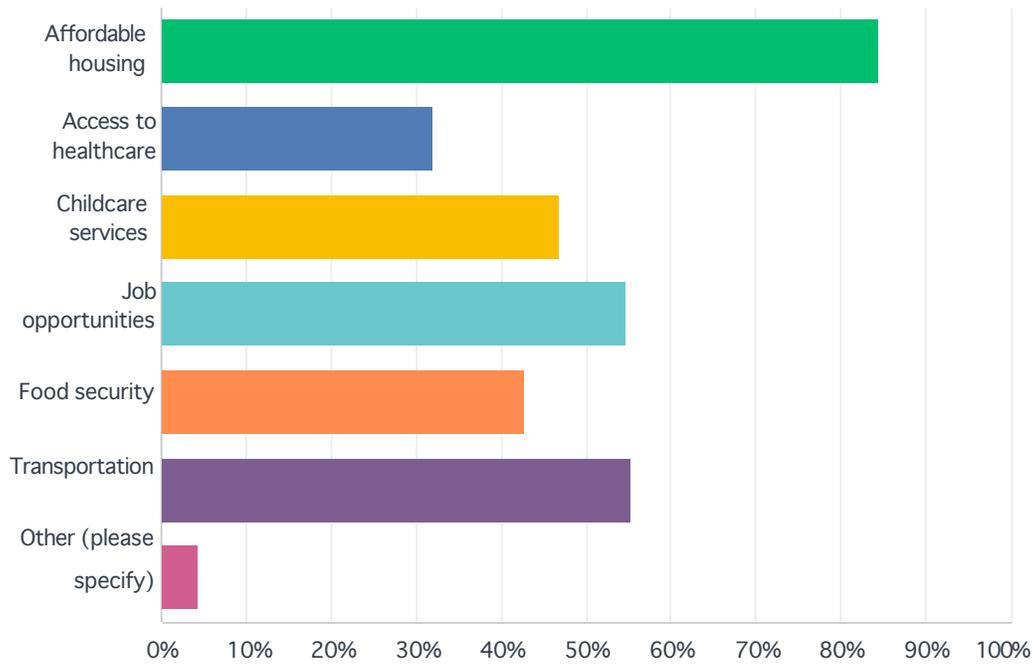


ANSWER CHOICES	RESPONSES	
Affordable housing	88.14%	156
Senior housing	36.72%	65
Family housing	44.07%	78
Transitional housing	32.77%	58
Other (please specify)	5.08%	9
<b>TOTAL</b>		<b>177</b>

**Q6 What are the greatest needs for LMI residents in College Station?  
(Select all that apply)**

Answered: 177

Skipped: 97

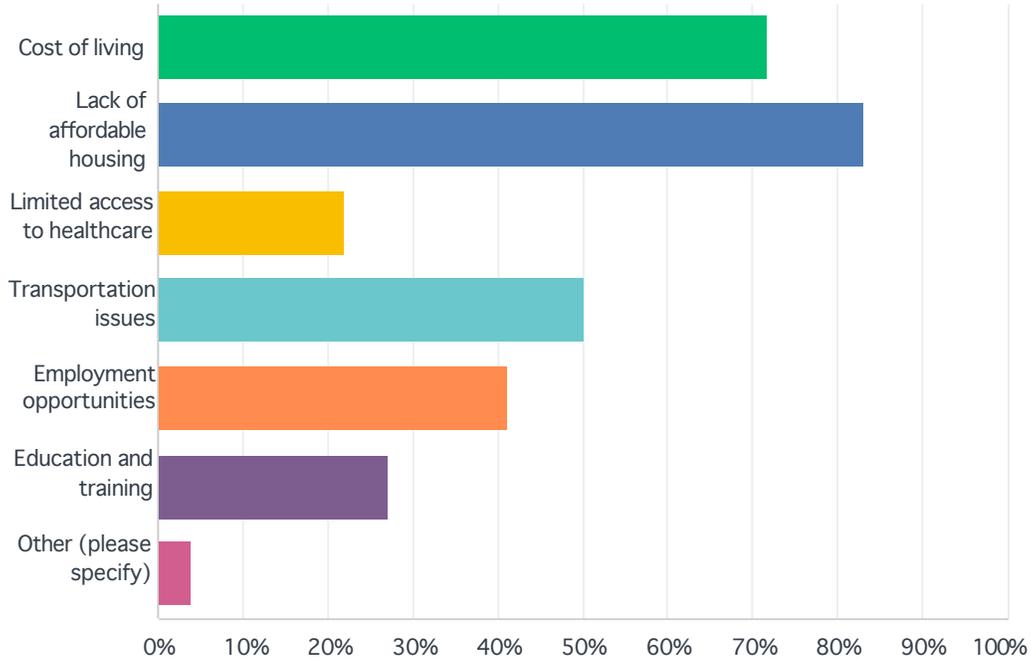


ANSWER CHOICES	RESPONSES	
Affordable housing	84.75%	150
Access to healthcare	32.20%	57
Childcare services	46.89%	83
Job opportunities	54.80%	97
Food security	42.94%	76
Transportation	55.37%	98
Other (please specify)	4.52%	8
<b>TOTAL</b>		<b>177</b>

**Q7 What are the greatest barriers faced by LMI residents in College Station? (Select all that apply)**

Answered: 177

Skipped: 97

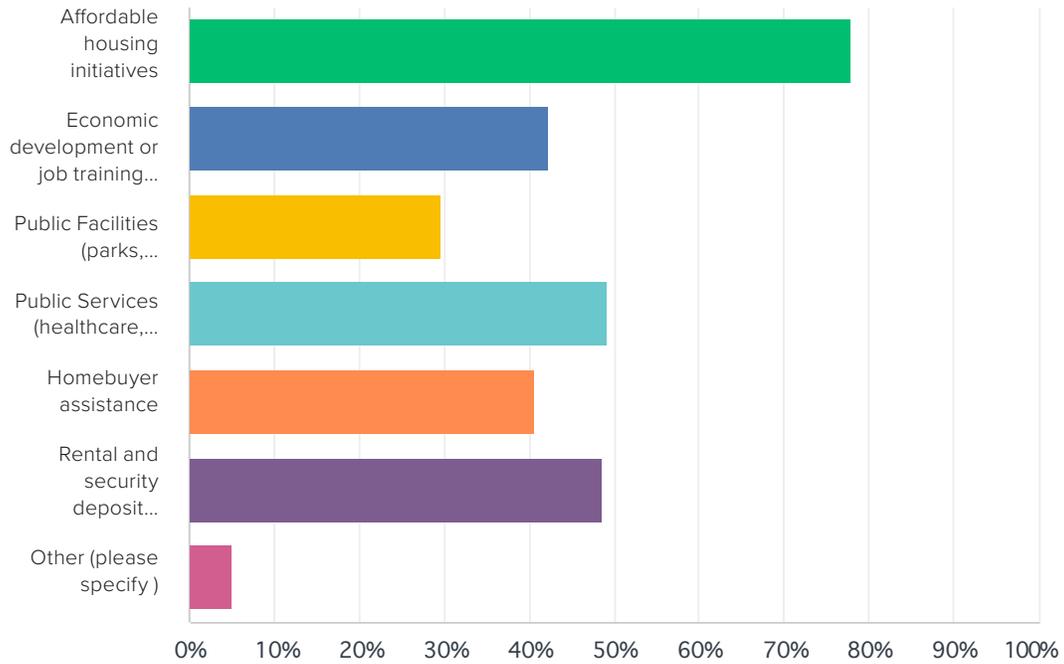


ANSWER CHOICES	RESPONSES	
Cost of living	71.75%	127
Lack of affordable housing	83.05%	147
Limited access to healthcare	22.03%	39
Transportation issues	50.28%	89
Employment opportunities	41.24%	73
Education and training	27.12%	48
Other (please specify)	3.95%	7
<b>TOTAL</b>		<b>177</b>

**Q8 How should HUD grant funding (CDBG and HOME) be allocated to address the needs of LMI residents? (Select all that apply)**

Answered: 177

Skipped: 97

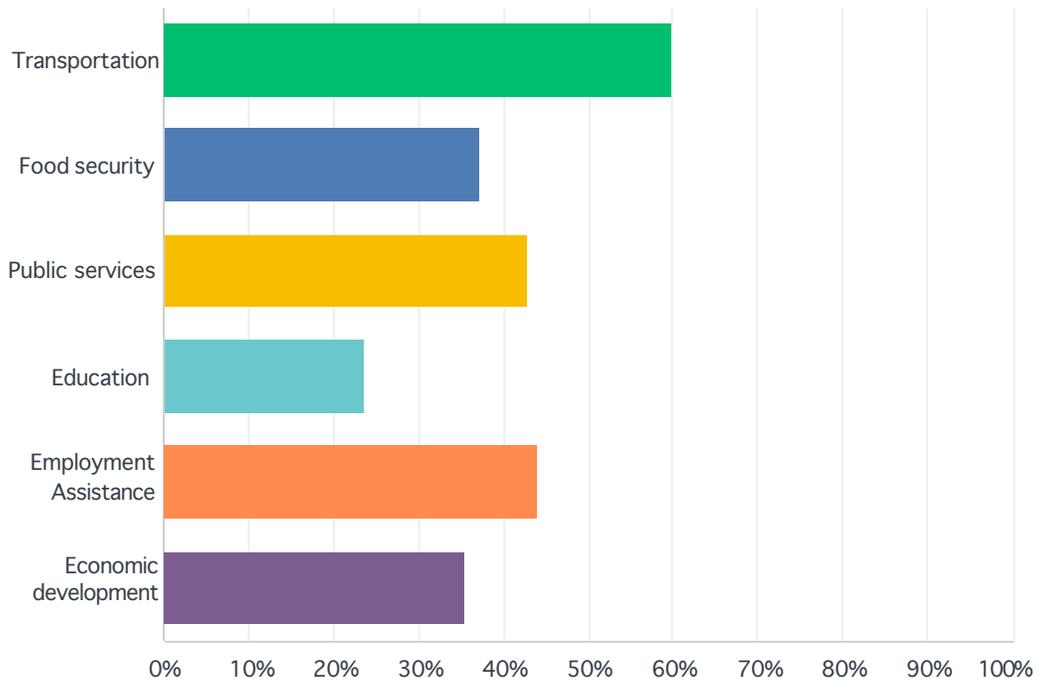


ANSWER CHOICES	RESPONSES	
Affordable housing initiatives	77.97%	138
Economic development or job training programs	42.37%	75
Public Facilities (parks, sidewalks, streets)	29.94%	53
Public Services (healthcare, childcare, food assistance)	49.15%	87
Homebuyer assistance	40.68%	72
Rental and security deposit assistance	48.59%	86
Other (please specify)	5.08%	9
<b>TOTAL</b>		<b>177</b>

**Q9 What areas need the most improvements to better support LMI residents in College Station? (Select all that apply)**

Answered: 177

Skipped: 97

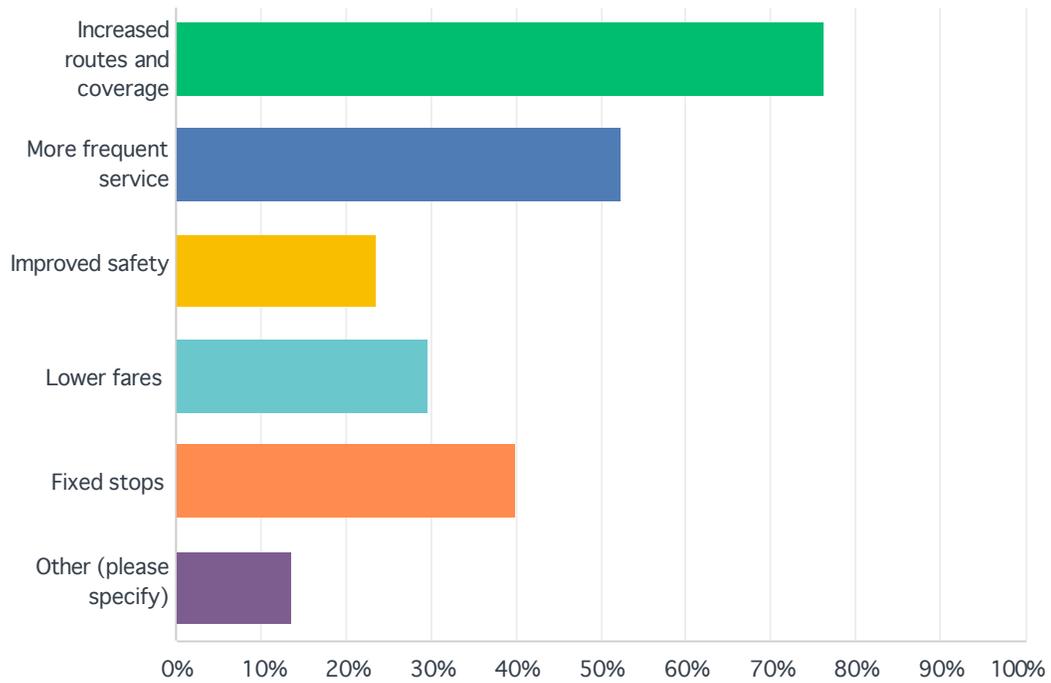


ANSWER CHOICES	RESPONSES	
Transportation	59.89%	106
Food security	37.29%	66
Public services	42.94%	76
Education	23.73%	42
Employment Assistance	44.07%	78
Economic development	35.59%	63
<b>TOTAL</b>		<b>177</b>

**Q10 What improvements to public transportation would benefit LMI residents in College Station? (Select all that apply)**

Answered: 177

Skipped: 97

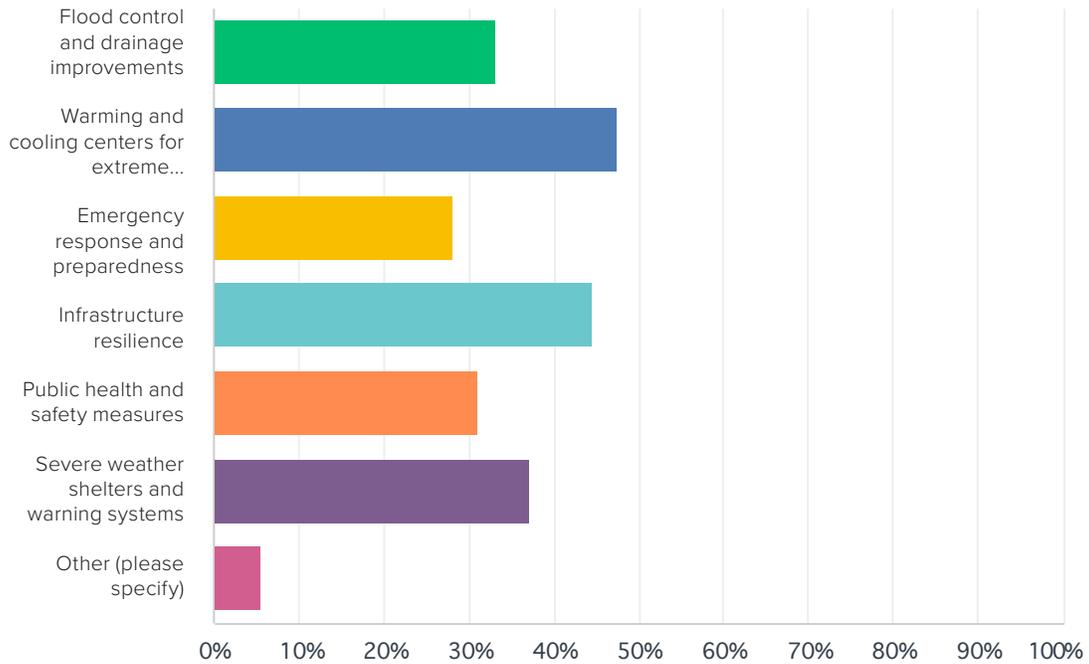


ANSWER CHOICES	RESPONSES	
Increased routes and coverage	76.27%	135
More frequent service	52.54%	93
Improved safety	23.73%	42
Lower fares	29.94%	53
Fixed stops	40.11%	71
Other (please specify)	13.56%	24
<b>TOTAL</b>		<b>177</b>

**Q11 What hazard mitigation efforts do you believe need to be addressed in College Station? (Select all that apply)**

Answered: 177

Skipped: 97

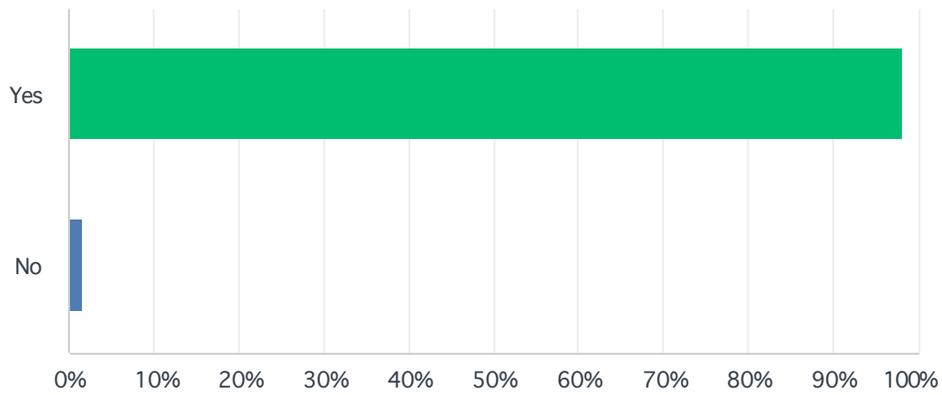


ANSWER CHOICES	RESPONSES	
Flood control and drainage improvements	33.33%	59
Warming and cooling centers for extreme weather	47.46%	84
Emergency response and preparedness	28.25%	50
Infrastructure resilience	44.63%	79
Public health and safety measures	31.07%	55
Severe weather shelters and warning systems	37.29%	66
Other (please specify)	5.65%	10
<b>TOTAL</b>		<b>177</b>

**Q12 Does your household have access to internet at home?**

Answered: 177

Skipped: 97



ANSWER CHOICES	RESPONSES	
Yes	98.31%	174
No	1.69%	3
TOTAL		177

**Q13 If no please indicate the reason your household does not have access to internet at home.**

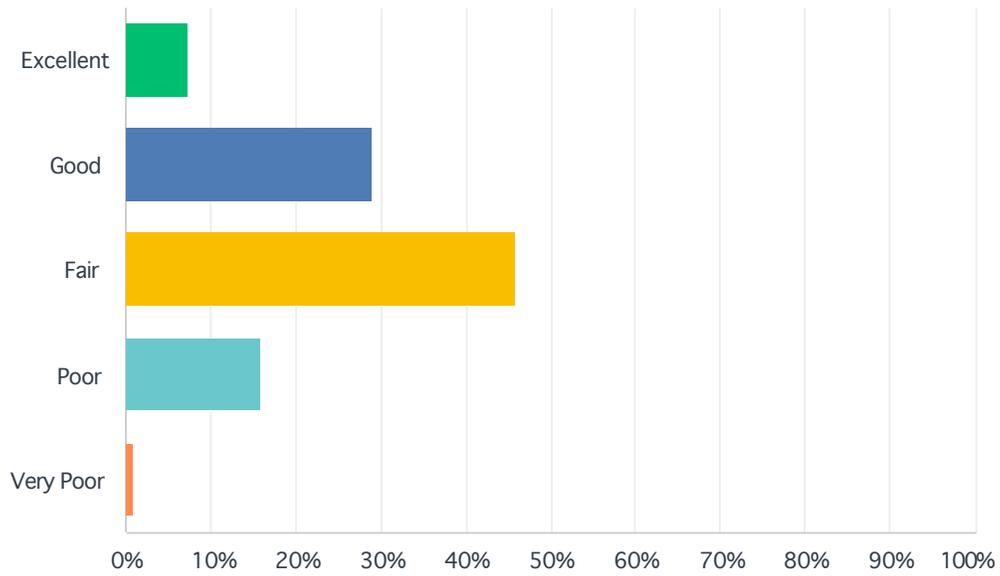
Answered: 2

Skipped: 272

### Q14 How would you rate the overall quality of life for LMI residents in College Station?

Answered: 174

Skipped: 100

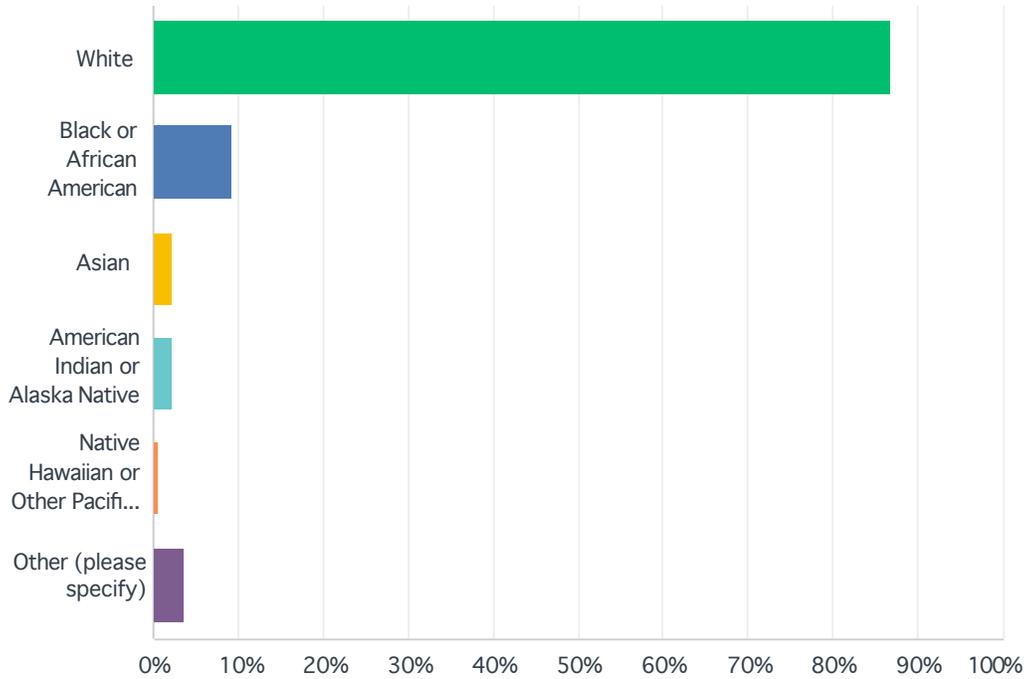


ANSWER CHOICES	RESPONSES	
Excellent	7.47%	13
Good	29.31%	51
Fair	45.98%	80
Poor	16.09%	28
Very Poor	1.15%	2
TOTAL		174

**Q15 What race or races do you identify as? (Select all that apply)**

Answered: 169

Skipped: 105

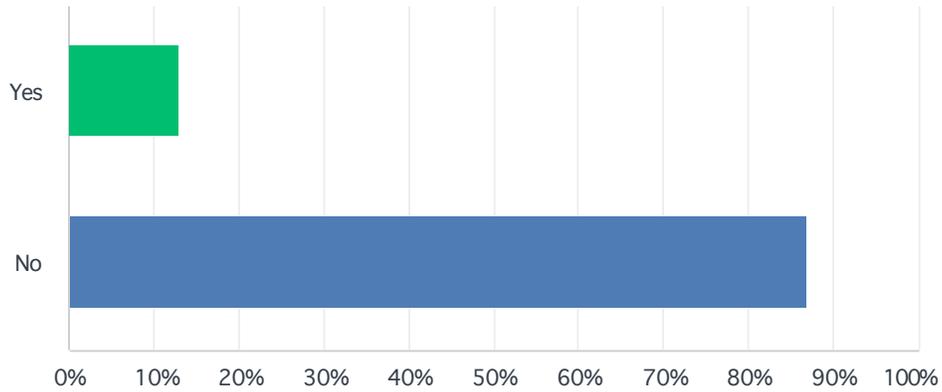


ANSWER CHOICES	RESPONSES	
White	86.98%	147
Black or African American	9.47%	16
Asian	2.37%	4
American Indian or Alaska Native	2.37%	4
Native Hawaiian or Other Pacific Islander	0.59%	1
Other (please specify)	3.55%	6
<b>TOTAL</b>		<b>169</b>

### Q16 Do you identify yourself as Hispanic or Latino?

Answered: 169

Skipped: 105



ANSWER CHOICES	RESPONSES	
Yes	13.02%	22
No	86.98%	147
TOTAL		169

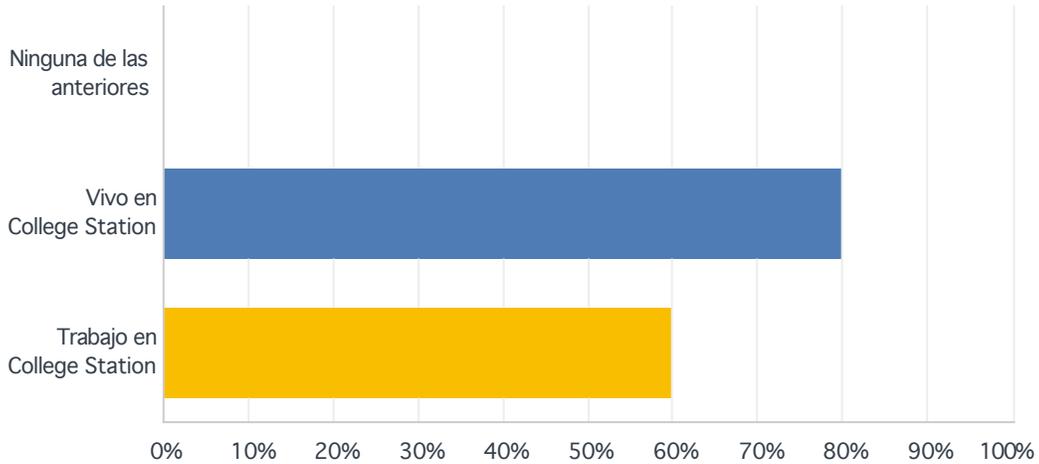
### Q17 Any additional comments or feedback?

Answered: 30

Skipped: 244

**Q1 ¿Vives o trabajas en College Station? (Seleccione todas las que correspondan)**

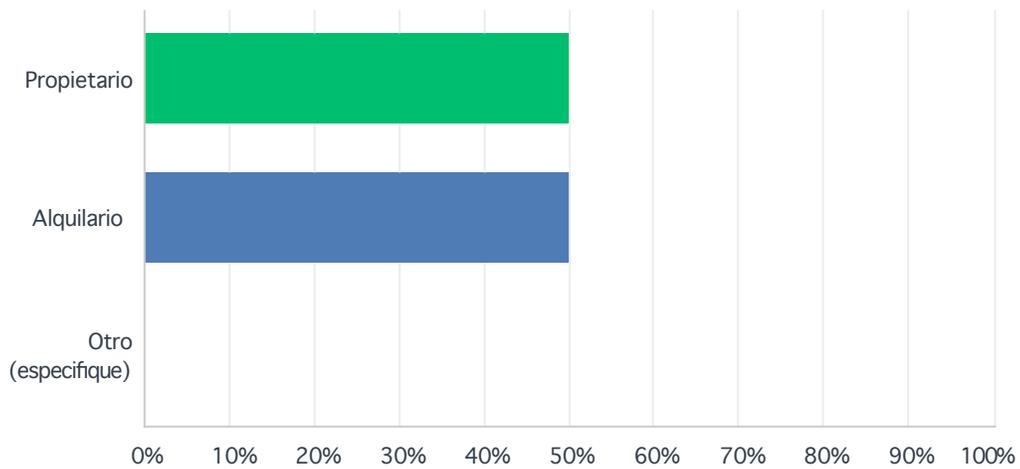
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Ninguna de las anteriores	0.00%	0
Vivo en College Station	80.00%	4
Trabajo en College Station	60.00%	3
<b>TOTAL</b>		<b>5</b>

**Q2 ¿Es propietario o alquila su casa?**

Answered: 4 Skipped: 1

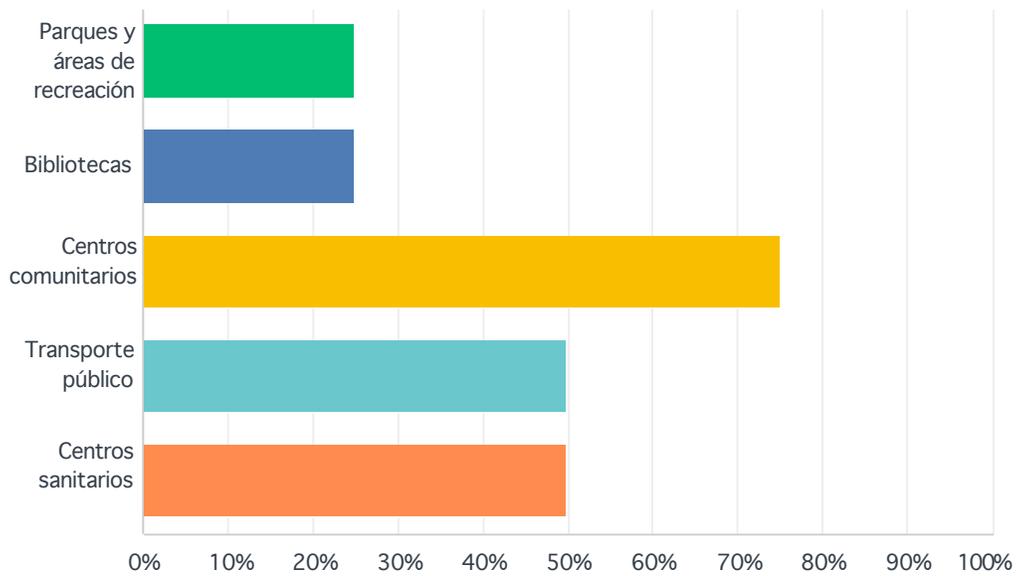


ANSWER CHOICES	RESPONSES	
Propietario	50.00%	2
Alquilario	50.00%	2
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>4</b>

**Q3 ¿Qué tipos de instalaciones públicas faltan en College Station que beneficiarían a los residentes de LMI? (Seleccione todas las que correspondan)**

Answered: 4

Skipped: 1

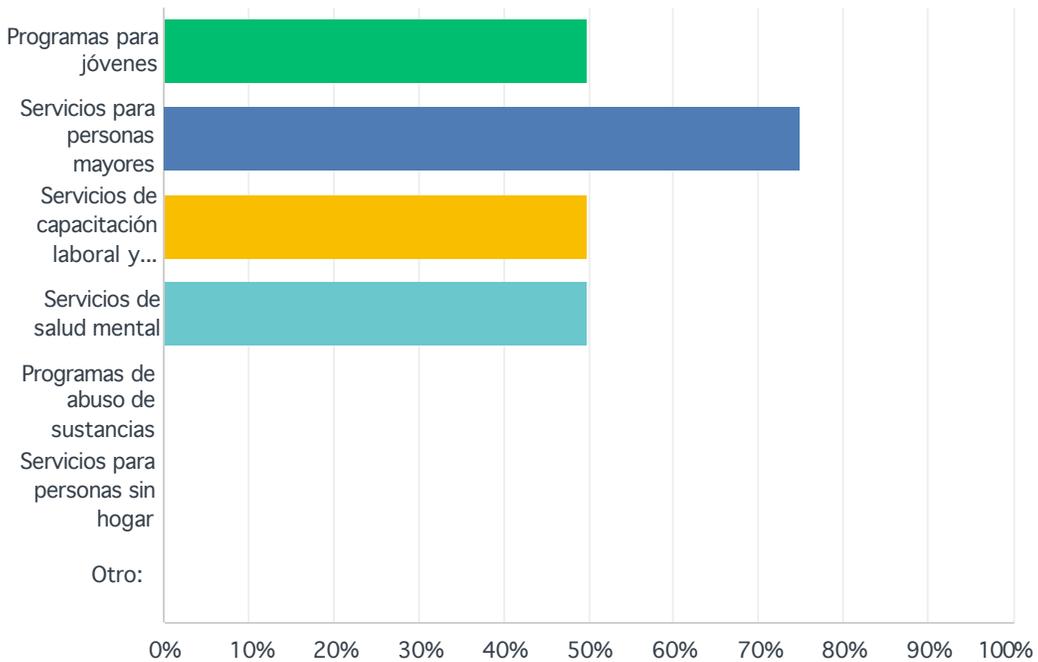


ANSWER CHOICES	RESPONSES	
Parques y áreas de recreación	25.00%	1
Bibliotecas	25.00%	1
Centros comunitarios	75.00%	3
Transporte público	50.00%	2
Centros sanitarios	50.00%	2
<b>TOTAL</b>		<b>4</b>

**Q4 ¿Qué servicios públicos se necesitan en College Station para ayudar a los residentes de LMI? (Seleccione todas las que correspondan)**

Answered: 4

Skipped: 1

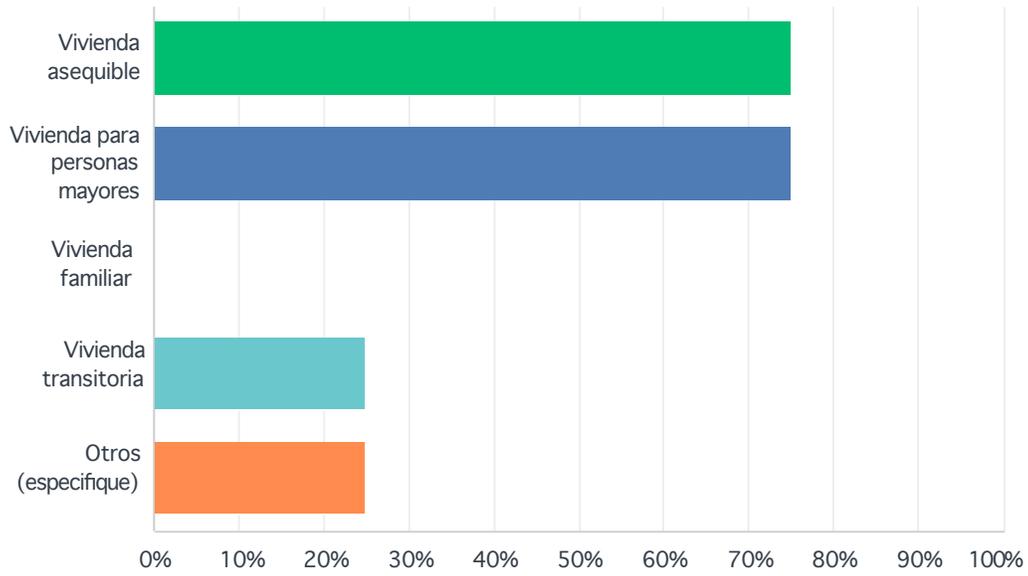


ANSWER CHOICES	RESPONSES	
Programas para jóvenes	50.00%	2
Servicios para personas mayores	75.00%	3
Servicios de capacitación laboral y empleo	50.00%	2
Servicios de salud mental	50.00%	2
Programas de abuso de sustancias	0.00%	0
Servicios para personas sin hogar	0.00%	0
Otro:	0.00%	0
<b>TOTAL</b>		<b>4</b>

**Q5 ¿Qué tipos de viviendas faltan en College Station que podrían ayudar a los residentes de LMI? (Seleccione todas las que correspondan)**

Answered: 4

Skipped: 1

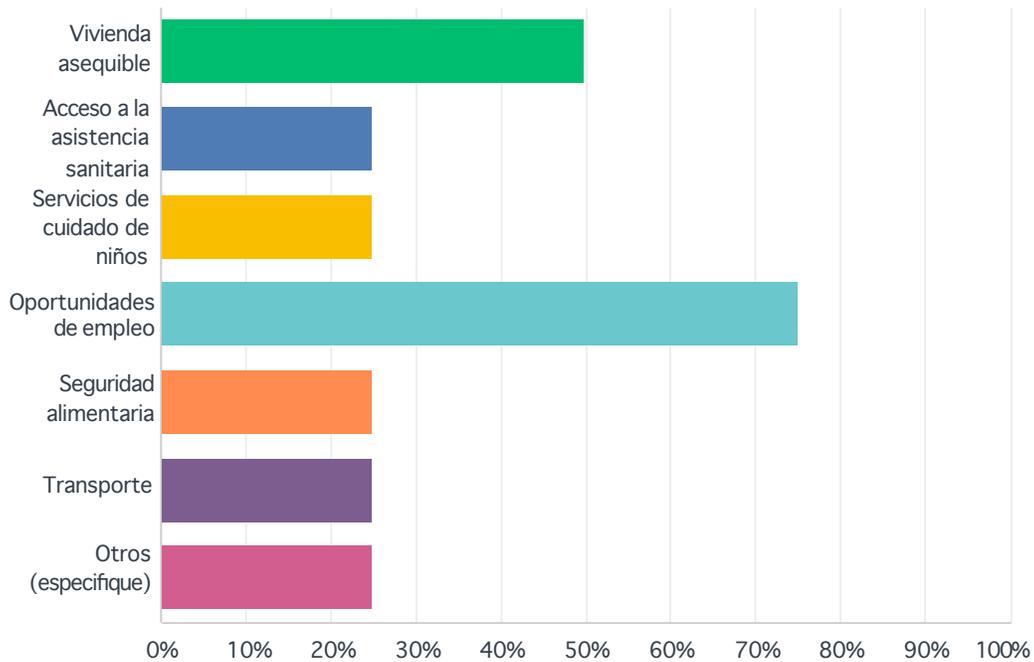


ANSWER CHOICES	RESPONSES	
Vivienda asequible	75.00%	3
Vivienda para personas mayores	75.00%	3
Vivienda familiar	0.00%	0
Vivienda transitoria	25.00%	1
Otros (especifique)	25.00%	1
<b>TOTAL</b>		<b>4</b>

**Q6 ¿Cuáles son las mayores necesidades de los residentes de LMI en College Station? (Seleccione todas las que correspondan)**

Answered: 4

Skipped: 1

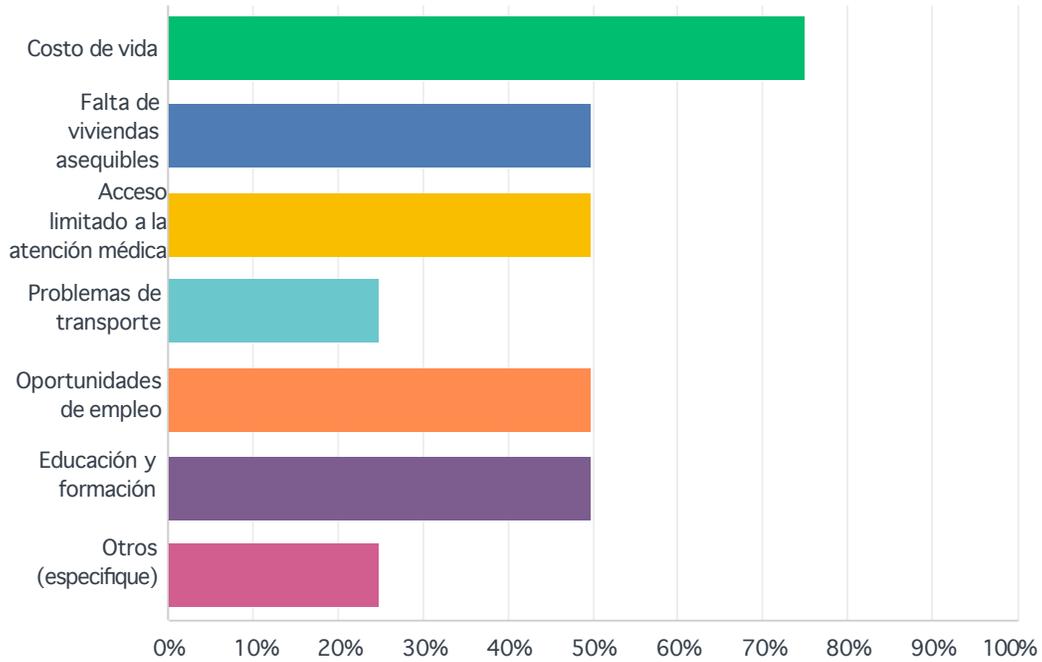


ANSWER CHOICES	RESPONSES	
Vivienda asequible	50.00%	2
Acceso a la asistencia sanitaria	25.00%	1
Servicios de cuidado de niños	25.00%	1
Oportunidades de empleo	75.00%	3
Seguridad alimentaria	25.00%	1
Transporte	25.00%	1
Otros (especifique)	25.00%	1
<b>TOTAL</b>		<b>4</b>

**Q7 ¿Cuáles son las mayores barreras que enfrentan los residentes de LMI en College Station? (Seleccione todas las que correspondan)**

Answered: 4

Skipped: 1

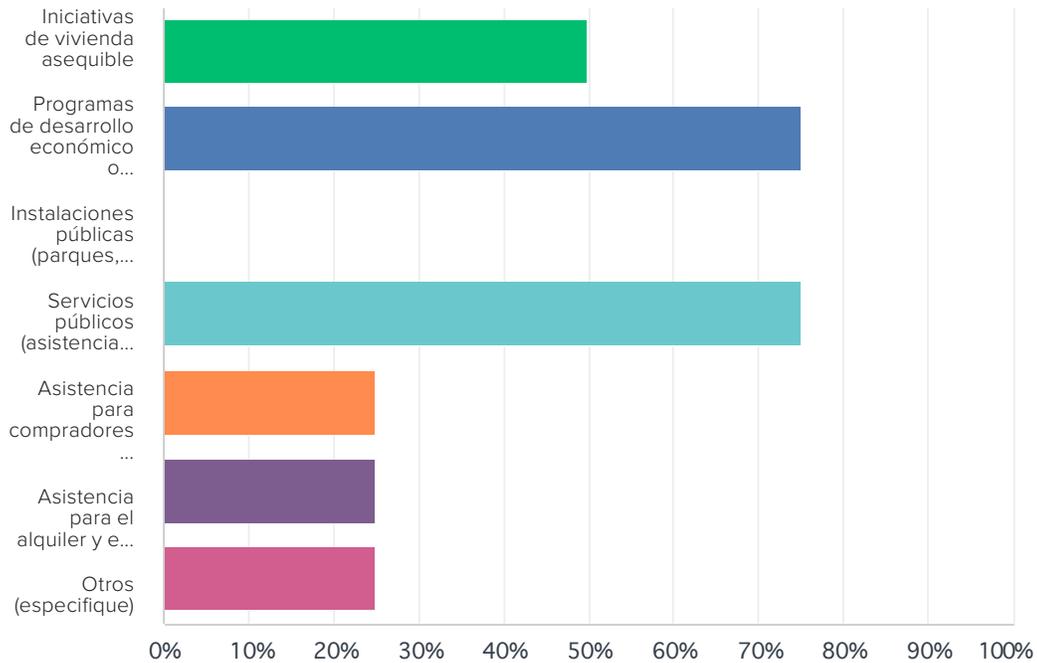


ANSWER CHOICES	RESPONSES	
Costo de vida	75.00%	3
Falta de viviendas asequibles	50.00%	2
Acceso limitado a la atención médica	50.00%	2
Problemas de transporte	25.00%	1
Oportunidades de empleo	50.00%	2
Educación y formación	50.00%	2
Otros (especifique)	25.00%	1
<b>TOTAL</b>		<b>4</b>

**Q8 ¿Cómo se deben asignar los fondos de las subvenciones de HUD (CDBG y HOME) para abordar las necesidades de los residentes de LMI? (Seleccione todas las que correspondan)**

Answered: 4

Skipped: 1

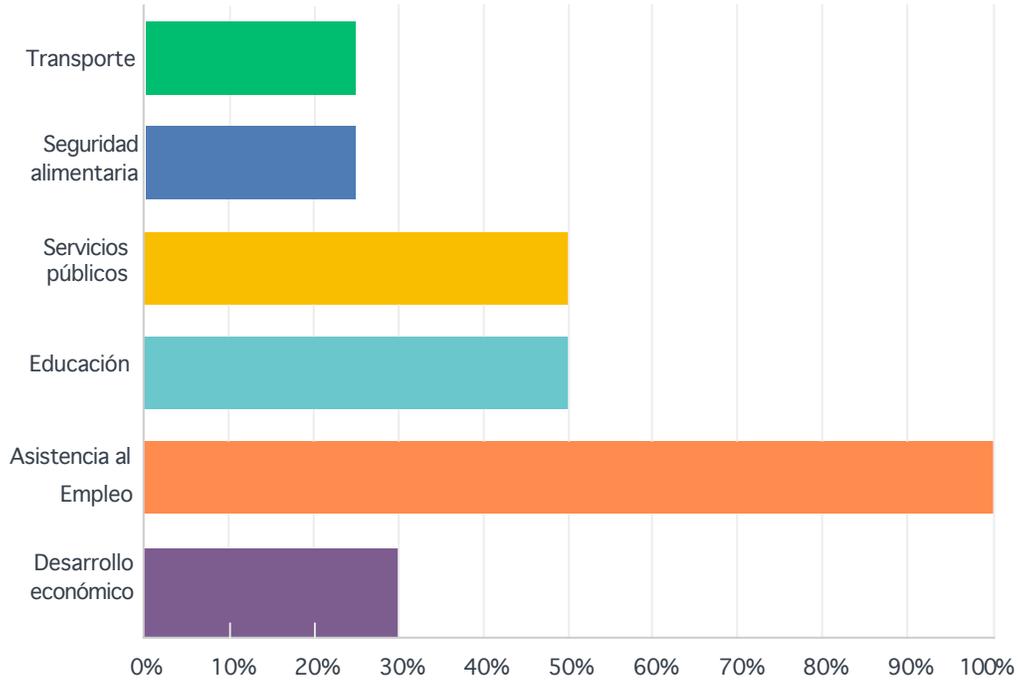


ANSWER CHOICES	RESPONSES	
Iniciativas de vivienda asequible	50.00%	2
Programas de desarrollo económico o capacitación laboral	75.00%	3
Instalaciones públicas (parques, aceras, calles)	0.00%	0
Servicios públicos (asistencia sanitaria, guardería, asistencia alimentaria)	75.00%	3
Asistencia para compradores de vivienda	25.00%	1
Asistencia para el alquiler y el depósito de seguridad	25.00%	1
Otros (especifique)	25.00%	1
<b>TOTAL</b>		<b>4</b>

*Q9 ¿Qué áreas necesitan más mejoras para apoyar mejor a los residentes de LMI en College Station? (Seleccione todas las que correspondan)*

Answered: 4

Skipped: 1

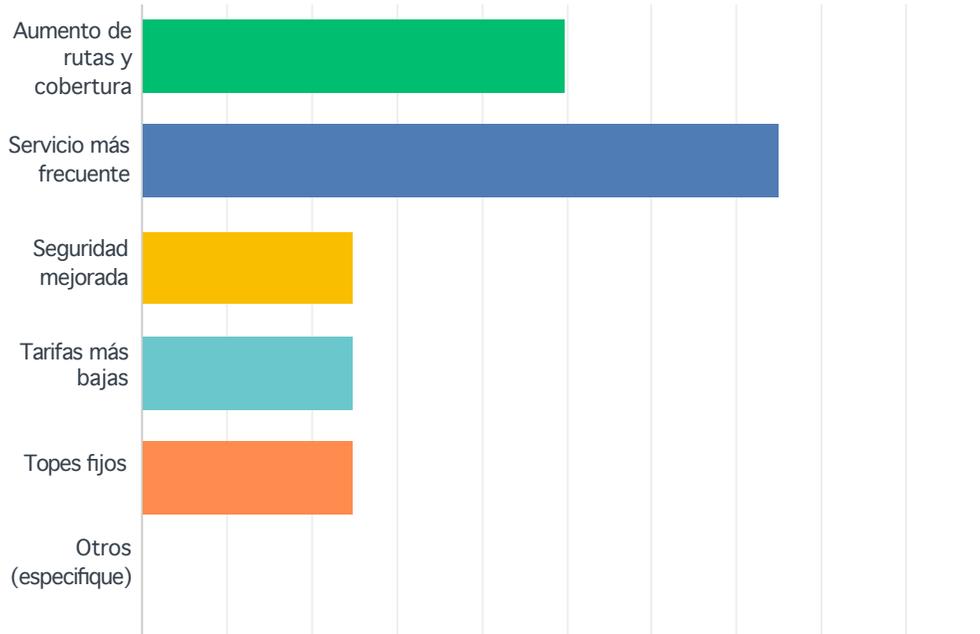


ANSWER CHOICES	RESPONSES	
Transporte	25.00%	1
Seguridad alimentaria	25.00%	1
Servicios públicos	50.00%	2
Educación	50.00%	2
Asistencia al Empleo	100.00%	4
Desarrollo económico	25.00%	1
<b>TOTAL</b>		<b>4</b>

**Q10 ¿Qué mejoras en el transporte público beneficiarían a los residentes de LMI en College Station? (Seleccione todas las que correspondan)**

Answered: 4

Skipped: 1

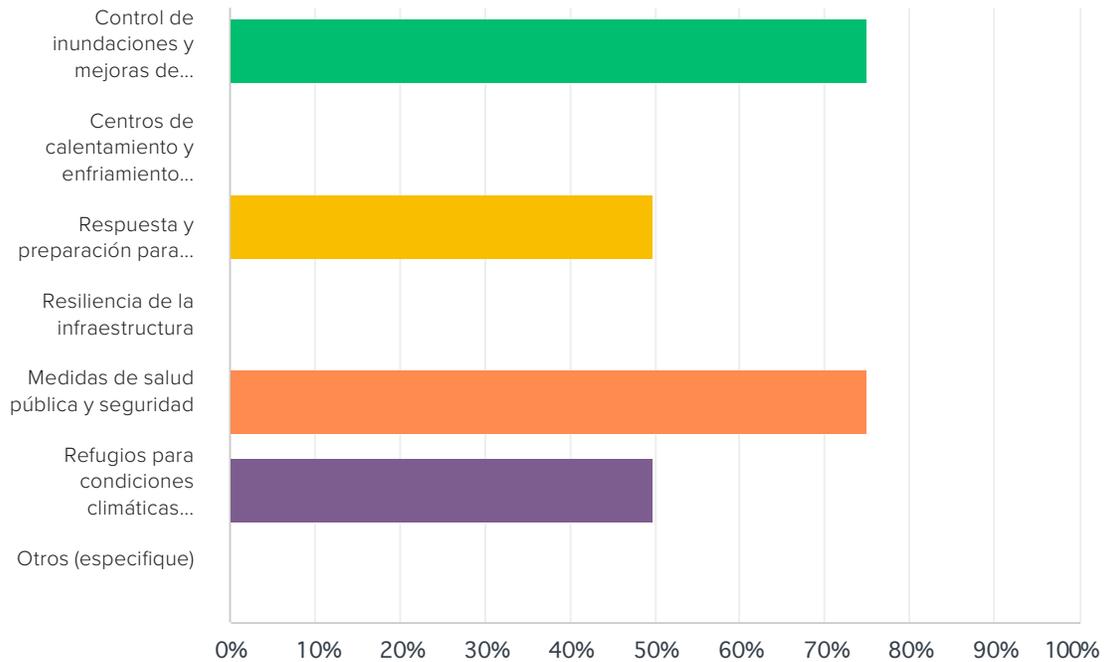


ANSWER CHOICES	RESPONSES	
Aumento de rutas y cobertura	50.00%	2
Servicio más frecuente	75.00%	3
Seguridad mejorada	25.00%	1
Tarifas más bajas	25.00%	1
Topes fijos	25.00%	1
Otros (especifique)	0.00%	0
<b>TOTAL</b>		<b>4</b>

**Q11 ¿Qué esfuerzos de mitigación de riesgos cree que deben abordarse en College Station? (Seleccione todas las que correspondan)**

Answered: 4

Skipped: 1

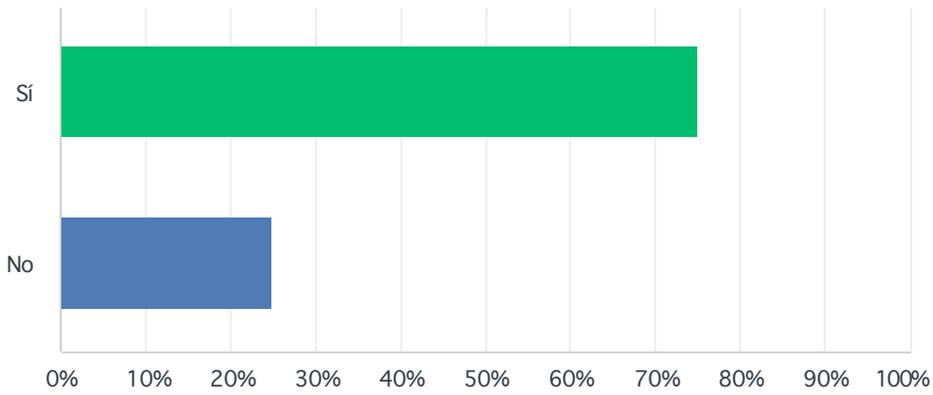


ANSWER CHOICES	RESPONSES	
Control de inundaciones y mejoras de drenaje	75.00%	3
Centros de calentamiento y enfriamiento para climas extremos	0.00%	0
Respuesta y preparación para emergencias	50.00%	2
Resiliencia de la infraestructura	0.00%	0
Medidas de salud pública y seguridad	75.00%	3
Refugios para condiciones climáticas severas y sistemas de alerta	50.00%	2
Otros (especifique)	0.00%	0
<b>TOTAL</b>		<b>4</b>

**Q12 ¿Su hogar tiene acceso a Internet en casa?**

Answered: 4

Skipped: 1



ANSWER CHOICES	RESPONSES	
Sí	75.00%	3
No	25.00%	1
TOTAL		4

**Q13 Si la respuesta es no, indique la razón por la que su hogar no tiene acceso a Internet en casa.**

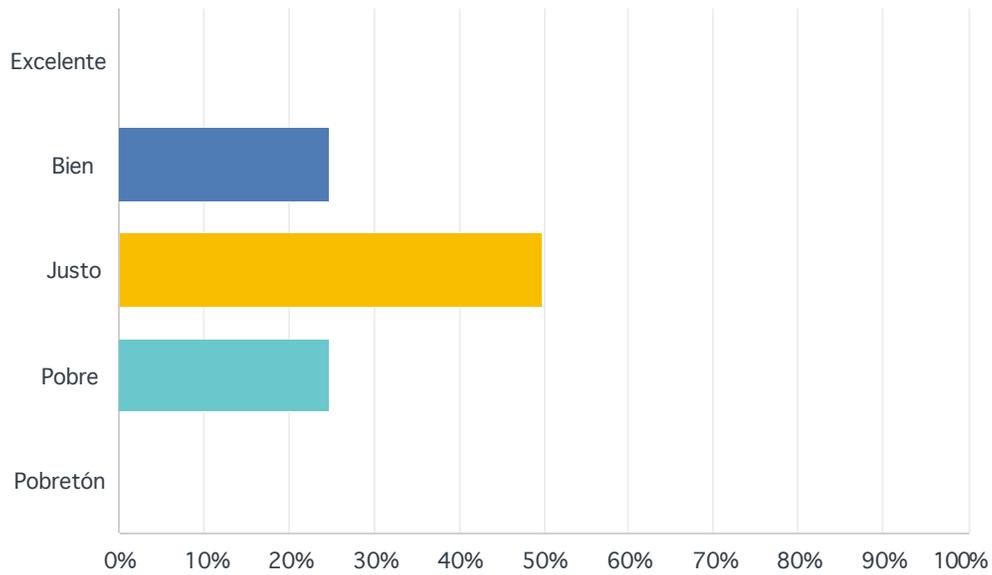
Answered: 1

Skipped: 4

**Q14 ¿Con qué raza o razas te identificas? (Seleccione todas las que correspondan)**

Answered: 4

Skipped: 1

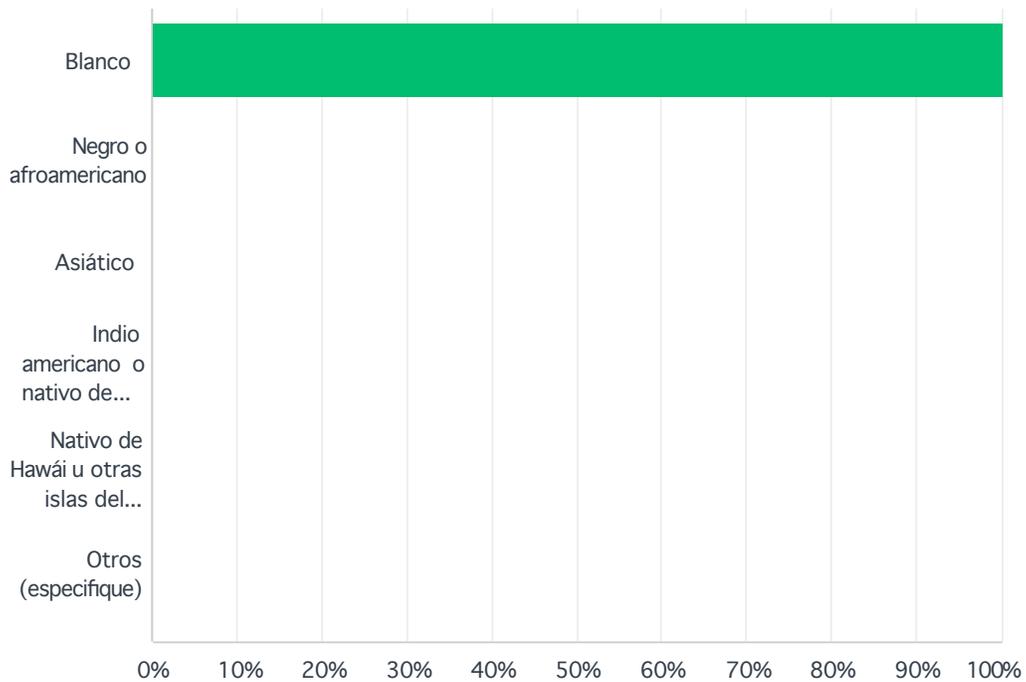


ANSWER CHOICES	RESPONSES	
Excelente	0.00%	0
Bien	25.00%	1
Justo	50.00%	2
Pobre	25.00%	1
Pobretón	0.00%	0
<b>TOTAL</b>		<b>4</b>

**Q15 ¿Con qué raza o razas te identificas? (Seleccione todas las que correspondan)**

Answered: 3

Skipped: 2

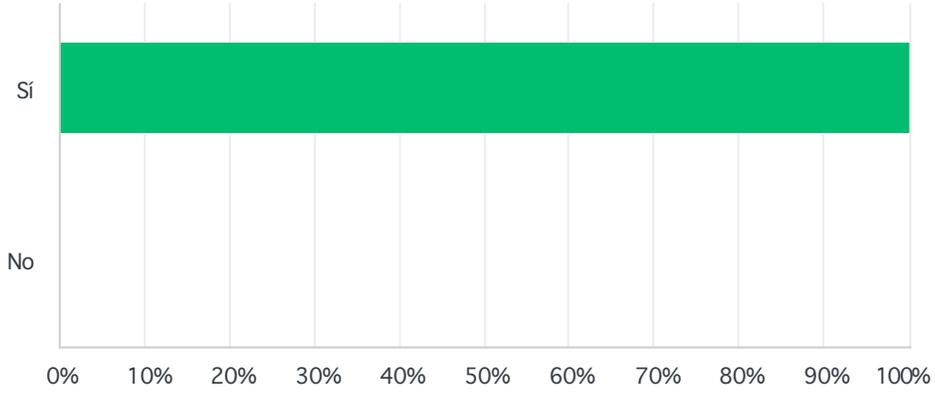


ANSWER CHOICES	RESPONSES	
Blanco	100.00%	3
Negro o afroamericano	0.00%	0
Asiático	0.00%	0
Indio americano o nativo de Alaska	0.00%	0
Nativo de Hawái u otras islas del Pacífico	0.00%	0
Otros (especifique)	0.00%	0
<b>TOTAL</b>		<b>3</b>

**Q16 ¿Te identificas como hispano o latino?**

Answered: 3

Skipped: 2



ANSWER CHOICES	RESPONSES	
Sí	100.00%	3
No	0.00%	0
TOTAL		3

**Q17 ¿Algún comentario o sugerencia adicional?**

Answered: 0

Skipped: 5

# GENERAL PUBLIC SURVEY 2025-2029 CONSOLIDATED PLAN



## Written Comments received from General Public Survey 2025-2029 Consolidated Plan

*\*comments transcribed exactly as they were submitted; no modifications were made to correct grammatical or spelling errors.*

### *English Comments*

#### **Q2. Do you own or rent your home?**

- I live and contribute to a home owned by my partner, but I do not out right own it or have a formal rental agreement.
- Stay with grandparents.
- Stay with family.
- Stay with family.

#### **Q3. What types of public facilities are lacking in College Station that would benefit LMI residents?**

- Mental health
- Libraries with more and current reading materials
- More perceived safe mobility, multi-use paths, separated bicycle lanes, ect..ect..
- Good pools
- Specifically Pediatrics
- Police Patrol in the Lincoln Area- Low Income Housing. Affects the youth baseball park.
- Don't know
- East side hike & bike facilities
- Low-cost housing
- None
- Space for teen programs.
- Multiuse paths, bike trails
- Swimming pools
- The only public transportation I know of is the tamu bus system and the busses are often overflowing

- Housing for the elderly residents
- Better rental prices
- Housing
- Homeless services
- Community housing
- Fire Stations
- Public Infrastructure to help growth and keep development costs down for ALL residents.
- More bike routes
- YMCA
- There is nothing for kids to do in CS short of sports fields and a pool. We need to attract venues that cater to child recreation. Suck as arcade, dave and busters, theme park, ect.
- n/a
- More ball fields
- Family affordability amusement park
- natural areas with walking trails not near athletic facilities)
- None
- Food Banks
- Infrastructure
- We need more trees and less mowed lots called “parks”

#### **Q4. What public services are needed in College Station to assist LMI residents?**

- Not fully aware of what’s currently available.
- More senior activities that take place on the weekend or in the evening time.
- None
- Additional Police Presence
- Parks
- Don’t know
- Working Parent services
- Rent assistance, down payment assistance, low income housing
- Not sure
- Teen programs
- More police
- Public Infrastructure to help growth and keep development costs down for ALL residents.
- Soprts are covered. recreational places to go have fun with your kids.
- Housing Assistance

#### **Q5. What types of housing are lacking in College Station that could help LMI residents?**

- Please no more affordable housing like the housing units near the Lincoln center-filled with crime. I do not feel safe having our children play little league in the baseball field near Lincoln Center.
- Townhouses
- Don’t know
- Affordable housing as far as “projects”, and HUD accepting apartments
- There is little affordable housing for students near campus. Every apartment has 10 amenities which 90% of students don’t use, but likely adds significantly to their rent. Apartments are also incredibly inflexible with leases (everything starts and ends in August)leading to huge time and money problems for students graduating or starting school in December, etc. (Just look at Facebook’s tamu sublease pages. It’s complete chaos)
- More police
- College Station is out of touch with it’s Mission Statement... “On behalf of the citizens of College Station, home of Texas A&M University, the city council will promote and advocate the community’s quality of life.” More government programs do nothing but cost money when the local government

should concentrate on efficiency and penny pinching. Providing infrastructure, which is really all local governments should do, having the capacity to grow at a lower cost helps LMI and all residents.

- We have become a housing market for the rich.
- Na

#### **Q6. What are the greatest needs for LMI residents in College Station?**

- Elder care and more elder programs. Care giver resources.
- Senior needs
- None-these residents received enough federal and state funding.
- For students, it's likely mostly housing. I would imagine the permanent residents have other needs.
- job training for job opportunities now and in the future
- More security for residents
- Child recreation venues. (See above) The city is built for old people and college kids.
- More services for seniors

#### **Q7. What are the greatest barriers faced by LMI residents in College Station?**

- There need to be more programs for the lower middle income level. These are the people who work but make just enough to not qualify for basic needs like child care, health, food or housing. The retired elderly or disabled who have a house but no longer the money for minor repairs, or major repairs covered by insurance.
- Lack of mental health facilities
- None-these residents receive adequate federal and state resources. Can you share how
- much of our city taxes spent on "affordable housing"
- Childcare for parents who work outside of 8-5
- Medians.
- It costs like \$50/week to feed one person
- Lack of safety in low income areas

#### **Q8. How should HUD grant funding (CDBG and HOME) be allocated to address the needs of LMI residents?**

- Services for the elderly.
- Mental health facilities
- Additional police resources since LMI negatively affects public safety
- public transportation
- I believe the community would benefit from a community center with playscapes/pools/splashpad for families and residents of all ages with sports courts available as well. This is what is severely lacking in College Station.
- Better sidewalks would be great, but that's a want, not a need. As long as we stop putting in more medians, i guess maybe i don't care what we spend money on. They're dangerous due to being difficult to see at night, bikers getting stuck on them when trying to cross the road, people having to make u turns everywhere, etc.
- Community job training with housing, education, and child care in the same location
- Do away with a minimum of \$16,000 of fees per lot
- Subsidizing supply, not demand, of housing

#### **Q10. What improvements to public transportation would benefit LMI residents in College Station?**

##### **Safer public transportation drivers**

- Safer public transportation drivers
- Offer discounts for public e-bicycle use. Have a larger coverage area for e-bikes. They shouldn't just be for A&M students.
- Maybe we provide some Free Tickets for the Trolley and have organizations like WIC or Health Point

hand them out to clients need.

- None
- Unknown
- Don't know
- dedicated rapid bus lane to and from concentrations of living/working
- None
- More education
- Bike or scooter program
- Removal of medians
- Start using roundabouts. They're way more efficient and several intersections have the space for one). Also, Bulldoze every median. They're causing safety problem, are costly, and make traffic worse. The big ones also make the roads so wide that there is less room for sidewalks, trees, etc. And they're just more concrete which causes a hotter City during the summer.
- Currently riders just stand anywhere along the Brazos Transit route and flag the bus down. That's ridiculous. The buses also take a long time to get from point to point and frequently have hardly any riders. Fixed stops with defined times would help people estimate travel time.
- Early morning, weekends, late evening
- I'm not really sure
- No Knowledge on the subject.
- More education and outreach
- A time schedule for when pub transport will be at certain stops (within limits). An app could help people know where they're bus is but also give people a reasonable window and if a bus is running ahead then pause a major stops to keep on time
- Extended hours for diverse shifts
- Oner build the thoroughfares to exceed the current usage to aid in traffic demands.
- Na
- more bus shelters. they need to be lit also and well maintained
- more programs like Onramp
- It is not safe to ride bikes here.

**Q11. What hazard mitigation efforts do you believe need to be addressed in College Station?**

- No Drones
- None
- Traffic safety
- Don't know
- get rid of median strips
- none
- Removal of medians.
- Tough to say. Not a permanent resident.
- Take out the medians from streets like Texas Ave. I've seen emergency response vehicles have to go past an accident and make a U-turn at the next light, wasting precious seconds.
- Our emergency services need to be greatly expanded. Police, Fire and EMS

**Q13. Does your household have access to internet at home? If no, please indicate the reason your household does not have access to internet at home.**

- Too far out in the country for coverage
- no computer

**Q15. What race or races do you identify as?**

- Biracial
- None

- not needed
- Hispanic
- Texan
- N/A

#### **Q17. Any additional comments or feedback?**

- Income to cost of living ratio metrics need to be reevaluated in College Station. Becoming harder and harder to maintain middle class status in this community with raising a family.
- My answers to your questions are not based on my actual experiences, as I am not LMI. They are based on my observations as well as what I'm told by some charitable organizations in turn. Thank you.
- would recommend pet and animal services (Microchip, registration, better parking for homeowners)
- Outreach with radio stations and school fairs could help reach the target audience to spread awareness of the assisting programs the city provides. Some people only get a hold of this information if they are already enrolled in assistance programs, but there is so many that are in between income brackets and do not qualify for those programs.
- I totally understand a love where the efforts of this survey are coming from. I think largely that LMI residents aren't helped by their employers. Whether it be not being paid fair or livable wages for jobs that 20 years ago would've been able to put their kids through college on the same income, or not being given fair benefits for healthcare. Unfortunately, I think the root cause of LMI residents being held to position that they are in is not something that the Local Government can provide the aide and protections for that would actually benefit. LMI residents without sweeping changes to the structure of our community that does not seem feasible at this current time. I think that any assistance we can provide with creating and getting people into affordable housing and maybe even helping education people on negotiating with their employer or potential employer at the time of hire could go a long way with the level of a assistance our current structure of government allows the public to be able to provide.
- Can you offer daily food or meals to homeless individuals in our city? I see & donate to individuals asking for money at various stop light corners. Some look like they could work if employable.
- Woods, Piscacek, and company need to stop spending on boondoggles (like the Macys building). Perhaps they can direct their attentions to the LMI problems this survey seeks to address.
- Please do not build/create additional affordable housing like the housing units near the Lincoln center- unfortunately they are filled with crime and drugs. Please ensure CS does not turn into Bryan, Houston or Austin with a large homeless population. I do not feel safe having children play little league in the baseball field near Lincoln Center due to the crime rates at the affordable housing units near the Lincoln Center.
- Need more senior services in general
- There is plenty of housing right now. It is just too expensive for people. There is no reason for the outrageously high costs. Also, the city keeps allowing more and more homes and apartments to be build way before the groundwork has been upgraded. By that I mean, enough of the following to accommodate population increases: law enforcement, postal servers, fire department workers, enough doctors and dentists, roads to accommodate all the people, enough school space (I know the bill was passed to increase the size of both major high school; but by the time the expansions are complete, the populations will have increased so much that the expansions are not sufficient.) sanitation workers, recycling workers, school staff, emergency personnel, and emergency room space. All the workers I mentioned are overworked due to the city's poor planning of putting the houses before the basics. All of us are suffering because of it.
- Maybe we should think about building up instead of out.
- Lower cost housing most critical to low to moderate income families and those transitioning to adulthood. Difficult for families or singles to pay high rents based on 4 college students renting a

house/apartment!

- The city needs to refocus their efforts to develop the Midtown area.
- no
- The cost of houses in Cstat is too high for the average buyer and is higher than living in Houston suburbs. The cost of taxes have sky rocketed and people can't afford to stay in their homes and pay the taxes.
- It might be helpful for you to add some more demographic questions on this like age, student, etc. Watching the paperclip concept be implemented on Harvey Mitchell (holleman, ect) on the south side of cstat was really frustrating. I'm sure it was wildly expensive, and has just moved the traffic inefficiencies from one spot to several spots. It's like an elongated roundabout, with none of the benefits because cars cannot make turns (even when no one is in the intersection). We all just sure there waiting for the light to change even though it would be safe to go. Unless this part of a bigger plan highway plan, start using bigger roundabouts at intersections like this. The ones where people making right turns are able to bypass the roundabout in an outer lane could also be helpful. The paperclip concept is has just been a costly way of transforming old traffic inefficiencies into new traffic inefficiencies.
- Rent subsidy for seniors. Plenty of vacancies here, but taxes and insurance so high now that owners can't reduce rents much.
- Rents are too high. I'm sharing a two-bedroom and I pay \$1100 per month. I'm a student and have health problems so I can't work at the same time. The parking lot where I live is crumbling. Make it make sense.
- asdasd
- If wait times for the buses were 15-20 minutes near me I'd be more inclined to ride!! One
- hour between stops is too long and stressful to wait for.
- I'd like to see help for the working poor. People who have jobs but can't seem to get a leg up. Apartment rents are too high for even crappy apartments. They don't need "luxury" apartments. They need regular apartments they can afford so that they can build savings to work towards buying a small house or condo or townhome of their own. Our working poor are competing with wealthier students for living accommodations. An apartment like The Pearl (with its high crime rate) shouldn't be pushing \$1,000/month for 600sf. The rent may LOOK lower but then they add in all the fees and water/electricity costs and suddenly it's
- \$1000/month. Working poor should be able to rent a cheaper apartment and save money toward getting OUT of those apartments. They get stuck in there and can't get out.
- Black Neighborhoods should be protected better.
- College Station could benefit all groups by developing family residential centers offering
- education, job-training, child care, and independent life skills training.
- High fees to builders and developers only adds to overall cost of housing to ALL residents. CS needs to reevaluate all areas to lower the cost of government and to be more frugal with our tax dollars. Public safety and public infrastructure are THE most important thing that a city does. By doing these things efficiently and planning for repair, replacement and growth, cost to the citizens will come down.
- I feel College Station has the potential to offer options for more individuals of diverse financial needs. Even young families or singles who are not affiliated to the university have limited options due to the student-driven rent hikes in the area.
- I would address our inability to attract business to the city. Many businesses, restaurants, entertainment venues and the like have a desire to come here and end up developing in Bryan. I feel like we miss economic opportunities for tax revenue.
- There is so much need for affordable housing and resources to help the homeless
- population, especially those with pets.
- we need more transitional housing and education for homeless people and their children/pets
- N/A

## *Spanish Comments*

**Q5. ¿Qué tipos de viviendas faltan en College Station que podrían ayudar a los residents de LMI?**

- N/a

**Q6. ¿Cuàles son las mayores necesidades de los residentes de LMI en College Station?**

- N/a

**Q7. ¿Cuàles son las mayores barreras que enfrentan los residentes de LMI en College Station?**

- N/a

**Q8. ¿Cómo se deben asignar los fondos de las subvenciones de HUD (CDBG y HOME) para abordar las necesidades de los residentes de LMI?**

- N/a

**Q13. Si la respuesta es no, indique la razón por la que su hogar no tiene acceso a Internet en casa.**

- Factor económico, Cuesta mucho
- Economic factor, It costs a lot



# Point In Time Results

2025–2029 Consolidated Plan

## Introduction:

On January 23, 2025, the Brazos Valley Coalition for the Homeless conducted the annual Point-in-Time (PIT) Count, a crucial effort to assess homelessness across the region. Dedicated teams surveyed Brazos, Leon, Milam, Burleson, Grimes, Madison, and Robertson counties, working to provide an accurate snapshot of homelessness in the area. The results revealed 67 individuals experiencing unsheltered homelessness and 72 individuals residing in sheltered accommodations. These findings help inform local efforts to address homelessness and ensure resources are effectively allocated to those in need.

## Unsheltered Homeless Counts - 68

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**Brazos County:** 49

**Bryan:** 44

**College Station:** 5

**Leon County:** 1

**Milam County:** 3

**Burleson County:** 4

**Grimes County:** 5

**Madison County:** 0

**Robertson County:** 6

## Sheltered Homeless Counts - 72

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The Sheltered Homeless Counts include individuals and families staying at the Doug Weedon Shelter for Hope, Family Promise Bryan – College Station, and Phoebe’s Home.

### Phoebe’s Home – 7

    4 households

        1 single client

        3 families with children

### Family Promise Bryan – College Station - 6

    1 household

    1 adult, 5 children

### Doug Weedon Shelter for Hope – 59

    54 adults

    5 children

# *Medical Needs Focus Group*

2025–2029 Consolidated Plan

February 27, 2025

## *Attendees:*

**Maryann Choi, MD** – Healthpoint-BCS

**Lynn Clary Yeager** - Brazos Maternal and Child Health Clinic (BCS Prenatal Clinic)

**Elizabeth Sledge, MD** - Summit Pediatrics

**Nicole Kroll** – Texas A&M University College of Nursing

**Brandi Rogers** – Empower Behavioral Health

**Demetris Collier** - NAMI Brazos Valley

**Katlyn Marburger** – Bryan Pregnancy Center

**Patricia Schoenemann** – Brazos Health Resource Center

**Alina Fifer** – Brazos Valley Rehabilitation Center

**Georgette Herring** – Brazos County Health District

**Eric Barton** – Planning and Development Services

**Heather Wade** - Planning and Development Services

**Raney Whitwell** - Planning and Development Services

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## *Feedback and Comments*

- **Limited access to primary and specialist care:** Long wait times for appointments, shortage of providers, difficulty finding specialist. This issue is further compounded by the influx of individuals from surrounding rural areas seeking these services. Aside from College Station and Bryan, the nearest locations offering comprehensive medical services are Waco (90 miles), Houston (94 miles), Austin (107 miles), and Temple (78 miles).
- **Medical issues:** Complicated application process, frequent coverage loss, low reimbursement rates.
- **Transportation barriers:** Lack of access to reliable transportation for appointments especially for out-of-town specialists.
- **Mental health services:** Lack of mental health facilities and providers, difficulty finding therapists who accept Medicaid.
- **Language barriers:** Limited access to bilingual providers, particularly for speech therapy.
- **Dental care:** Shortage of dentists who accept Medicaid, making it difficult for LMI individuals to access dental services. This issue particularly affects patients with HIV or AIDS, as there is a shortage of dentist willing to treat this population.

- **Workforce needs:** Difficulty attracting and retaining healthcare professionals, particularly specialist. Larger metropolitan areas offer higher compensation and superior amenities.
- **Community resources:** Limited availability of resources and referral system to improve access to care.
- **Innovative programs:** Potential for online resource and referral system to improve access to care.
- **Advocacy:** Need for advocates to assist LMI individuals with navigating the complex healthcare system and to represent their needs to policymakers.
- **Resource Fair & Communications Barriers:** The resource fair is a good opportunity but lacks effective advertising, leaving many unaware of available services.
  - There's a significant communication dilemma reaching residents with information, particularly those not consuming local media.
  - One-on-one communication is effective but limited. Sharing information across multiple platforms and channels is vital.
- **Transportation Challenges:** Access to reliable public transportation is a major concern, especially for residents living on the west side of Bryan and residents whose primary destinations are not on Texas Avenue.
  - Current options like Medicaid transportation are often unreliable and have limited schedules.
  - While HUD funding can be used for bus stops, the existing bus routes are inadequate for covering the entire community.
  - The city can explore options for improving public transportation through different planning processes.
  - Expanding hours of service for public transportation would be beneficial.
- **Housing Issues:** Affordable housing is scarce, creating a strain on residents who struggle to afford basic necessities.
  - High housing costs are driven by a lack of affordable options and an influx of students.
  - The city has a housing action plan to address this issue, but it's unclear how effective it will be in the short term.
- **Educational Workshops & Reaching Low-Income Residents:** Participants discussed the need for educational workshops for low-income residents on topics like Medicaid application, health resources, and community services.
  - The challenge lies in reaching these residents effectively, as traditional methods like flyers and newsletters are often inadequate.
  - Utilizing EHR broadcast systems for targeted communication could be a solution.
- **Collaboration & Advocacy:** Collaborative efforts are needed to share information, address community needs, and advocate for more resources.

# Public Hearing

2025–2029 Consolidated Plan

March 18, 2025

## *Attendees:*

**Jay Meader**- Brazos Valley Financial Fitness Center

**Bob Thomas**- American Legion Aggieland Post 1938

**Nikki Jamal** - Twin City Mission – LEAD Program, Brazos Valley Financial Fitness Center

**Shannon Avila** – Brazos Valley Food Bank

**Pey Zeigler** – Bush School student

**Mazie Johnson** – 12th Can

**Molly Hitchcock**- Planning and Development Services, City Staff

**David Brower** – Planning and Development Services, City Staff

**Eric Barton**- Planning and Development Services, City Staff

**Raney Whitwell** – Planning and Development Services, City Staff

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## *Participant Comments*

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**Written Comments:** I brought it up during the meeting, but I sincerely believe that there's an immediate need for short-term and long-term housing assistance. Half of the issue is just communicating to people the resources that re available to them when they've struggling, and how to use/apply for them. As for future developments, I'm looking forward to the creation of transitional housing within city limits. I would love to see it be accessible to more than just Former Foster youth (though they certainly deserve the help), but it's a great place to start. Thank you for advocating for your citizens! Please keep up the amazing public service.

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## *Verbal Comments:*

- Does the city government have any Rapid Housing Funds?
- Was there a newly formed committee for the Housing Action Plan?
- Do they have a limit on the security deposit like they do at the agency?
- I know CDBG and CDBG DR are two separate things, how do those work?
- Are we a direct entitlement for CDBG DR?
- I would like to see a section be built with duplexes could be sold individually but used initially as rental for people who are trying to get off government assistance. As those people grow in their program, they can buy the side of the duplex they are renting.
- At the City of Bryan public hearing many residents brought up that is only one shelter that is not related to domestic violence. Nonprofits end up filling the gap pretty substantially. How do

we advocate for the homeless population and how to shelter them in College Station instead of shipping them to Bryan.

- I think when it comes to the homeless population in College Station a lot of them are homeless because of not having affordable housing options. There is no sustainability. If you are on SSDI or a senior on social security, where are you going to sustain yourself? Affordable rental housing comes into play.
- The homeownership program is a fantastic long-term solution, but we also need to look at short term solutions. Many people are sleeping in their cars in the parking lot.
- We can help with transition but getting approved for housing because of their background. Clients can show sustainability but cannot get approved because they don't make 3x the rent.
- Can I ask how the caps are set? Do you have room to change it? The way the allocation caps are planned is based on regulations.
- If anyone is curious, an itemized list down to the penny, it is listed on the HUD's website. It is really

# *Housing Needs Focus Group*

2025–2029 Consolidated Plan

March 20, 2025

## *Attendees:*

**Khala Pace** – United Way of the Brazos Valley

**Kat Gammon** - United Way of the Brazos Valley

**Phebe Simmons** – Family Promise of the Brazos Valley

**Ansley Brent** – Brazos Valley Council of Governments

**Harold Womble** – Brazos Valley Council of Governments

**Max Gerall** - The REACH Project

**Coque Olaosebikan** – The REACH Project

**Patricia Schoenemann** – Brazos Health Resource Center

**Chasity Mooney** – Twin City Mission

**David Brower** – Planning and Development Services

**Eric Barton** – Planning and Development Services

**Heather Wade** - Planning and Development Services

**Raney Whitwell** - Planning and Development Services

## *Current Housing Programs*

The city currently funds several housing assistance programs aimed at low to moderate-income (LMI) residents:

- **Minor Home Repair Program** – Provides grants up to \$20,000 for emergency repairs, including HVACs, water heaters, electrical issues, and roofs.
- **Tenant-Based Rental Assistance (TBRA)**- In partnership with Brazos Valley Council of Governments, helps with security deposits for residents moving to College Station on a Housing Choice Voucher.
- **Down Payment Assistance Program** - Offers up to \$50,000 in gap financing for home purchases.
- **Acquisition Rehabilitation and Disposition (ARD) Program (Homeownership)** – Identifies declining properties, rehabilitates them, and sells them at an affordable price to income qualified household.
- **Acquisition Rehabilitation and Disposition (ARD) Program (Rental)** – Identifies declining properties, rehabilitates them and conveys them to a nonprofit organization to be used for an affordable rental unit.
- **Rental Rehabilitation** – Funds the purchase and rehabilitation of rental units for nonprofits.
- **Rental Assistance** – Provides short term rental assistance through Public Service Agencies.

## *Current Housing Market Data*

### ▪ **Home Sales (Jan – Mar 2024)**

- Total Homes Sold: 222
- Median Price: \$318,000
- New Homes Sold: 40
- Average New Home Price: \$399,000

### ▪ **Housing Affordability Challenges**

- 64% of households are renters.
- Fair Market Rents (set by HUD) continue to increase annually.
- Median Family Income: \$93,000 (College Station Bryan MSA)
- Affordable Rent Threshold for a \$39,000 Income: \$982/month
- Rising home and rental prices create significant affordability challenges for LMI households.

## *Feedback and Comments – Key Housing Challenges*

### ▪ **Rising Rents and Lack of Affordable Housing:**

- Significant rent increases (35-45%) due to investment companies buying rental properties.
- Student housing demand inflating prices, making it harder for families to find affordable units.
- Many apartment owners prefer to leave units vacant rather than renting to LMI tenants.

### ▪ **Substandard Rental Conditions:**

- Disrepair in rental units, particularly among long-term properties now owned by investment companies.
- Failure to address critical repairs such as aging HVAC systems results in higher utility costs, further burdening tenants.
- Lack of accountability among property owners leads to persistent housing quality issues.

### ▪ **Limited Access for Tenants with Poor Rental Histories:**

- Evictions and broken leases make it harder for individuals to secure housing.
- High security deposits create financial barriers.
- Many landlords refuse to rent to tenants with prior rental issues, forcing them into substandard living conditions.

### ▪ **Lack of Incentives for Affordable Housing:**

- Large corporate property owners do not have financial incentives to rent to LMI families.
- Developers only need 65% occupancy to turn a profit, making them less willing to offer affordable units.
- Other cities have used tax incentives to require a percentage of units to be allocated for affordable housing.

### ▪ **Limited Landlord Participation:**

- Many landlords are reluctant to accept HUD-funded rental assistance.
- Fair Housing regulations complicate rental screening, making it harder for LMI tenants to qualify.
- Large corporations owning properties are often based out-of-state, making it difficult to establish local landlord relationships.

- **Lack of Housing Near Essential Services:**
  - Many LMI residents are forced into areas lacking support services.
  - Housing density near student areas creates competition, making it harder for families to find housing.
  - Some suggested creating designated areas for LMI housing away from student-dominated zones.

## *Proposed Solutions and Considerations*

- **Tax Incentives for Affordable Housing:**
  - Implement a tax credit system for developers who allocate units to LMI residents.
  - Require new apartment complexes to include a percentage of affordable units.
- **Landlord Engagement & Rental Insurance Programs:**
  - Expand outreach to private landlords to encourage participation in rental assistance programs.
  - Implement a rental insurance or bonding program to back tenants with past rental issues.
- **Enforcing Property Maintenance Standards:**
  - Stricter compliance and penalties for landlords who fail to maintain rental units.
  - Regular inspections and enforcement of housing codes.
- **Strategic Housing Placement:**
  - Explore density planning to create LMI-specific housing developments outside of high-cost student areas.
- **Expanding Financial Assistance:**
  - Increase funding for security deposit assistance programs.
  - Expand utility assistance to mitigate the burden of high energy costs.

## *Conclusion*

The focus group identified several critical barriers to housing accessibility in College Station, including rising rents, substandard housing conditions, limited landlord participation, and high security deposits. The group discussed potential solutions such as tax incentives, rental insurance, stronger property enforcement, and strategic housing development to bridge the housing gap for LMI residents.

# *Workforce Development Focus Group*

2025–2029 Consolidated Plan

March 20, 2025

## *Attendees:*

**Laura King** – Bryan ISD Career and Technical Education

**Lisa Boenker** - Brazos Valley Small Business Development Center

**Karen Sanders** – Brazos Valley Council of Governments Workforce Solutions

**Alaina Jalufka** – Brazos Valley Food Bank Together We Grow

**Eric Barton** – Planning and Development Services

**Christine Leal** - Planning and Development Services

**Raney Whitwell** - Planning and Development Services

**Introduction:** The workforce focus group provided valuable insight into the challenges and opportunities facing low to moderate-income residents in our area. Through collaborative discussions, participants identified key barriers to employment sustainability and assessed whether HUD grant funds should be allocated to support education and training programs that equip individuals with essential skills. These findings will help shape workforce initiatives that empower residents, enhance employability, and foster long-term economic stability.

## *Feedback and Comments*

- Contractor-related businesses are in short supply.
- Some training programs exist but grant funding options need clarification.
- Restaurants are struggling to find employees.
- The Blinn Advisory Committee reports that adult residents need help with advising services.
- Soft skills are essential for successfully completing paperwork, including job applications and training program applications.
- Career changes and military transitions present significant challenges for many individuals, often resulting in delays in accessing available opportunities.
- Assessments and applications are obstacles for adult job seekers.
- Workforce Solutions offers workshops on résumé.
- Workforce can provide funding to upskill employees.
- Many assistance programs exist for employment, but job seekers struggle to find and access them.
- A centralized database of Workforce programs is needed for job seekers.
- Workforce's metrics training program currently serves 300 job seekers, teaching essential soft skills.

- Workforce has funds to pay for job seekers to work 6-8 weeks, allowing employers to try employees at no cost.
- More events, such as job fairs, are needed to support employment efforts.
- Workforce has the capacity to take on more clients.
- Bryan ISD Career and Technology Education lacks the capacity to serve all interested students.
- Post-COVID, trade workers were clearly essential and retained their jobs. This has led to more people seeking a career in the trades.
- The Hype Career Fair is poorly attended by College Station and Bryan schools, despite strong attendance from outer counties.
- The HYPE Career Fair successfully attracts a variety of employers, but student attendance needs improvement.
- Low-income residents struggle to complete programs due to external factors like lack of a high school diploma/GED, single-parent responsibilities, and transportation issues.
- Supportive services are necessary to help unemployed/underemployed adults complete training programs.
- Soft skills, particularly computer skills, are in high demand.
- Each job seeker faces unique challenges, making it difficult to pinpoint specific barriers to employability.
- Childcare continues to be a major obstacle for job seekers.
- Child Care Services (CCS) has a long waiting list, and local daycare options are insufficient. Infants are particularly difficult to place.
- Daycares only make a 2% profit from CCS clients, leading them to prioritize private pay families.
- Changing personal habits is essential for long-term self-sufficiency.
- Workforce can fund up to 50% of on-the-job training and is currently working with 1,200 employers.
- Pre-apprenticeship programs are generating more participants than the number of available apprenticeship positions.
- A strong marketing strategy is needed to raise awareness of available workforce programs.

## *Conclusion*

The Brazos Valley offers a wealth of training programs designed to support both youth and adult job seekers. While several adult training programs have the capacity to accept more clients, youth training programs and apprenticeships are expanding to meet increasing demand. However, the most significant challenge facing job seekers is the difficulty in navigating these programs due to a lack of soft skills. Based on insights from the focus group, grant funding can be most effectively utilized to address critical barriers to employment, including access to reliable and affordable housing, childcare, and transportation. By strategically investing in these areas, workforce programs can ensure that individuals not only receive training but also have the necessary support to secure and maintain long-term employment.

# HOME Program Homeownership Limits Home Sales Data

College Station, TX 1-1-2025 to 3-31-2025

## New Home Sales

	<b>Property Sub Type</b>	<b>Close/Leased Price</b>	<b>Address</b>
<b>1</b>	New Builder Home	\$275,941	925 Coffee Mill LN
<b>2</b>	New Builder Home	\$282,000	937 Coffee Mill LN
<b>3</b>	New Builder Home	\$287,605	920 Coffee Mill LN
<b>4</b>	New Builder Home	\$288,105	918 Coffee Mill LN
<b>5</b>	New Builder Home	\$291,905	929 Coffee Mill LN
<b>6</b>	New Builder Home	\$292,605	930 Coffee Mill LN
<b>7</b>	New Builder Home	\$296,505	932 Coffee Mill LN
<b>8</b>	New Builder Home	\$298,000	15281 Still Water Meadow LP
<b>9</b>	New Builder Home	\$298,045	931 Coffee Mill LN
<b>10</b>	New Builder Home	\$298,475	934 Coffee Mill LN
<b>11</b>	New Builder Home	\$302,000	924 Coffee Mill LN
<b>12</b>	New Builder Home	\$305,995	938 Coffee Mill LN
<b>13</b>	New Builder Home	\$314,900	1095 Toledo Bend DR
<b>14</b>	New Builder Home	\$318,605	922 Coffee Mill LN
<b>15</b>	New Builder Home	\$318,915	936 Coffee Mill LN
<b>16</b>	New Builder Home	\$329,705	969 Toledo Bend DR
<b>17</b>	New Builder Home	\$334,900	920 Fork CT
<b>18</b>	New Builder Home	\$335,000	6210 Raleigh DR
<b>19</b>	New Builder Home	\$340,900	15289 Still Water Meadow LP
<b>20</b>	New Builder Home	\$344,900	15211 Still Water Meadow LP
<b>21</b>	New Builder Home	\$344,900	15279 Still Water Meadow LP
<b>22</b>	New Builder Home	\$346,385	933 Coffee Mill LN
<b>23</b>	New Builder Home	\$349,900	15282 Still Water Meadow LP
<b>24</b>	New Builder Home	\$350,000	921 Coffee Mill LN
<b>25</b>	New Builder Home	\$350,000	873 Double Mountain RD
<b>26</b>	New Builder Home	\$370,000	523 Momma Bear DR
<b>27</b>	New Builder Home	\$438,990	4048 Houberry LP
<b>28</b>	New Builder Home	\$442,000	4022 Houberry LP
<b>29</b>	New Builder Home	\$466,000	1107 Brunswick CT
<b>30</b>	New Builder Home	\$477,990	4017 Eskew DR
<b>31</b>	New Builder Home	\$495,000	2512 Bramber
<b>32</b>	New Builder Home	\$518,880	4309 Erika CT
<b>33</b>	New Builder Home	\$570,000	3634 Slocum Hill DR
<b>34</b>	New Builder Home	\$589,900	4245 Padova CR
<b>35</b>	New Builder Home	\$601,080	3505 Parmer Creek CT
<b>36</b>	New Builder Home	\$612,250	15054 Ty Marshall CT
<b>37</b>	New Builder Home	\$619,856	3632 Llano River DR

<b>38</b>	New Builder Home	\$624,900	4715 Legendary DR
<b>39</b>	New Builder Home	\$650,000	2315 Terrapin TR
<b>40</b>	New Builder Home	\$652,014	912 Calaveras CT
<b>41</b>	New Builder Home	\$700,000	4907 Pearl River CT
<b>42</b>	New Builder Home	\$725,000	4817 White Ash CT
<b>43</b>	New Builder Home	\$739,900	2319 Terrapin TR
<b>44</b>	New Builder Home	\$759,900	4820 Foxglove CT
<b>45</b>	New Builder Home	\$849,000	2030 Pebble Bend DR
<b>46</b>	New Builder Home	\$875,000	2126 Joe Will DR
<b>47</b>	New Builder Home	\$875,000	106 Park Place
<b>48</b>	New Builder Home	\$880,000	1957 Arcadia Bluffs DR
<b>49</b>	New Builder Home	\$1,080,800	2357 Storyteller CT
	<b>Number of Sales</b>		49
	<b>Median Purchase Price</b>		\$350,000
	<b>95% of MPP</b>		\$332,500

## *HOME Program Homeownership Limits Home Sales Data*

College Station, TX 1-1-2025 to 3-31-2025

### *Existing Home Sales*

	<b>Property Sub Type</b>	<b>Close/Leased Price</b>	<b>Address</b>
<b>1</b>	Condo	\$100,000	400 Nagle ST Unit#110
<b>2</b>	Condo	\$103,000	400 Nagle ST Unit#109
<b>3</b>	Condo	\$117,000	1500 Olympia WY Unit#33
<b>4</b>	Condo	\$124,000	904 University Oaks Unit#4
<b>5</b>	Condo	\$125,000	904 University Oaks BL Unit#44
<b>6</b>	Condo	\$140,000	1500 Olympia WY Unit#23
<b>7</b>	Condo	\$145,000	1900 Dartmouth G-2
<b>8</b>	Condo	\$147,000	1900 Dartmouth ST Unit#F1
<b>9</b>	Patio Home	\$147,000	1707 Welsh AV
<b>10</b>	Single Family	\$160,000	401 Eisenhower ST
<b>11</b>	Condo	\$163,750	1800 Woodsman DR Unit#D
<b>12</b>	Homeplex	\$165,000	1924 Holleman DR W
<b>13</b>	Townhome	\$181,300	933 Spring LP
<b>14</b>	Single Family	\$185,000	1818 Medina DR
<b>15</b>	Townhome	\$187,500	2502 Cross Timbers
<b>16</b>	Single Family	\$190,000	1116 Detroit ST
<b>17</b>	Condo	\$195,000	1407 Airline DR Unit#C
<b>18</b>	Condo	\$195,000	1410 Summit ST Unit#C
<b>19</b>	Condo	\$196,000	515 Southwest PKWY Unit#301

<b>20</b>	Condo	\$203,000	1702 Deacon Unit#204
<b>21</b>	Condo	\$205,000	521 Southwest PKWY Unit#304
<b>22</b>	Condo	\$205,000	525 Southwest PKWY Unit#104
<b>23</b>	Condo	\$209,500	521 Southwest Unit#104
<b>24</b>	Condo	\$209,900	1725 Harvey Mitchell PKWY S Unit#2127
<b>25</b>	Single Family	\$219,900	911 San Saba DR
<b>26</b>	Single Family	\$220,500	1206 Arizona ST
<b>27</b>	Condo	\$225,000	801 Luther #402
<b>28</b>	Single Family	\$225,000	2001 Nueces DR
<b>29</b>	Condo	\$227,700	517 Southwest PKWY Unit#101
<b>30</b>	Single Family	\$228,000	2312 Colgate
<b>31</b>	Condo	\$230,000	400 Nagle ST Unit#505
<b>32</b>	Condo	\$230,500	1451 Associates AV NE Unit#106
<b>33</b>	Single Family	\$232,000	1403 Magnolia DR
<b>34</b>	Single Family	\$232,500	1413 Antone CT
<b>35</b>	Condo	\$233,000	1725 Harvey Mitchell PKWY S Unit#1926
<b>36</b>	Condo	\$234,000	1725 Harvey Mitchell PKWY S Unit#616
<b>37</b>	Single Family	\$234,000	1424 Magnolia DR
<b>38</b>	Single Family	\$234,250	2408 Colgate
<b>39</b>	Condo	\$235,000	1725 Harvey Mitchell PKWY S Unit#638
<b>40</b>	Condo	\$235,000	1000 Spring Loop Unit#1208
<b>41</b>	Condo	\$237,000	801 Luther ST W Unit#1206
<b>42</b>	Single Family	\$237,000	705 Lincoln AV
<b>43</b>	Condo	\$240,000	801 Luther #1403
<b>44</b>	Townhome	\$240,600	1255 Canyon Creek CR
<b>45</b>	Townhome	\$241,500	1303 Canyon Creek CR
<b>46</b>	Condo	\$245,000	801 Luther ST W Unit#1302
<b>47</b>	Condo	\$245,000	1451 Associates AV
<b>48</b>	Condo	\$247,500	138 Forest DR
<b>49</b>	Condo	\$252,000	801 Luther ST W Unit#1606
<b>50</b>	Condo	\$252,000	801 Luther #807
<b>51</b>	Single Family	\$255,000	1030 Crested Point
<b>52</b>	Condo	\$258,000	1001 Krenek Tap RD Unit#1902
<b>53</b>	Condo	\$259,000	334 Forest DR
<b>54</b>	Single Family	\$259,900	3815 Clear Meadow Creek AV
<b>55</b>	Condo	\$260,000	325 Forest DR
<b>56</b>	Single Family	\$261,250	2304 Carnation CT
<b>57</b>	Single Family	\$262,000	2431 Pintail LP
<b>58</b>	Condo	\$264,500	102 Forest DR

<b>59</b>	Condo	\$265,000	302 Forest DR
<b>60</b>	Single Family	\$265,000	2700 Red Hill DR
<b>61</b>	Single Family	\$267,000	15516 Baker Meadow LP
<b>62</b>	Single Family	\$267,000	1803 Song Sparrow LN
<b>63</b>	Condo	\$268,000	160 Forest DR
<b>64</b>	Single Family	\$268,000	3009 Adrienne DR
<b>65</b>	Single Family	\$269,000	1407 Todd TR
<b>66</b>	Single Family	\$270,000	2508 Antietam DR
<b>67</b>	Single Family	\$270,000	1202 Mullins CT
<b>68</b>	Single Family	\$270,000	1106 Neal Pickett DR
<b>69</b>	Condo	\$272,000	1001 Krenek Tap RD Unit#2401
<b>70</b>	Single Family	\$272,000	4005 Hunter Creek DR
<b>71</b>	Single Family	\$275,000	221 Karten LN
<b>72</b>	Townhome	\$275,000	1427 Buena Vista
<b>73</b>	Single Family	\$277,000	15519 Baker Meadow LP
<b>74</b>	Single Family	\$277,500	3709 Westfield DR
<b>75</b>	Patio home	\$280,000	1622 Culture LN
<b>76</b>	Single Family	\$280,000	3987 Tiffany TR
<b>77</b>	Single Family	\$280,000	2802 Silver Oak DR
<b>78</b>	Single Family	\$280,000	15477 Baker Meadow LP
<b>79</b>	Single Family	\$280,000	3009 Cortez ST
<b>80</b>	Single Family	\$283,000	1109 Todd TR
<b>81</b>	Single Family	\$285,000	4019 Hunter Creek DR
<b>82</b>	Townhome	\$285,000	3906 Yukon LN
<b>83</b>	Condo	\$287,000	400 Nagle ST Unit#200
<b>84</b>	Single Family	\$288,000	2405 Trace Meadows
<b>85</b>	Townhome	\$289,900	416 Baby Bear DR
<b>86</b>	Single Family	\$290,000	316 Hanna CT
<b>87</b>	Townhome	\$290,000	4316 Spring Hill DR
<b>88</b>	Single Family	\$293,000	228 Pronghorn LP
<b>89</b>	Single Family	\$293,600	1719 Starling DR
<b>90</b>	Townhome	\$295,000	2911 Old Ironsides DR
<b>91</b>	Townhome	\$295,000	1734 Heath DR
<b>92</b>	Townhome	\$295,000	3404 General PKWY
<b>93</b>	Single Family	\$297,500	5226 Sagewood DR
<b>94</b>	Single Family	\$297,750	204 Augsburg CT
<b>95</b>	Condo	\$300,000	801 Luther ST W Unit#1605
<b>96</b>	Single Family	\$300,000	4132 Mcfarland DR
<b>97</b>	Single Family	\$300,000	4200 Middleham AV
<b>98</b>	Single Family	\$300,000	4205 Belsay
<b>99</b>	Single Family	\$309,900	3880 Still Creek LP
<b>100</b>	Condo	\$310,000	1198 Jones Butler RD Unit#1309
<b>101</b>	Single Family	\$310,000	901 Bougainvillea ST

<b>102</b>	Single Family	\$310,000	3821 Stony Creek LN
<b>103</b>	Single Family	\$310,000	2802 Jennifer DR
<b>104</b>	Single Family	\$312,540	1021 Emerald Dove AV
<b>105</b>	Single Family	\$315,000	3900 Incourt LN
<b>106</b>	Townhome	\$319,000	311 Capps DR
<b>107</b>	Townhome	\$320,000	3227 Sergeant DR
<b>108</b>	Townhome	\$321,500	1615 Culture
<b>109</b>	Single Family	\$323,000	1744 Twin Pond CR
<b>110</b>	Single Family	\$324,000	6919 Appomattox DR
<b>111</b>	Single Family	\$325,000	1223 S Ridgefield CR
<b>112</b>	Single Family	\$325,000	4216 Cripple Creek CT
<b>113</b>	Single Family	\$325,000	2922 Horseback CT
<b>114</b>	Single Family	\$325,000	1411 Front Royal DR
<b>115</b>	Townhome	\$326,000	3520 Summerway DR
<b>116</b>	Single Family	\$326,900	3924 Hawk Owl CV
<b>117</b>	Single Family	\$328,500	7807 Shiloh CT
<b>118</b>	Townhome	\$329,900	2220 Crescent Pointe PKWY
<b>119</b>	Condo	\$330,000	305 Holleman DR E Unit#103
<b>120</b>	Single Family	\$330,000	918 Emerald Dove AV
<b>121</b>	Single Family	\$330,000	1814 Medina DR
<b>122</b>	Single Family	\$330,000	900 Whitewing LN
<b>123</b>	Condo	\$335,000	1198 Jones Butler RD Unit#2009
<b>124</b>	Condo	\$335,000	305 Holleman DR E Unit#1605
<b>125</b>	Condo	\$335,000	1198 Jones Butler RD Unit#1003
<b>126</b>	Single Family	\$335,000	220 Passendale LN
<b>127</b>	Single Family	\$337,000	3801 Springfield DR
<b>128</b>	Townhome	\$338,000	1637 Buena Vista
<b>129</b>	Single Family	\$338,500	3910 Tournay LN
<b>130</b>	Condo	\$339,000	1198 Jones Butler RD Unit#2109
<b>131</b>	Condo	\$339,700	1198 Jones Butler RD Unit#202
<b>132</b>	Single Family	\$339,900	4108 Briles CT
<b>133</b>	Condo	\$340,000	301 Southwest PKWY Unit#310
<b>134</b>	Single Family	\$340,000	4001 Merlemont CT
<b>135</b>	Townhome	\$340,000	303 Sageway CT
<b>136</b>	Patio Home	\$340,195	905 Grand Oaks CR
<b>137</b>	Single Family	\$341,000	2900 Horseback CT
<b>138</b>	Single Family	\$342,000	1316 Augustine CT
<b>139</b>	Condo	\$345,000	1198 Jones-Butler Road Unit#1404
<b>140</b>	Single Family	\$345,500	2013 Langford ST
<b>141</b>	Single Family	\$348,000	3004 Durango ST
<b>142</b>	Townhome	\$350,000	125 Deacon DR W
<b>143</b>	Single Family	\$352,000	3406 Shire DR

<b>144</b>	Single Family	\$353,000	2208 Carlisle CT
<b>145</b>	Townhome	\$354,000	1756 Dakota LN
<b>146</b>	Single Family	\$354,050	4102 Rocky Mountain CT
<b>147</b>	Single Family	\$358,000	3922 Brownway CT
<b>148</b>	Townhome	\$359,900	3328 Cullen TR
<b>149</b>	Single Family	\$363,000	2537 Kinnersley LN
<b>150</b>	Townhome	\$364,000	1747 Summit Crossing LN
<b>151</b>	Townhome	\$364,900	3110 Claremont DR
<b>152</b>	Single Family	\$365,000	1413 Caudill ST
<b>153</b>	Single Family	\$368,000	3210 Neuburg CT
<b>154</b>	Single Family	\$372,800	2608 Clearwood CT
<b>155</b>	Townhome	\$373,500	2106 Jax DR
<b>156</b>	Single Family	\$375,000	1742 Creekside CR
<b>157</b>	Single Family	\$375,000	3516 Davidson DR
<b>158</b>	Townhome	\$378,000	3419 Papa Bear DR
<b>159</b>	Single Family	\$383,500	602 Benchmark DR
<b>160</b>	Townhome	\$385,250	415 Kate LN
<b>161</b>	Townhome	\$397,000	517 Hayes LN
<b>162</b>	Townhome	\$397,000	525 Hayes LN
<b>163</b>	Patio Home	\$400,000	4926 Spearman DR
<b>164</b>	Single Family	\$400,000	2035 Ravenstone
<b>165</b>	Single Family	\$400,000	2615 Portland AV
<b>166</b>	Single Family	\$404,000	15621 Shady Brook LN
<b>167</b>	Single Family	\$409,000	4049 Crestmont DR
<b>168</b>	Single Family	\$410,000	5106 Saint Andrews DR
<b>169</b>	Single Family	\$420,000	15612 Shady Brook LN
<b>170</b>	Single Family	\$420,000	4006 Alford ST
<b>171</b>	Single Family	\$425,000	1200 Langford ST
<b>172</b>	Single Family	\$437,500	4120 Wallaceshire
<b>173</b>	Single Family	\$450,000	3917 Brownway CT
<b>174</b>	Single Family	\$460,000	2512 Warkworth LN SW
<b>175</b>	Single Family	\$460,000	2701 Brookway DR
<b>176</b>	Single Family	\$460,000	4408 Spring Branch CT
<b>177</b>	Single Family	\$462,000	1015 Rose Circle
<b>178</b>	Single Family	\$465,000	4023 Crooked Creek Path
<b>179</b>	Townhome	\$465,000	427 Chimney Hill DR
<b>180</b>	Single Family	\$475,311	3311 Westchester AV
<b>181</b>	Single Family	\$490,000	9218 Brookwater CR
<b>182</b>	Patio Home	\$495,000	4718 Stonebriar
<b>183</b>	Single Family	\$495,000	4065 Crooked Creek
<b>184</b>	Single Family	\$499,000	1202 Glenhaven DR
<b>185</b>	Single Family	\$505,000	1972 Cottonwood Terrace
<b>186</b>	Single Family	\$515,850	5002 Commonwealth CT

<b>187</b>	Single Family	\$550,000	4428 Spring Meadows DR
<b>188</b>	Single Family	\$575,000	710 Berry Creek
<b>189</b>	Single Family	\$580,000	5007 Harbour Town CT
<b>190</b>	Single Family	\$582,250	1103 12th Man CR
<b>191</b>	Single Family	\$584,900	2718 Wardford WY
<b>192</b>	Single Family	\$590,000	4509 Tonbridge DR
<b>193</b>	Single Family	\$610,000	1914 Cottonwood Terrace CT
<b>194</b>	Patio Home	\$615,000	4782 Stonebriar
<b>195</b>	Single Family	\$619,000	504 W Dexter DR
<b>196</b>	Single Family	\$640,000	1959 Cottonwood Terrace CT
<b>197</b>	Single Family	\$650,000	8701 Redwood ST
<b>198</b>	Single Family	\$660,000	2604 Faulkner DR
<b>199</b>	Single Family	\$670,000	4803 Spearman DR
<b>200</b>	Single Family	\$715,000	4311 Egremont PL
<b>201</b>	Single Family	\$718,500	5201 Kinloch DR
<b>202</b>	Single Family	\$726,000	4814 Pearl River CT
<b>203</b>	Single Family	\$728,500	2607 Belliser CT
<b>204</b>	Single Family	\$757,500	2712 Cainhorn CT
<b>205</b>	Single Family	\$825,000	4757 Johnson Creek LP
<b>206</b>	Single Family	\$839,000	442 Chimney Hill DR
<b>207</b>	Patio Home	\$850,000	4760 Stonebriar CR
<b>208</b>	Single Family	\$885,000	4104 Picadilly CR
<b>209</b>	Single Family	\$898,000	898 Hereford ST
<b>210</b>	Single Family	\$915,000	4805 Crystal Ridge CT
<b>211</b>	Single Family	\$925,000	214 Pershing AV
<b>212</b>	Single Family	\$1,039,900	4812 Crystal Ridge CT
<b>213</b>	Single Family	\$1,075,000	6001 Augusta CR
<b>214</b>	Single Family	\$1,084,450	1006 Park PL
<b>215</b>	Single Family	\$1,475,000	4206 Snug Harbor DR

<b>Number of Sales</b>	215
<b>Median Purchase Price</b>	\$321,500
<b>95% of MPP</b>	\$305,425

# Glossary of Terms and Acronyms

ACS	American Community Survey	AI	Analysis of Impediments
BVCAA	Brazos Valley Community Action Agency	BVCAP	Brazos Valley Community Action Programs
BVCH	Brazos Valley Coalition for the Homeless	BVCIL	Brazos Valley Center for Independent Living
BVCOG	Brazos Valley Council of Governments	CFR	Code of Federal Regulations
CD	Community Development	CDBG	Community Development Block Grant Program
CHAS	Community and Housing Affordability Strategy	CHDO	Community and Housing Development Organization
CPD	Community Planning and Development	CAPER	Consolidated Annual Performance and Evaluation Report
CoC	Continuum of Care	DV	Domestic Violence
ESG	Emergency Shelter Grant	FMR	Fair Market Rent
FSS	Family Self-Sufficiency	FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration	FY	Fiscal Year
HOME	Home Investment Partnerships Program	HFA	Housing Finance Agency
HOPWA	Housing Opportunities For Persons with AIDS	IDIS	Integrated Disbursement and Information System
LURA	Land Use Restriction Agreement	LIHTC	Low-Income Housing Tax Credit
LULAC	League of United Latin American Citizens	MSA	Metropolitan Statistical Area
OMB	Office of Management and Budget	PJ	Participating Jurisdiction
PHA	Public Housing Agency	TBRA	Tenant-Based Rental Assistance
TDHCA	Texas Department of Housing and Community Affairs	HUD	U.S. Department of Housing and Urban Development

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

**Affordable Housing:** In general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.

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

**American Community Survey (ACS):** A nationwide survey designed to provide communities, with a fresh look at how they are changing. It is a critical element in the Census Bureau's reengineered 2010 census plan. 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 (AI):** 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%.

**Blighted Structure:** A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

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

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

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

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

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

**Brownfield:** Abandoned, idled, and underused industrial and commercial facilities where expansion and redevelopment is burdened by real or potential environmental contamination.

**Census Tract:** A small, relatively permanent statistical subdivision of a county or statistically equivalent entity, delineated for data presentation purposes by a local group of census data users or the geographic staff of a regional census center in accordance with Census Bureau guidelines.

**Chronically Homeless Individual:** A homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter, or in an institutional care facility if the individual has been living in the facility for fewer than 90 days and had been living in a place not meant for human habitation, a safe haven, or in an emergency shelter immediately before entering the institutional care facility. In order to meet the “chronically homeless” definition, the individual also must have been living as described above continuously for at least 12 months, or on at least four separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven.

**Code of Federal Regulations (CFR):** The Code of Federal Regulations (CFR) is the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the federal government. It is divided into 50 titles that represent broad areas subject to federal regulation. Each volume of the CFR is updated once each calendar year and is issued on a quarterly basis.

**Community Development (CD):** The Community Development Division of the City of College Station Planning and Development Services.

**Community Development Block Grant Program (CDBG):** Created under the Housing and Community Development Act of 1974, this program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding

economic opportunities to assist low-and moderate-income residents. CDBG replaced several categorical grant programs, such as the Model Cities program, the Urban Renewal program, and the Housing Rehabilitation Loan and Grant program.

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

**Community and Housing Development Organization (CHDO):** 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

**Community Planning and Development (CPD):** HUD's Office of Community Planning and Development seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means toward this end is the development of partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations.

**Consolidated Annual Performance and Evaluation Report (CAPER):** A report that grantees (organizations receiving HUD funding) use to document and report on their accomplishments and performance against the goals and objectives outlined in their Consolidated Plan.

**Consolidated Plan:** A document written by state or local government describing the housing needs of the low-and moderate-income residents, outlining strategies to meet these needs, and listing all resources available to implement the strategies. This document is required in order to receive HUD Community Planning and Development funds.

**Continuum of Care (CoC):** 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.

**Dilapidated Housing:** A housing unit that does not provide safe and adequate shelter, and in its present condition endangers the health, safety or well-being of the occupants. Such a housing unit shall have one or more critical defects, or a combination of intermediate defects in sufficient number of extents to require considerable repair or rebuilding. Such defects may involve original construction, or they may result from continued neglect or lack of repair or from serious damage to the structure.

**Domestic Violence (DV):** Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitation with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws or the jurisdiction.

**Elderly Person Household:** A household composed of one or more persons at least one of whom is 62 years of age or more at the time of initial occupancy.

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

**Emergency Shelter Grant (ESG) Program:** A federal CPD program grant designed to help improve the quality of existing emergency shelters for the homeless, to make additional shelters available, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

**Environmental Review:** An evaluation of a project and its potential environmental impacts to determine whether it complies with all applicable environmental laws and authorities. All HUD-assisted projects are required to undergo an environmental review to evaluate environmental impacts.

**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 all facets of the homebuying process on the basis of race, color, national origin, religion, sex, familial status, or disability.

**Fair Market Rent (FMR):** Primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program, and to serve as a rent ceiling in the HOME rental assistance program.

**Fair Market Value:** The amount of money that would probably be paid for a property in a sale between a willing seller, who does not have to sell, and a willing buyer, who does not have to buy.

**Family Self-Sufficiency (FSS):** A U.S. Department of Housing and Urban Development (HUD) initiative designed to help families in public and Housing Choice Voucher programs achieve economic independence.

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

**Federal Housing Administration (FHA):** Provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. FHA insures mortgages on single-family, multifamily, and manufactured homes and hospitals. It is the largest insurer of mortgage in the world, insuring over 34 million properties since its inception in 1934.

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

**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.

**Gross Annual Income:** The total income, before taxes and other deductions, received by all members of the tenant's household. There shall be included in this total income all wages, social security payments, retirement benefits, military and veteran's disability payments, unemployment benefits, welfare benefits, interest and dividend payments and such other income items as the Secretary considers appropriate.

**Home Investment Partnerships Program (HOME):** Provides formulas grants to states and localities that communities use- often in partnership with local nonprofit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or to provide direct rental assistance to low-income people.

**Homeless Person:** An individual who lacks a fixed, regular, and adequate nighttime residence; as well an individual who has a primary nighttime residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations, an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

**Homeless Prevention:** Activities or programs designed to prevent the incidence of homelessness, including, but not limited to: (1) short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices; (2) security deposits or first month's rent to permit a homeless family to move into its own apartment; (3) mediation programs for landlord-tenant disputes; (4) legal services programs that enable representation of indigent tenants in eviction proceedings; (5) payments to prevent foreclosure on a home; and (6) other innovative programs and activities designed to prevent the incidence of homelessness.

**Household:** All the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

**Housing Finance Agency (HFA):** State or local agencies responsible for financing and preserving low- and moderate-income housing within a state.

**Housing Market Area:** A geographic region from which it is likely that renters/purchasers would be drawn for a given housing project. A housing market area most often corresponds to a Metropolitan Statistical Area (MSA).

**Housing Opportunities for Persons with AIDS (HOPWA):** Provides housing assistance and supportive services to low-income people with HIV/AIDS and their families. HOPWA funds may also be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.

**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.

**HUD USER:** An information resource from HUD's Office of Policy Development and Research offering a wide range of low- and no-cost content of interest to housing and community development researchers, government officials, academics, policymakers, and the American public. HUD USER is the primary source for federal government reports and information on housing policy and programs, building technology, economic development, urban planning, and other housing-related topics.

**Integrated Disbursement and Information System (IDIS):** A real-time, online database used by the U.S. Department of Housing and Urban Development (HUD) for Community Planning and Development (CPD) activities, including CDBG, HOME, ESG, and HOPWA grant programs.

**Indian Tribe:** Any Indian tribe, band, group, and nation, including Alaska Indians, Aleuts, and Eskimos, and any Alaskan Native Village, of the United States, which is considered an eligible recipient under the Indian Self-Determination and Education Assistance Act or was considered an eligible recipient under chapter 67 of title 31 prior to the repeal of such chapter.

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

**Land Bank:** a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property.

**Land Use Restriction Agreement (LURA):** A legal contract that limits how a property can be used, often for specific duration, in exchange for certain benefits.

**Lead-Based Paint Hazard:** Any condition that causes exposure to lead from 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.

**Low Income:** Household whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

**Low-Income Housing Tax Credit (LIHTC):** A tax incentive intended to increase the availability of low-income housing. The program provides an income tax credit to owners of newly constructed or substantially rehabilitated low-income rental housing projects.

**League of United Latin American Citizens (LULAC):** Civil rights organization that advocates for the rights of Hispanic Americans, particularly those of Latin American descent.

**Manufactured Home:** A structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width, or 40 body feet or more in length, or which when erected onsite is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. This term includes all structures that meet the above requirements except the size requirements and with respect to which the manufacturer voluntarily files a certification pursuant to 24 CFR 3282.13 and complies with the construction and safety standards set forth in this 24 CFR 3280.

**Market Value:** The most probable price that a property should bring in a competitive and open market, provided that all conditions requisite to a fair sale are present, the buyer and seller are knowledgeable and acting prudently, and the price is not affected by any undue stimulus.

**Metropolitan Statistical Area (MSA):** 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.

**MHMR Authority of Brazos Valley-** A public non-profit that provides mental health services for individuals with intellectual and developmental disabilities.

**Microenterprise:** A commercial enterprise that has five or fewer employees, one or more of who owns the enterprise.

**Minority-Owned Business-** A business in which more than 50 percent of the ownership or control is held by one or more minority individuals; and more than 50 percent of the net profit or loss of which accrues to one or more minority individuals.

**Moderate Income:** Household whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low family incomes.

**Office of Management and Budget (OMB):** Assists the President in overseeing the preparation of the federal budget and supervises its administration in Executive Branch agencies. In helping to formulate the President's spending plans, OMB evaluates the effectiveness of agency programs, policies, and procedures, assesses competing funding demands among agencies, and sets funding priorities. OMB ensures that agency reports, rules, testimony, and proposed legislation are consistent with the President's Budget and with Administration policies. In addition, OMB oversees and coordinates the Administration's procurement, financial management, information, and regulatory policies. In each of these areas, OMB's role is to help improve administrative management, to develop better performance measures and coordinating mechanisms, and to reduce any unnecessary burdens on the public.

**Prohibited Bases:** Civil rights statutes establish the demographic categories by which discrimination is prohibited. Under the Fair Housing Act, the prohibited bases are race, color, religion, sex, national origin,

familial status, and disability.

**Participating Jurisdiction (PJ):** A state or a unit of general local government that receives and uses federal funds to carry out housing strategies.

**Protected Classes:** Demographic categories of persons established by civil rights statutes against whom discrimination is prohibited.

**Public Housing Agency (PHA):** Any state, county, municipality, or other governmental entity or public body, or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the U.S. Housing Act of 1937.

**Rehabilitation:** The labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs. The term includes where the use of a building is changed to an emergency shelter and the cost of this change, and any rehabilitation costs does not exceed 75 percent of the value of the building before the change in use.

**Section 108:** This program allows cities and counties to leverage their Community Development Block Grant (CDBG) funds to access low-interest, low-cost financing for various community development projects.

**Section 202:** Provides capital advance to finance the construction, rehabilitation or acquisition (with or without rehabilitation) of structures that will serve as supportive housing for very-low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.

**Section 8 Existing Rental Assistance:** Provides rental assistance to low-income families who are unable to afford market rents. Assistance may be in the form of vouchers or certificates.

**Section 8 Homeownership Program:** Allows low-income families who qualify for Section 8 rental assistance to use their certificates or vouchers to pay for homeownership costs under a mortgage.

**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 compliance 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.

**Tenant-Based Rental Assistance (TBRA):** HUD assist low-and very low-income families in obtaining decent, safe, and sanitary housing in private accommodations by making up the difference between what they can afford and the approved rent for an adequate housing unit.

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

**Transitional Housing:** A project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children.

**U.S. Census Bureau:** Serves as the leading source of quality data about our nation's people and economy.

**U.S. Department of Housing and Urban Development (HUD):** Established in 1965, HUD's mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships-particularly with faith-based and community organizations-that leverage resources and improve HUD's ability to be effective on the community level.

**Vacant Unit:** A dwelling unit that has been vacant for not less than nine consecutive months.

**Very Low-Income:** Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of facility, college, or other training facility; prevailing levels of construction costs; or fair market rents.

**Woman-Owned Business:** A business in which more than 50 percent of the ownership or control is held by one or more women; and more than 50 percent of the net profit or loss of which accrues to one or more women; and a significant percentage of senior management positions of which are held by women.



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