



2010 - 2014 Consolidated Plan

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**For Questions or Comments
Please contact the
Economic and Community Development Department
1207 Texas Avenue
College Station, TX 77840
ecd@cstx.gov
(979) 764-3778**

City of College Station, Texas
Economic and Community Development Department

College Station City Council

Nancy Berry, Mayor
John Crompton, Place 1, Mayor Pro Tem
Dennis Maloney, Place 3
Larry Stewart, Place 5

Jess Fields, Place 2
Katy-Marie Lyles, Place 4
Dave Ruesink, Place 6

Community Development Division

David Gwin, Director
David Brower
Mary Itz
Susan Sharp

Debbie Eller, Assistant Director
Anne Hierholzer
Joe Marino
Betty Vermeire

Joint Relief Funding Review Committee

Kevin Byrne
Margaret Bryant
Deborah Deitering

Ann Boney
Tedi Ellison
Reba Ragsdale

Special Thanks

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1.0 Executive Summary

This document is the 2010-2014 Consolidated Plan for the City of College Station. It establishes a unified vision for the City of College Station's community development actions for the future. This plan will be effective for a five year time period beginning on October 1, 2010 and ending on September 30, 2015.

The City of College Station receives grant funds annually from Congress according to an entitlement allocation formula whereby all cities with populations over 50,000 are awarded funds by the U.S. Department of Housing and Urban Development (HUD). Entitlement cities are required by HUD to submit a five-year Consolidated Plan, which consolidates the planning, application, and reporting requirements for the following federal programs.

- **Community Development Block Grant (CDBG)** was authorized under Title 1 of the Housing and Community Development Act of 1974. The City of College Station has been an entitlement community since 1975. This formula-based program is designed to develop viable communities by providing benefit and opportunity for low- and moderate-income persons.
- **HOME Investment Partnership Program (HOME)** was authorized under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990. The City has participated in the program since 1992. This formula-based program is designed to increase homeownership and affordable housing opportunities for low- and very low-income persons.

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

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

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

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

During the period covered by this new plan, the City anticipates it will receive between \$1.5 and \$2 million in new funds annually from HUD. CDBG is expected to comprise about \$1 to \$1.2 million of this annual total and HOME about \$700,000. CDBG is a more flexible grant and can support activities as broadly as housing, economic development, neighborhood improvements, and human services. HOME is strictly aimed at addressing affordable housing needs.

In regards to the new funds to be received each year from the two grants and program income earned through the use of CDBG and HOME, the City estimates that more than \$10 million will be available in these funds for the five-year period. Historically, these federal funds have annually leveraged other resources mounting ranging from 50% to several times their value, depending on the particular programs and projects being conducted. The current estimate for the first year of the new plan is for at least

\$2,145,585 of leveraged funds to be provided for programs and projects through grants, cash, and in-kind contributions.

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

Plan Development Process

The 2010-2014 Consolidated Plan and PY 2010 Action Plan are a result of a collaborative effort between citizens, nonprofit organizations, the business community, community leaders, and the City. It is the intent of this effort that the proposed plan be a working document that will give direction to community development projects and programs during the next five years, and that it will also allow the dynamics of a progressive and growing community to respond to changing needs and priorities on an annual basis.

Many efforts were made to broaden public participation in the development of this plan. In addition to reaching out through new media tools like e-mail, the internet, social networking sites, the City received input from citizens during neighborhood and other more traditional community meetings. The City also consulted with special needs populations as well as organizations that provide housing and supportive services to special needs populations. A more detailed review of the City's outreach to special needs populations can be found in Section 2.2.5.

A variety of opportunities were available soliciting public participation, including surveys, discussion groups, public hearings, and a 30-day public comment period. Public comments received at two Public Hearings and during the public comment period supported the City's continued 15% CDBG allocation to Public Service Agencies as well as maintained the importance of the strategic planning goals. Information about all comments received is located in Appendix D.

Community Profile

The City of College Station continues to experience dynamic growth. With an annual growth rate of almost 3% since 2000, the City's population was 82,691 in 2008, as estimated by the U.S. Census. The City's population is projected to continue to increase at an annual rate of 2 to 3% over the next 20 years. As the largest City in the College Station-Bryan Metropolitan Statistical Area (M.S.A.), College Station serves as the regional hub for services, including employment and retail centers.

The City of College Station is the proud home of Texas A&M University, the seventh largest university in the nation. Texas A&M Aggies have a strong sense of unity and tradition that is a very important element of the local population and is a major driver behind the overall history of the community and its current and future economic reality.

Housing Market

The unique housing market in College Station is driven by the student population. In the fall of 2009, Texas A&M University had over 48,000 enrolled students. Although non-family households still make up the majority (53%) of households in the City, household sizes are getting larger, and there has been a strong rise in the number of family-households since 2000. Due to the projected increase in population, the housing demand will continue to drive construction in new and desirable areas of the City. CDBG and

HOME funds can respond to these demand pressures by assisting existing low- and moderate-income homeowners in areas of high demand, as well as, assisting low- and moderate-income homebuyers wanting to relocate to new or desirable areas in College Station.

As a relatively new community, almost seventy percent of the City's housing stock was built after 1980. Single family housing permit activity has been consistently high since 2000, while the amount of new multi-family units has varied greatly from year to year. Multi-family structures make up more than half (54%) of the housing structures in College Station. In addition, two-thirds of College Station residents live in rental units. HOME and CDBG funds can benefit low- and moderate-income homeowners and renters with rehabilitation assistance to support aging neighborhoods.

Due to the large amount of renters, College Station has a low homeownership rate of only 35%. Although housing prices are low compared to other Texas cities, the average home price has increased 13% since 2005. The average sales price of homes has increased at a rate of three times more than the median family income, which increased less than 4%. With rising home prices, CDBG and HOME programming can help make units more affordable.

Strategic Plan

Based on the housing market analysis, needs assessment, required consultations, and local public input, the strategic plan lays out a specific course of action the City will follow over the next five years to address its priority housing and community development needs. It is the means to analyze the full local context and the linkages to the larger region, while building on local assets and coordinating a response to the needs of the community. The strategic plan also sets forth program goals, strategies, and five year outcomes and benchmarks for measuring progress. In so doing, it helps the City of College Station and its citizens keep track of results and learn what works.

The following outlines the goals to be addressed during the next five years:

Housing Goals

- Ensure adequate housing assistance for lower income homeowners
- Retain and expand affordable housing opportunities for low- and moderate-income homebuyers
- Ensure adequate affordable rental housing opportunities for low- and moderate-income families and individuals

Homelessness and Special Needs Goals

- Address the needs of homeless persons to make the transition to permanent housing and independent living and help families avoid becoming homeless
- Ensure adequate affordable housing opportunities and supportive services for the lower income special needs populations

Non-Housing Goals

- Encourage and support the delivery of health and human services to assist families in reaching their fullest potential
- Provide safe, secure, and healthy environments for families and individuals
- Develop a strong and diverse economic environment to break cycle of poverty

Past Performance

In Program Year 2009, the City of College Station is in the final year of the 2005-2009 Consolidated Plan. Accomplishments for this final year will be reported in the City's 2009 Consolidated Annual Performance and Evaluation Report (CAPER) by December 2010. For the most recently completed reporting period, Program Year 2008 (FY 2009), the City of College Station had the following successes using CDBG and HOME program funds:

Provide Decent Housing

- Fifty three (53) households were provided budget, credit, and homebuyer counseling.
- Sixty-one (61) households were directly assisted through the TBRA security deposit assistance program.
- Four (4) eligible homebuyers received down-payment assistance.
- Three (3) properties were acquired for three (3) future single-family, affordable homes.
- Construction of Santour Court, sixteen(16) affordable, single-family units, was completed.
- The City's CHDO (BVCAA) completed and sold one (1) single-family home.

Provide a Suitable Living Environment

- Completed public facility improvements including: Oaks Park improvements, Lion's Park swingset, and Prairie View lighting.
- Additional planning continued for the street design for College Main sidewalk improvements.
- 6,248 code enforcement cases in low- and moderate income areas were processed.
- A total of 2,723 persons were assisted with health or human services through various non-profit agencies including Brazos County Rape Crisis Center, Twin City Mission, Junction Five-O-Five, Brazos Valley Rehabilitation Center, MHMR Authority of the Brazos Valley, Brazos Valley Food Bank, Big Brothers Big Sisters of Central Texas, Voices for Children, CSISD Kids Klub After-School Program, and Lincoln Center – Summer Fun and Enrichment Program.

Expand Economic Development

- The City carried out activities using non-federal funds to assist existing and newly relocated businesses and industry to the community.
- The City Purchased property at 204-220 Holleman Drive in late fall 2009 for the future construction of a mixed-use development that is expected to create job opportunities for low- and moderate-income residents.

The City will continue to work effectively using program funds to benefit the community. Partnering with City Departments, local businesses and organizations, and nearby jurisdictions, the City has helped to provide decent housing, sustainable living environment, and economic opportunity for its residents. With the help of its citizens and other stakeholders through the annual planning process the Annual Action Plan will update and reaffirm this Consolidated Plan.

2.0 Plan Development Process

The City of College Station, Texas has undertaken an inclusive planning process to better understand and define the existing systems, programs, and opportunities in place related to services and housing benefiting low- and moderate-income residents in the community. The end result is a coordinated response and proactive plan to address gaps within these systems over the next five years.

2.1 Purpose and Overview of Consolidated Plan and Process

The Consolidated Plan is both a traditional plan and an application for funding. It is also a comprehensive strategy that sets forth the City of College Station's statement of its specific long-term and short-term community development objectives and prioritizes housing and non-housing community development needs.

The Consolidated Plan also serves as an application for entitlement funding to the federal U.S. Department of Housing and Urban Development (HUD) under Community Planning and Development formula grant programs, such as Community Development Block Grants (CDBG) and the HOME Investment Partnership Program (HOME). The Plan represents the City of College Station's strategy for carrying out these programs in order to improve and enhance the lives of low- and moderate-income residents living in the community. The Plan also acts as a management tool for tracking and measuring results to ensure the efficacy of the strategies, programs, and activities undertaken as a result of this planning effort.

In developing the 2010-2014 Consolidated Plan, the City of College Station, acting through its Department of Economic and Community Development (ECD), researched and analyzed community and housing needs through an active public process, distilling the findings to generate lists of gaps, needs, trends, and priorities for the City of College Station. ECD has a staff of five persons (3.5 full time equivalents) responsible for the administration and monitoring of all federal entitlement programs and also undertakes all aspects of the development and execution of all related planning documents, including this Consolidated Plan, its Annual Action Plans, CAPERs, and related federal requirements.

2.1.1 Plan Development

Consultation with local private and public entities was combined with a variety of informational sources, including Census data, city-administered surveys, public hearing and public meeting input, housing market analyses, and other demographic and informational studies and sources. The Community Development Division's page on the City's website published up to date information about the plan development process.

The following is a description of the time frame for plan development activities, questionnaires, study population responses, coding, and analysis:

Time Frame of Plan Development Activities:

October - December 2009	Surveys developed and designed.
January – March 2010	Distribution of Community Needs Survey.
February – March 2010	Building Conditions Survey conducted.
February, 2010	Human Service Agency Survey administered to agencies participating in quarterly Community Partnership Board (CPB) meeting.
February 12, 2010	Pre-application workshop for agencies
March 16, 2010	Public Hearing on Plan and Budget, 6:00 pm, Lincoln Center
March 22, 2010	Public Meeting at Neighborhood Seminar Supper
March – April 2010	Community Discussion Groups held for 2010 Brazos Valley Health Status Assessment
April 1, 6, & 7, 2010	Three Discussion Groups with community stakeholders
April 8, 15, 22 & 29, 2010	JRFRC Public Service Agency review meetings
May 6, 13, 20, & 21, 2010	JRFRC Public Service Agency review meetings
May 25 & 26, 2010	JRFRC Public Service Agency Public Hearings
June 21, 2010	30-Day Public Comment Period begun
June 24, 2010	First presentation of the Plan and Budget to City Council
July 6, 2010	Public Hearing to present proposed Plan and Budget, 6:00 pm, Lincoln Center
July 22, 2010	Final presentation and adoption of Plan and Budget by Council

The proposed Consolidated Plan was available to citizens at several locations throughout the City, including the ECD Office, City Hall, Lincoln Center, Public Library, and on the City's website during the Public Comment Period from June 21 through July 21, 2010. Public comments were solicited during this period and during two Public Hearings in March and July. Comments received are included in the Appendix of this document.

2.2 Public Participation Process

The Consolidated Plan is designed to be a collaborative process whereby City residents establish a unified vision for community development actions. Citizen participation is a critical part of the process, and citizens are included in developing and amending the plans as well as reporting on program performance. Consultations with organizations providing housing and supportive services to special needs populations, as well as public hearings, citizen surveys, discussion groups, and opportunities to provide written comments are all part of this strategy.

The U.S. Department of Housing and Urban Development (HUD) requires that the public have opportunities to participate in the development of Consolidated Plans through consultations with community institutions, two public hearings, and a thirty-day comment period. In addition to these HUD requirements, the City of College Station provided additional opportunities for public participation in the development of its Consolidated Plan by conducting a series of surveys and four discussion groups.

Also, ECD collaborated with the Center for Community Health Development and the Brazos Valley Health Partnership during the data collection phase of the 2010 Brazos Valley Health Status Assessment, the third iteration of the Health Survey, which is completed every four years. This process included a randomly sampled Household Survey and over 50 Community Discussion Groups with community leaders, health care and social service providers, and consumers in the seven-county Brazos Valley region. More than ten of these Community Discussion Groups specifically addressed issues in College Station.

Since Fall 2009, members of the College Station Economic and Community Development Department have communicated with numerous nonprofit public service providers, citizens, and professional housing and real estate professionals about the needs of the community. As required by HUD, staff also engaged in consultation with local nonprofit and governmental entities to identify specific needs, to ensure proper coordination, and to minimize duplication. Listed below are a few of the many groups and agencies which contributed significantly to the development of this Consolidated Plan:

- The Joint Relief Funding Review Committee (JRFRC)
- A&M Methodist – Lincoln House of Hope
- Blinn College
- Brazos County Extension Program
- Brazos County Judge's Office
- Brazos County Health Department
- Brazos Valley Community Action Agency (BVCAA)
- Brazos Valley Council of Governments (BVCOG)
- Brazos Valley Mental Health Mental Retardation Authority (MHMR)
- Brazos Valley Food Bank
- Brazos Transit Authority
- City of Bryan Community Development Division
- Bryan-College Station Chamber of Commerce
- Bryan-College Station Convention and Visitors Bureau
- Bryan-College Station Home Builders Association
- Bryan-College Station Apartment Association
- Bryan- College Station Board of Realtors
- CC Creations

Citibank
City of College Station Development Services Division
City of College Station Human Resources Department
City of College Station Office of Information and Technology
City of College Station Parks and Recreation Department
City of College Station Senior Advisory Committee
College Station Independent School District (CSISD)
Concerned Black Men of the Brazos Valley
The Ellison Firm
Habitat for Humanity
No Limits IEDC
Project Unity
Project Unity AIDS/HIV Services
Senior Circle
Texas Agrilife Extension Services
Texas Department of State Health Services
Texas Engineering Extension Services
Texas Health and Human Commission - CPS
Texas A&M University (TAMU), Department of Parks, Recreation, & Tourism
Texas A&M University (TAMU), Department of Urban Planning
Texas A&M University (TAMU), Employee and Organizational Development
Texas A&M University (TAMU), Family Development Extension Services
Texas A&M University (TAMU), School of Rural Public Health
Twin City Mission
University Title
United Way of the Brazos Valley
Workforce Solutions Brazos Valley

2.2.1 Surveys

Four surveys were developed to solicit direct response from citizens, health and human service providers serving low- and moderate-income residents, stakeholders in the local housing market, and key leaders in the community.

The objectives were to identify:

- Concerns regarding municipal service, community, neighborhood, and household issues;
- Health and human service care issues; and
- Barriers to housing choice experienced by people seeking to rent or to purchase housing.

Community Needs Survey

As a way to solicit direct citizen input, the City of College Station's Economic and Community Development Department conducted a Community Needs Survey from late January to mid March 2010. The results of the survey represent the current attitudes of adult citizens in College Station. The survey had four general sections: A) Information about Your Community, B) Information about Health and Human Service Programs, C) Information about Your Home, and D) Personal Information.

The survey was distributed at residential properties, at neighborhood groups and community organizations, and through the City's website.

The distribution at targeted residential properties was intended to make surveys readily available to low- and moderate-income households in targeted neighborhoods. Residential rental properties with low- and moderate-income residents, such as tax credit properties, were also contacted.

This survey was also distributed through the City's neighborhood association list serve and was available at a Neighborhood Seminar Supper meeting, at several community organizations' meetings, and at several local institutions, including the Lincoln Community Center and the College Station Library.

Through a targeted marketing campaign, the survey was made available on the City's website. An online version of the survey and a downloadable copy of the survey available in English and Spanish were available on the website. Notifications about the survey were made through College Station media (Channel 19, News Release, Facebook, Twitter), radio station WTAW (radio time and printed article), and *The Eagle*, College Station's newspaper. Notice to students at Texas A&M University was given through the College Student Surge, an informational bag given to over 600 students living in College Station neighborhoods in early February, and at the 2010 Texas A&M University Housing Fair on February 17, 2010.

Of the approximately 1,100 surveys and survey notifications distributed (600 in the Student Surge), 414 responses were recorded, a 38% response rate. Surveys were collected, coded, and analyzed by City staff.

Health and Human Service Agency Survey

Through a partnership between ECD and Texas A&M University, a survey was developed consisting of four general sections: A) Your Clients, B) Community Needs, C) Your Organization, and D) the Human Service Environment. Surveys were distributed to all health and human service providers attending the quarterly Community Partnership Board (CPB) meeting in February 2010. Although not all service providers attended this meeting, those present represented major agencies serving Bryan and College Station as well as other communities in the Brazos Valley. Additional surveys were e-mailed to providers not in attendance, and follow-up calls were made to non-responsive agencies. Surveys received were coded and analyzed by Dr. Corliss Outley and associates from Texas A&M University.

Sixty-one surveys were collected at the Community Partnership Board (CPB) meeting. Over half (51%) of survey respondents were from a community agency (i.e. BVCAA, Brazos County Health Department, Brazos Valley Council of Governments, MHMR, Project Unity, and the United Way); the remaining 49% were from other sectors of the community including education and financial assistance organizations. An important note regarding survey respondents: due to the nature of the meeting at which the survey was distributed, over 30% of survey respondents were associated with one organization—Project Unity. Other organizations representing more than 10% of survey participants were the Brazos Valley Council of Governments (several different programs) and the Brazos County Health Department.

Housing Market Survey

A Housing Market Survey was also prepared by City staff and was sent to members of the Bryan – College Station Homebuilders Association, Board of Realtors, and Apartment Association. The survey asked

respondents to rank local housing issues from a list of ten different types of housing needs, and then asked respondents to rank their perception of obstacles to affordable housing from a list of twelve potential obstacles. Other comments were also encouraged and received. The findings from the survey responses were tallied by City staff and referred to during development of the Consolidated Plan.

Key Leaders Survey

Partnering with the City of Bryan, seven key local leaders were surveyed about needs in College Station. These surveys were sent to various adjacent governments, non-housing State agencies, county agencies, and metropolitan Planning agencies. Respondents included executives from Brazos Valley Community Action Agency, Brazos County Health Department, Brazos Valley Affordable Housing Corporation, Brazos Valley Council of Governments, Project Unity, Project Unity-Special Health Services, and Brazos Transit District.

2.2.2 Discussion Groups

The City of College Station conducted a community meeting, three discussion groups, and two public hearings that combined public education, input, and participation for the Consolidated Plan and Annual Action Plan.

In March 2010, ECD partnered with the City's Department of Planning and Development Services to offer an opportunity for citizens to discuss neighborhood and public facility needs at their monthly Neighborhood Seminar Supper. The meeting was well advertised through the City's media outlets and neighborhood association electronic list serves.

Community stakeholders from area organizations were also invited to three targeted discussion groups to discuss one of three topics: family self sufficiency, affordable housing, and economic opportunity. These groups were designed to give depth to the quantitative data collected by the Community Needs Survey. Fourteen to seventeen stakeholders attended each meeting for a response rate of around 50%.

2.2.3 Public Hearings

Two public hearings were held at various points in the planning process. The first public hearing presented the range of activities that may be undertaken and the estimated impact they would have on low- and moderate-income persons. The second public hearing discussed comments regarding the proposed Consolidated Plan and provided a review of program performance. These hearings were well advertised through the City's media outlets, a City press release, and an advertisement in the local newspaper of record, *The Eagle*.

2.2.4 Building Conditions Survey

Through a partnership with the City's Information Technology Department and Utility Billing Division in Fiscal Services, and ECD collected information about the physical conditions of all buildings in College Station. Utility Billing team conducted the building conditions survey during two metering cycles in February and March of 2010.

Prior to beginning the work, participating Meter Services employees met with ECD staff for orientation on the survey criteria. ECD staff provided photographs and instructions on how to judge the structures within the different rating categories. When surveying, the Utility Billing employees answered two questions on their handheld computer devices for each meter: "What is the condition of the structure?" and "Is this

structure occupied?" This information was given by address to the City's IT Department and geocoded and combined with Census data in ArcGIS.

2.2.5 Efforts to Include Special Populations

In the preparation of the Consolidated Plan, the City's ECD office consulted with other organizations throughout the community that provide housing and supportive services to special needs populations. Such consultations included work with senior groups and apartment communities, those who serve residents with HIV/AIDS, and those who serve developmentally and physically disabled populations. In addition, the City of College Station made the following efforts to obtain input from minorities, non-English speakers, and people with disabilities, including the following:

- Offered the Community Needs Survey in Spanish in a digital format on the City's website and in a hardcopy format at the ECD office and at survey events;
- Targeted disabled groups, the formerly homeless, the elderly, low- and very low – income residents, and minorities through survey distributions at:
 - Organization meetings (Lincoln Neighborhood Association, Concerned Black Men, Senior Circle, Senior Advisory Committee),
 - Government-assisted apartment homes (Santour Court, The Haven, The Heritage, Terrace Pines, Villas of Rock Prairie, and LULAC), and
 - Notifications to residents in current City housing programs;
- Gained information about special needs populations and low-income populations from service providers through the Human Service Provider Survey; and
- Received information from 2010 Health Assessment Community Discussion Groups that targeted special needs populations and low-income groups including: Project Unity clients, Amigos del Valle de Brazos, Habitat for Humanity clients, Gold Medallion Club, and the Brazos Valley Ministers Alliance.

2.3 Summary of Needs from the Public Input Process

The public input process allows the City of College Station to determine the community needs for housing and community development and to set priorities for how the community will address those needs with limited funding in four specific areas: Housing, Health and Human Services, Infrastructure, and Economic Opportunity.

The public input process identified the key concerns in the community as outlined below:

Housing

- Safe, healthy, affordable housing
- Affordable single family housing
- Affordable rental housing
- Neighborhood crime prevention
- Enforcing cleanliness and safety codes
- Substandard housing

Economic Opportunity

- Living wage
- Job creation/retention
- Job training
- Placemaking

Infrastructure

- Neighborhood facilities and infrastructure
- Community center for all ages

Health and Human Services

- Transportation services
- Services for abused/neglected children/persons
- Health care
- Mental health care
- Substance abuse services
- Senior services
- Child care
- Youth service

For the Consolidated Plan, the City conducted a survey of citizens, three surveys of various stakeholders, four targeted discussion groups, summaries of other local, current needs assessments, as well as provided a written comment period. There were two distinct periods for the public input process: 1) the needs assessment comment period and 2) draft plan comment period.

2.3.1 Needs Assessment

The needs assessment stage of the public input process was conducted from January 1, 2010 through May 26, 2010. The needs assessment included a citizen survey available in both English and Spanish, three stakeholder surveys, and targeted discussion groups. In addition, other local data and information from groups performing concurrent needs assessments were summarized. Information about the process, including the survey, was made available online through the City's website. The following are the results and analysis of the public input process for the 2010-2014 Consolidated Plan.

Community Needs Survey

The Community Needs Survey was completed by 414 residents of College Station. In general, these 414 residents are a fair representation of the general population of the City of College Station. The racial, gender, and ethnic composition of survey respondents closely corresponds to the demographics of the City's overall population.

However, there were a few distinct differences between the characteristics of survey respondents and the population of College Station. First, students make up a significant portion of the city's population. Although survey outreach to students was conducted, only 17% of survey respondents were enrolled as

college students. Because of the low percentage of students responding to this survey, the average age of respondents is much older than that of the overall population. However, the low student response could also demonstrate the stark contrast between the housing tenure of survey respondents and the city's population. Most students attending Texas A&M University will be residents of the city for only a short period of time, and therefore the residents surveyed are a good representation of long term residents who are not students.

The employment differs from those surveyed and the overall residents of College Station. Almost 60% of unemployed survey respondents were retired. This also reflects the high percentage of respondents aged sixty-five (65) or older.

One final important difference between survey respondents and the overall city's population was the level of educational attainment. Survey respondents had a much higher level of educational attainment than the population of College Station as a whole.

Although there are differences between the demographics of the survey respondents and the overall population of College Station, this survey is a fair representation of many of the needs in College Station. Over 30% of respondents made annual incomes below 80% of the area median income, meaning that this survey successfully gathered the opinions of the target population served by CDBG and HOME grants.

It is important to understand that identification of some community needs was correlated with specific demographic groups, including age, income, and housing tenure status. For instance and as expected, survey respondents renting their home tended to rank "Affordable Rental Housing" as a greater need than those who owned their home. Also, respondents with lower incomes ranked "Affordable Rental Housing" as a high need while those with higher incomes ranked this need lower. In addition, those survey respondents that were older ranked "Senior Center" and "Senior Activities" higher than younger respondents who marked these two needs as low. Although these two needs ranked below the median, there was a strong divide as more respondents ranked these needs at either end of the spectrum "Highest Need" or "Lowest Need".

The top-rated needs in the community are listed below:

- Neighborhood crime prevention
- Job creation/retention
- Transportation services
- Services for abused/neglected children
- Enforcing cleanliness and safety codes
- A community center for all ages
- Affordable single family housing

Additional results:

- Over a quarter (26%) of the respondents were dissatisfied by the number of walking and biking trails in the City.
- Almost half of respondents thought that "Street Repair" was "Sometimes" (36%) or "Always" (13%) a problem.
- Almost forty percent of respondents thought that "Sidewalk Conditions" was "Sometimes" (27%) or "Always" (12%) a problem.

- Forty-five percent of respondents thought that street lighting is a “sometimes” (36%) or “Always” (9%) a problem.
- The majority of respondents (55%) thought that multi-family housing was in greatest need of repair.
- Over one third of respondents needed financial assistance for health care, dental care, or prescriptions during within the past two years.

Health and Human Service Agency Survey

The purpose of the Health and Human Service Agency Survey was to determine perceptions of both community and agency needs in the Bryan and College Station area. Sixty-one surveys were collected from the Community Partnership Board (CPB) Meeting in February 2010. The survey results represent the perception of employees at area agencies serving low- and moderate-income residents, as well as residents with special needs. Special needs populations are defined as those that require or benefit from supportive housing or supportive services and include the elderly, persons with HIV, and persons with mental or physical disabilities.

Over half (51%) of survey respondents were from a community agency (i.e. BVCAA, Brazos County Health Department, Brazos Valley Council of Governments, MHMR, Project Unity, and the United Way). These agencies serve a large portion of the low- and moderate-income persons in the area. Also, these agencies are listed among the top twelve agencies referred by 2-1-1 Texas - United Way of the Brazos Valley. The remaining 49% of survey respondents were from other sectors of the community including education and financial assistance organizations.

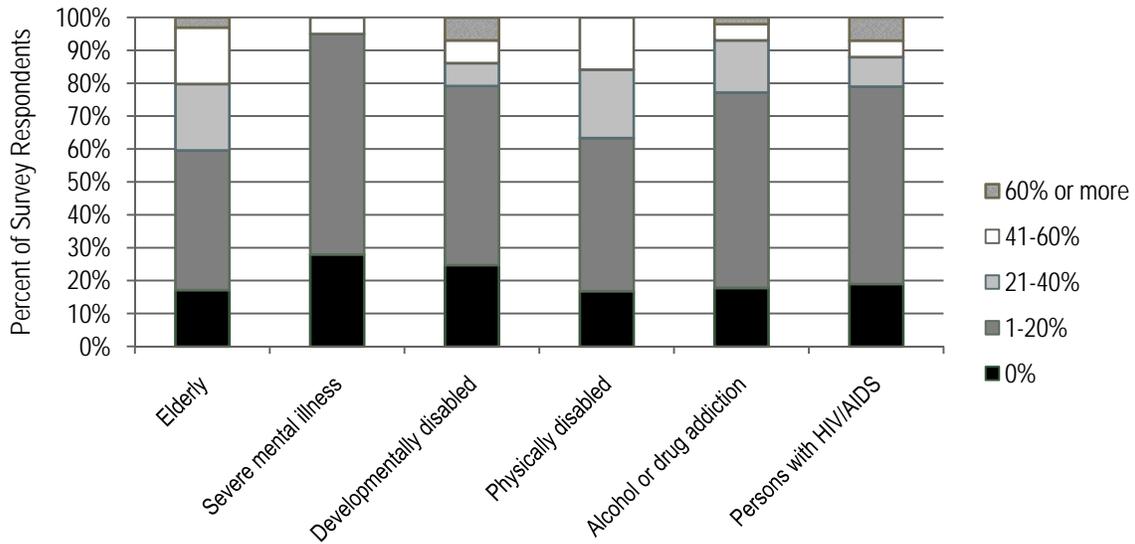
The organizations surveyed serve exclusively the cities of Bryan and College Station (10%), the seven county area of the Brazos Valley (Brazos, Burleson, Grimes, Leon, Madison, Robertson, and Washington Counties) (62%), or a combination of counties not listed on the survey which include the seven county Brazos Valley region (27%).

Further, the organizations surveyed serve various special needs populations as shown in Figure 1. Approximately half of all respondents reported that up to 20% of their organization’s clients were from a special needs population; an additional 15% reported 21-40% of their client base was a special needs population, indicating a solid client base with some sort of special need. Figure 1 illustrates how survey respondents reported the presence of special needs populations in their organization’s client base.

The elderly, physically disabled, and those with alcohol or drug additions were reported as comprising the greatest proportion of a respondent organization’s client base. Respondents identified clients with severe mental illness as the special needs population comprising the smallest percentage of their organization client base – 28% of respondents reported no clients with severe mental illness.

In addition, two-thirds of respondents reported that less than 25% of their clients were at imminent risk for becoming homeless; however, approximately 15% reported more than half of their clients were at imminent risk.

Figure 1. Proportion of Clients with Special Needs

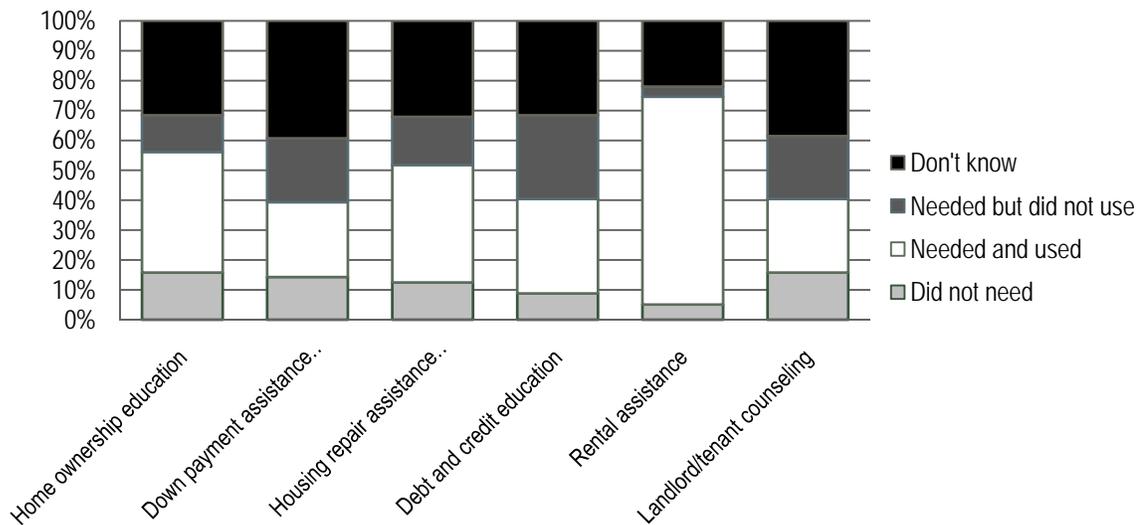


Client Needs

Respondents were asked to identify their clients' needs regarding six services—home ownership education, down payment assistance program, housing repair assistance program, debt and credit education, rental assistance, and landlord/tenant counseling. Available responses included *did not need*, *needed and used*, *needed but did not use*, and *don't know*.

Rental assistance was reported as the greatest need (whether used or not) by clients; the service with the fewest respondents reporting it as needed were the down payment assistance program and landlord/tenant counseling. Home ownership and landlord/tenant counseling were reported as *did not need* by clients in 16% of survey respondents. Interestingly, approximately one-third of survey respondents reported they *did not know* if their organization's clients need or use any of the services listed.

Figure 2. Services Needed by Clients



Underserved Groups

The survey sought to capture survey participants' perceptions of how often certain population groups were underserved. The population groups included the special needs populations addressed earlier in the survey as well as low-income individuals, children and teens and single parents. Response categories for this question set included *never*, *rarely*, *sometimes*, *often* and *always*. Populations perceived as underserved most often by respondents were the homeless (96% reported *sometimes*, *often* or *always*), elderly (95% reported *sometimes*, *often* or *always*), and low-income residents (88% reported *sometimes*, *often* or *always*). In fact, each group had more than 80% of respondents responding that their group was *sometimes*, *often* or *always* underserved.

Community Needs

Primary, personal, health, and family needs of organization clients were assessed in the survey by asking survey respondents to rank needs within each category and to define how well each need is currently met. Personal needs ranked the most important across all need categories. Fifty percent of respondents ranked education and job skills as the highest need, transportation and language barrier elimination were both ranked by 30% as the highest needs. Independent of need categories, the two needs that were ranked by the greatest proportion of respondents were education and job skills (50%) and drug and alcohol abuse (41%). The two least important services, as ranked by survey participants, were teen pregnancy and the elimination of language barriers.

A majority of respondents (73% to 86%) reported that all needs in this question set were considered "Partially Met". Few considered needs "Completely Met" by available resources. Approximately one-quarter of respondents reported on five needs as "Not Met" – Elimination of Language Barriers, Transportation, Safe and Affordable Housing, Mental Health Care, and Dental Care.

Figure 3. Perceived Community Needs

	Percent ranking as highest need	Percent ranking as lowest need	Most frequent severity rating*	Need not met	Need partially met	Need completely met
Housing	47%	0%	4	21%	84%	4%
Emergency shelter	16%	47%	4	7%	84%	9%
Food programs	5%	47%	3	0%	84%	16%
Health care	28%	6%	4	12%	84%	4%
Personal Needs						
Education/job skills	50%	15%	4	19%	74%	7%
Affordable child care	20%	20%	4	16%	81%	3%
Eliminate language barriers	30%	50%	4	20%	77%	4%
Transportation	30%	15%	4	21%	77%	2%
Health Needs						
Pharmacy/medical equipment	17%	33%	3	16%	80%	4%
Dental care	22%	17%	4	26%	73%	2%
Mental health care	50%	6%	4	22%	76%	2%
Physically disabled services	11%	44%	3	11%	85%	4%
Family Needs						
Crime/violence/domestic abuse	24%	6%	3	11%	84%	5%
Drug and alcohol abuse	41%	12%	3	11%	86%	4%
Child abuse/neglect	12%	18%	3	14%	81%	5%
Teen pregnancy	24%	65%	3	16%	82%	2%

*Severity rating scale = 1 (lowest need) to 4 (highest need)

Housing Needs

The survey gathered opinions from participants on the current availability and accessibility of housing for populations such as low-income elderly, single persons, and large families (those with five or more members), Section 8 tenants, persons living with HIV/AIDS and their families, victims of domestic violence, and persons with physical and mental disabilities. Between 9 and 20% reported there was not enough housing for the following populations: Section 8 tenants, domestic violence victims, persons with physical disabilities, as well as persons with mental disabilities. The current state of housing accessibility for any of the special populations was unknown by most respondents with the proportion of “Don’t Know” responses ranging from 37 to 62%. Approximately one-third of respondents said that current housing was accessible to the populations.

Figure 4. Respondents' Perception of Housing Adequacy

	Adequate Amount of Housing			Accessible Housing		
	Yes	No	Don't know	Yes	No	Don't Know
Low income elderly	63%	5%	32%	25%	32%	43%
Low income single persons	58%	7%	35%	25%	31%	44%
Low income large families	70%	7%	23%	24%	32%	44%
Section 8 tenants	53%	20%	27%	18%	45%	37%
Persons living with HIV/AIDS	41%	6%	53%	19%	17%	62%
Domestic violence victims	54%	13%	34%	21%	32%	47%
Persons with physical disabilities	39%	11%	51%	15%	32%	54%
Persons with mental disabilities	46%	9%	45%	20%	22%	57%

Participants were asked to share their opinion of how much of the population needing housing was discriminated against on the basis of age, gender, race/ethnicity or sexual orientation; few participants reported as high as half or 70% of the population was discriminated against. However, a majority of the respondents (78%) reported that 25% or less of the population was discriminated against.

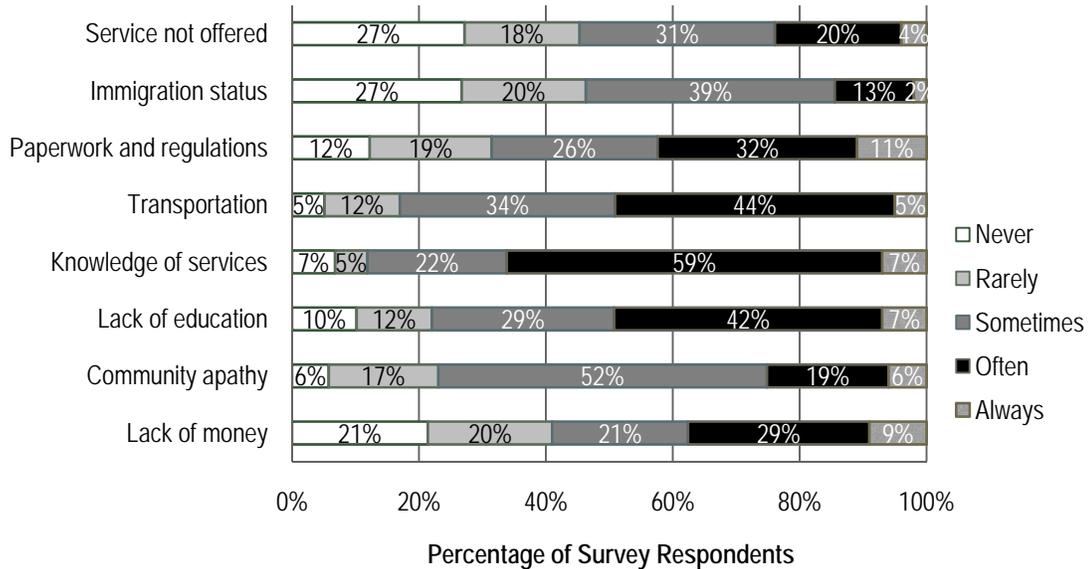
Barriers to Accessing Services

Often barriers exist for individuals to be able to access needed services. The survey sought clarification from providers as to why some of the population is unable to utilize needed services by asking about common barriers for clients that prevent them from accessing services

Barriers such as knowledge of services, transportation, paperwork and regulations, and lack of education were perceived as the greatest barriers to utilizing services. Community apathy and immigration status were the two factors perceived as the least influential on clients accessing services.

Barriers for clients also exist within organizations. Respondents were asked to identify how often organizational characteristics served as barriers to meeting the needs of the communities they serve. Organizational characteristics included in the survey were staff capacity, staff expertise, facility size, facility condition, funding sources, technology or technical expertise, access to/number of volunteers, and sustainability of current funding. Overall, staff capacity was the organizational barrier with the greatest percentage of respondents (73%) reporting it as a barrier “Sometimes”, “Often” or “Always”. Facility condition was indicated as the barrier of least concern for organizations; 86% reported facility condition as *never* or “Rarely” a barrier. A detailed illustration of how each barrier ranked on the survey is illustrated in Figure 5 on the following page.

Figure 5. Barriers Preventing Service Provision



Housing Market Survey

Additional information indicating housing demand was gathered from a survey of housing providers and agencies completed during April 2010 by the City of College Station Economic and Community Development Department. Information about housing needs and information regarding the greatest obstacles to affordable housing was collected under that tool.

Survey respondents ranked affordable single-family homes as the number-one housing need in the College Station market. Down-payment assistance and increased housing for senior citizens rounded out the top three. Coming in last was security deposit assistance. Other needs that were mentioned in the comments section of the survey were: single-family rental units for large families; flood insurance; and improved communication about available down-payment assistance programs.

Complete survey results, ranked in order of importance to the respondents:

- Affordable single-family homes
- Down-payment assistance
- Senior housing
- Home repair/rehabilitation
- Rehabilitation of rental housing
- Special needs housing
- Affordable rental units
- Rental assistance programs
- Emergency/homeless shelters
- Security deposit assistance

High land costs were ranked as the most severe impediment to affordable housing in College Station. This was closely followed by development costs and financing costs/availability. Rounding out the bottom of the list was a lack of participating builders and demand from the student market. High fees for parkland

dedication came up repeatedly in the comments section as yet another obstacle faced by local builders and developers.

Complete survey results, ranked by level of importance:

- Land costs
- Development costs
- Financing costs/availability
- Land availability
- Subdivision requirements
- Permitting process
- Local income levels
- Infrastructure availability
- Credit report requirements
- Lack of state/federal funds
- Lack of participating builders

Key Community Development Leaders Survey

Seven key community development leaders were surveyed about the needs in College Station. These surveys were sent to various adjacent governments, non-housing state agencies, county agencies, and metropolitan planning agencies. Respondents included executives from Brazos Valley Community Action Agency, Brazos County Health Department, Brazos Valley Affordable Housing Corporation, Brazos Valley Council of Governments, Project Unity, Project Unity-Special Health Services, and Brazos Transit District.

The following were listed as important needs to address by multiple respondents:

- Public transportation services (4/7)
- Affordable Housing (4/7)
- Healthcare for underinsured or noninsured (2/7)
- Living wage jobs (2/7)

Other important needs listed by only one respondent include:

- Mental health and substance abuse services for all ages
- Community center for the elderly
- Access to credit for mortgages
- Access to credit for interim construction
- Substandard Housing

Discussion Groups

Four discussion groups were hosted by the Economic and Community Development Department in March and April of 2010. The first, open to the public, was a group of engaged neighborhood representatives that discussed the topic of Neighborhood Integrity and Reinvestment at a monthly Neighborhood Seminar Supper. The following three discussion groups had community stakeholders closely involved in the topic discussed. Topics included Family Self Sufficiency, Affordable Housing, and Economic Opportunity. Fifty-seven stakeholders attended these discussion groups.

Discussion topics were formed from the results of the Community Needs Survey. Different open-ended questions were crafted to verify priority needs from the Community Needs Survey, determine obstacles in

meeting those needs, and to solicit strategies to meet those needs. Notes from each discussion group are listed in the Appendix. In each group these priorities repeatedly emerged:

- Access to reliable public transportation
- Family issues and addiction and mental health services
- Job training and retraining for adequately paid jobs
- Access to safe, healthy, affordable housing
- Placemaking
- Integration of retirees into housing and job market
- Overcoming affordable housing obstacles including: no available lots and high development costs

Other Local Needs Assessments

2010 Brazos Valley Health Status Assessment: The Center for Community Health Development (CCHD) at the Texas A&M University Health Science Center collected data for the 2010 Brazos Valley Health Status Assessment in the spring of 2010. The overall assessment is comprised of three datasets: a population survey (including approximately 900 surveys from Brazos County), community discussion groups (eight in Brazos County), and a compilation of secondary data from sources such as the U.S. Census Bureau and the Texas Department of State Health Services.

Community discussion groups (CDGs), much like town hall meetings, were organized by CCHD staff, assisted by students from the *Community Organization and Assessment* course at the School of Rural Public Health (SRPH). Throughout the county, 104 individuals participated in 11 discussion group meetings and two interviews; four of the meetings and both interviews were held in College Station, but all of the meetings had representation from College Station leaders, residents, or providers that serve College Station residents. These meetings served to gain perspective on the health status of the community and to enlighten the analysis of survey data. The discussion groups also allowed access to sectors of the population that may be underrepresented in the household survey.

Issues and Concerns

When asked to describe the community, most people described College Station as a friendly, family-oriented community that was growing rapidly and becoming more and more diverse. While people commented on the overall low cost of living, they also acknowledged increasing poverty. Several people pointed out that there are some severe problems in pockets of the community, but that those are unseen by most residents.

One of the most frequently-mentioned issues was transportation. Participants highlighted the unreliability of The District, saying that Brazos County needs a better public transportation system. Others commented on the condition of the roads in certain areas of the city and the increasing levels of traffic. Some community leaders suggested that transportation between Brazos County and other cities was also an issue—that a major highway and better, more reliable air transportation are needed.

All participants agreed that the economy was a significant issue for all residents, particularly those with lower incomes. Unemployment, under-employment, and poor-paying jobs were listed as serious concerns. Community leaders discussed the rising cost of health benefits, which relates directly to the rising number of uninsured families in the community.

The availability of safe and affordable housing was mentioned in nearly every discussion group. Participants discussed the increase in substandard housing and neighborhoods that are deteriorating. They indicated that affordable housing does not exist in the more desirable parts of town and that nicer neighborhoods are reluctant to allow affordable housing units in their area.

The high cost of health care and the levels of uninsured residents are seen as substantial problems, since poor access to care and overutilization of emergency rooms for non-emergency health needs only drives up the cost of care further. Others brought up the lack of adequate services for the growing older adult population, as well as services for those with disabilities. Several conditions and diseases were mentioned, such as obesity and diabetes, and specific emphasis was placed on mental health and substance abuse.

While the community discussion group participants agreed that there were some serious issues in the community, they were also able to easily identify significant resources. Participants pointed to the educational system—Texas A&M University, Blinn College, AgriLife Extension, and local schools—as resources both for providing education and training for residents, but also as sources of expertise for addressing local needs. The strong non-profit network in the area was also highlighted, as well as specific collaborative efforts among those agencies. People indicated that local hospitals, clinics, and the Brazos County Health Department were all key resources as well.

2-1-1 Texas: The United Way of the Brazos Valley's 2-1-1 Texas service provides referrals and information on a regular basis to residents of Bryan and College Station. Calls to United Way 2-1-1 most often were in reference to utility bill payment assistance, rental payment assistance, food pantry needs, community health clinic needs, prescription expense assistance, homeless shelter, housing, dental care, general legal aid, and gas bill payment assistance.

The top 10 agencies and the number of referrals made are:

- Brazos Valley Community Action Agency (3478)
- St. Vincent de Paul Society (2040)
- The Salvation Army (Brazos County; 1440)
- Texas Health and Human Services Commission (1316)
- Twin City Mission (828)
- Brazos Valley Council of Governments (643)
- Elder Aid (568)
- United Way of the Brazos Valley (563)
- Brazos Church Pantry (501)
- Room For Us All (408)

Housing Choice Voucher Preferences: In the spring of 2010, Brazos Valley Council of Governments (BVCOG) revised the preferences for selecting applicant families from the waiting list for the Housing Choice Voucher Program. The preferences that BVCOG uses were ranked in order by number with one being the highest ranking. They are also weighted according to their rank on the list. An applicant who qualifies for the first preference will be weighted higher than an applicant who qualifies for any of the other preferences. In addition, an applicant who qualifies for the second preference will be weighted higher than an application who qualifies for all of the other preferences together. Preferences may be ranked the same.

Figure 6. 2010 Preferences for Housing Choice Voucher Participant Selection	
Ranking	Preference
1	Terminated Section 8 participants
2	Homeless individual or household
3	Disabled
	Elderly
4	Past foster youth
	Victim of Domestic Violence
5	Veterans
	Active military service member
6	Victim of natural disaster
7	Students with two years to graduate from college

3.0 Community Profile

The City of College Station is the lead agency for these Consolidated Plan activities. The Bryan/College Station (B/CS) Metropolitan Statistical Area (M.S.A.) is comprised of two independent and similarly-sized cities, Bryan and College Station, Texas, with a combined population of around 200,000. The M.S.A. encompasses 585.78 square miles and is located in Brazos County in East-central Texas. The B/CS M.S.A. is roughly 95 miles northwest of Houston, 104 miles northeast of Austin, and 99 miles southeast of Waco in the center of a triangle formed by Dallas, Houston, and San Antonio. Sixty-one percent of the Texas population resides within a 2.5-hour drive of College Station. The neighboring small towns of Wellborn, Wixon Valley, Kurten, and Millican are also included in the B/CS M.S.A. College Station has received federal CDBG grants as a HUD Entitlement City since 1975. The City is also a Participating Jurisdiction (PJ) for the HOME Investment Partnership Program and has received HOME grant funds as a PJ since 1992.

3.1 History

The city of College Station is anchored by the presence of Texas A&M University. At the time of its founding in 1876, Texas A&M University stood isolated, surrounded by empty fields. In 1877, the United States Postal Service designated the area "College Station", named after the train station that brought students to the University. As the University grew, facilities for faculty and staff were constructed off the campus. These early buildings laid the foundation for the city.

As development grew, a group of concerned citizens approached the Texas A&M University Board of Regents with the idea of creating a new city, centered around the university. The plan was a popular one, and on October 19, 1938, the community voted 217-39 to officially incorporate the City of College Station. The first City Council meeting came five months later. In 1952, after the City's population surpassed 5,000, College Station was granted its Home Rule charter.

3.2 College Station Today

Today, College Station is a growing city with a population of well over 80,000. The City operates under the Council - Manager System of government and provides jobs for over 900 city employees.

The climate in College Station is generally moderate, with mild winters and hot, humid summers. The local soil, composed of loamy, dark surface soil and clay subsoil, is acidic, and heavy clay soils in South College Station have contributed to many foundation failures due to soil movement. Eleven to twenty percent of the surrounding county is considered prime farmland. The western portion of the county near the Brazos River is classified as Blackland Prairie, and the remainder of the land consists mostly of a Post Oak Savannah ecosystem. The Navasota River borders the county to the East, and topography varies from flat to gently rolling, with elevation ranges between 197 to 312 feet above sea level.

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

Easterwood Airport, located in West College Station, serves the area with regularly scheduled air service to and from George Bush Intercontinental Airport in Houston and the Dallas/Ft. Worth International Airport, as well as general aviation services for private aircraft. Coulter Field in East Bryan also provides general aviation for private aircraft. The Brazos Transit Authority supplies public bus transportation throughout the community. Texas A&M University provides shuttle bus service to the university campus and Blinn College from the surrounding community. Greyhound buses also run in the twin cities. Railroad freight service is provided by Union Pacific. B/CS is located along three state highways: Highway 21 (East-West), Highway 6 (North-South), and Highway 30 East.

3.3 Demographics

3.3.1 Population

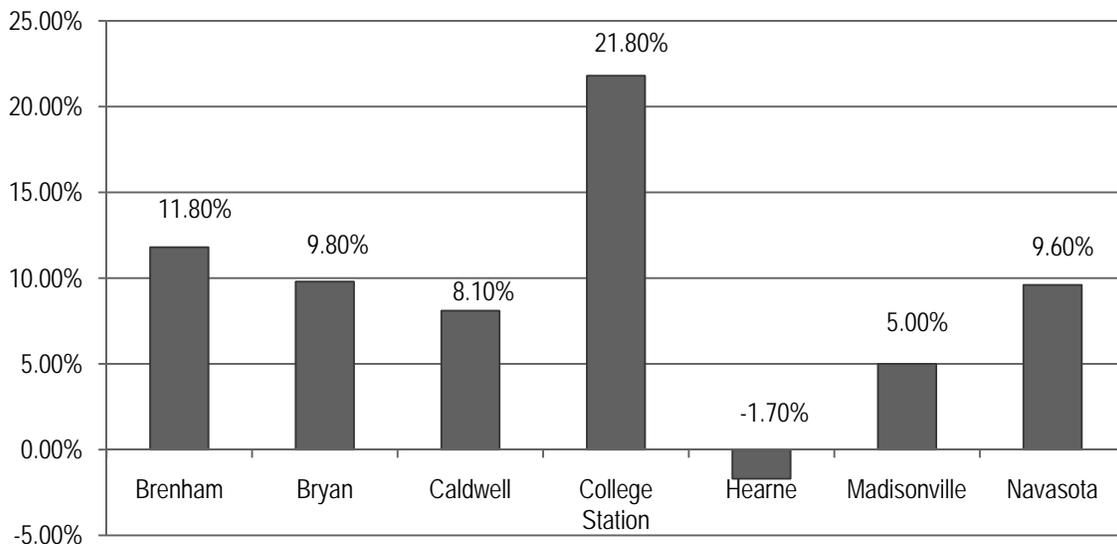
College Station is a youthful, growing city. According to the Census, the local population increased dramatically over the last decade, jumping 21.8% from 2000 levels to a total of 82,691 in 2008.

Year	Population
1990	52,456
2000	67,890
2008	82,691

Source: U.S. Census

The region around College Station also experienced overall population growth during the last decade. College Station's 21.8% population growth represents a jump in population of about 15,000 residents.

Figure 8. Regional Growth Percentage



Data from U.S. Census Bureau, American Community Survey, 2006-2008

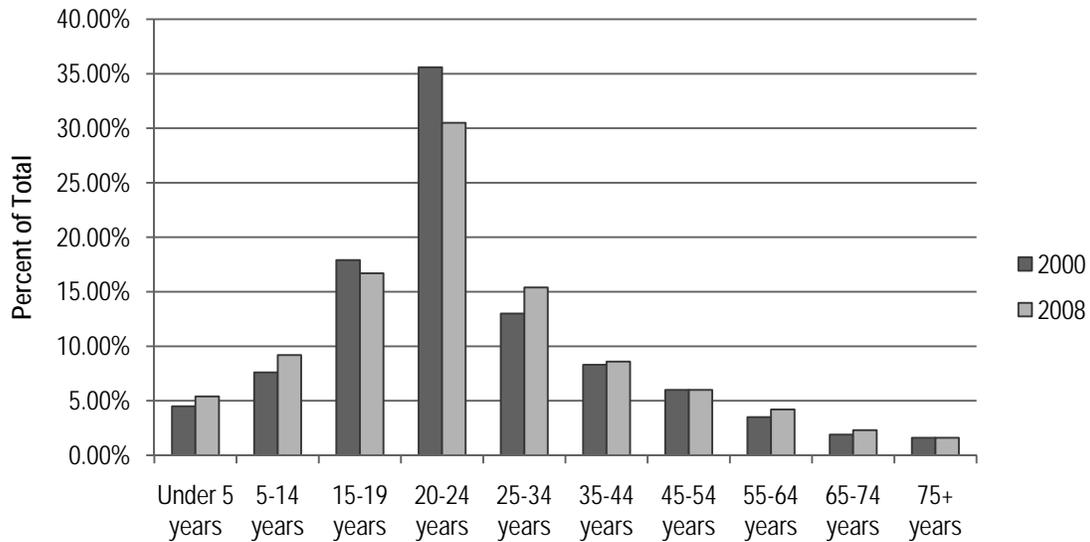
The tens of thousands of students who attend Texas A&M University have a definite impact on the city's demographics: in 2008, the median age in College Station was 22.4, six years younger than the median age in College Station's sister city, Bryan. The median ages in Texas and the greater United States are over a decade older.

College Station	22.4
Bryan	28.4
Brazos County	24.5
Texas	33.2
U.S.	36.7

Source: U.S. Census Bureau, American Community Survey, 2008

About 30% of the population in College Station falls within the ages of 20-24; comparatively, that number is only 7.3% statewide. Although there are many young adults in College Station, the population of senior citizens underwent growth during the last decade, stretching from 3.5% of the population in 2000, to 3.9% in 2008.

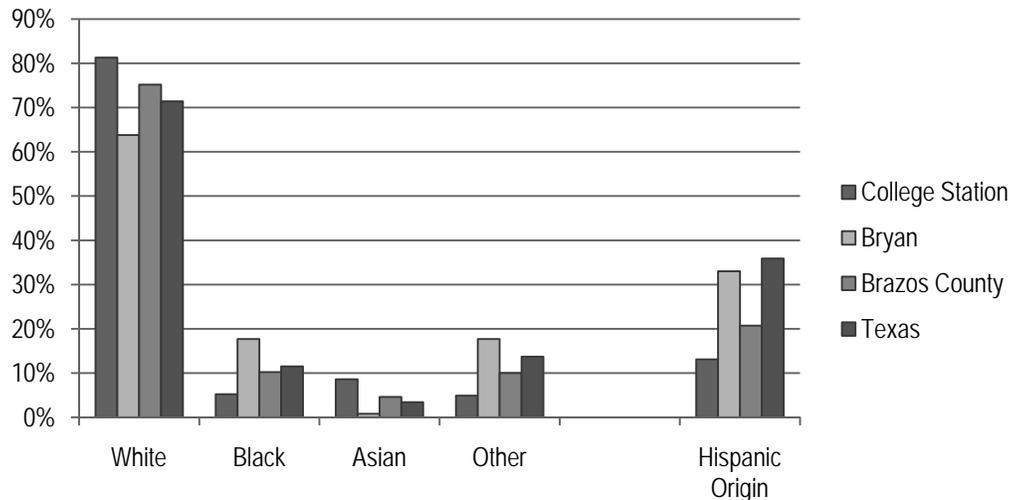
Figure 10. College Station Population by Age



Data from U.S. Census Bureau, American Community Survey, 2006-2008

College Station is home to a fairly diverse population, primarily due to the influence of Texas A&M University, which attracts faculty, staff, and students from across the country and around the world. In 2008, persons of Hispanic or Latino origin represented 13.1% of the local population, a number far lower than the rates seen in both the City of Bryan (33.0%) and the State of Texas (35.9%). The number of persons of Black or African American origin is also comparatively low, at 5.2%, compared with 17.7% in Bryan and 11.5% in the state at large. However, College Station does have a comparatively high number of residents who claim Asian descent, making up 8.6% of the population. Persons of White or European decent represented 81% of College Station residents, about 10 percentage points higher than the statewide rate.

Figure 11. College Station Race & Ethnicity



Source: U.S. Census Bureau, American Community Survey, 2006-2008

3.3.2 Households

As College Station's population has grown, so has its number of households, rising 16.6% over the last eight years to a total of 28,798 in 2008. The average household size has also increased slightly, from 2.32 in 2000 to 2.50 in 2008, a fact probably linked to the concurrent increase in family size, which rose from 2.98 to 3.04. Large numbers of students contribute to a large number of non-family households. In 2000, there were over 14,000 non-family households, making up 58% of College Station households. While the absolute number of households rose in 2008, the relative number of family households gained ground against non-family units, going from 42.0% of College Station households in 2000 to 46.7% in 2008.

3.3.3 Income

According to the U.S. Census, per capita income levels have risen in College Station, from \$15,170 in 2000 to \$19,934 in 2008. Median family income also increased by about \$15,000, reaching \$68,400 in 2008. However, a substantial number of College Station residents struggle with poverty. As of 2000, 14.5% of local families were living below the poverty line, as did 14.7% of College Station's children. Although these percentages have been decreasing over the years, they still represent nearly 13,500 local residents living in poverty.

3.4 Education

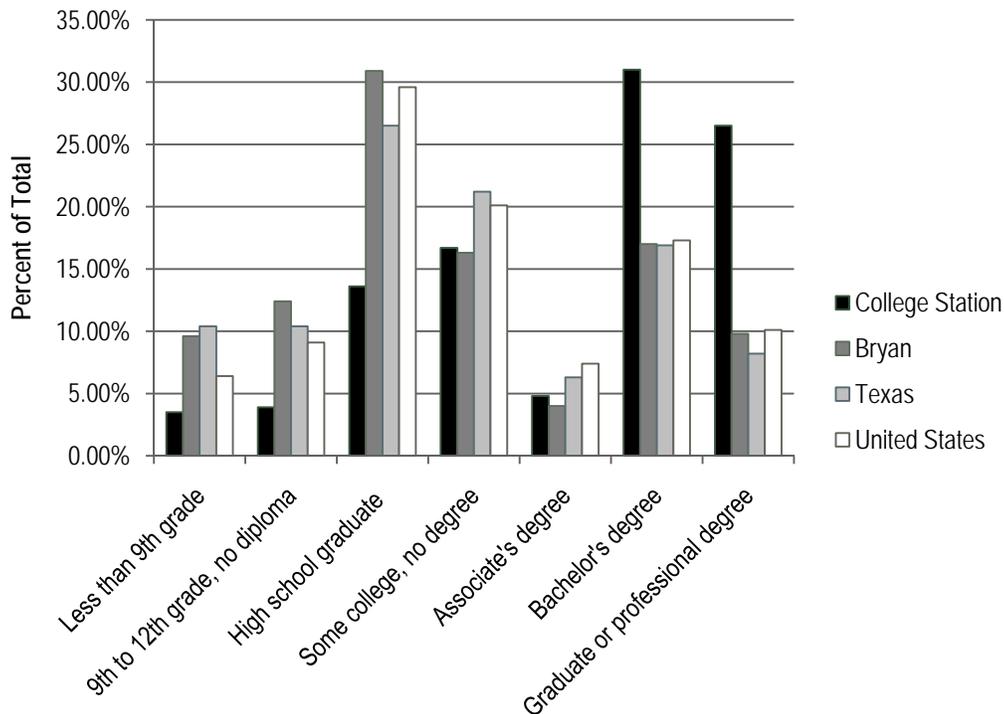
3.4.1 Educational Institutions

Bryan and College Station each have their own independent school district. Bryan I.S.D. covers 453 square miles in north Brazos County and enrolls approximately 15,000 students, while College Station I.S.D. encompasses 97 square miles in southern Brazos County with an enrollment of approximately 9,000 students. Both school districts generally perform well, with several schools in both districts receiving recognitions for excellence. Several private and religious schools are also in the area, as are two institutions of higher learning: Blinn College, a local community college serving approximately 14,000 students, and Texas A&M University, one of the largest universities in the United States. Enrollment at Texas A&M University in Fall 2009 was 48,702 students; 847 additional students were enrolled at the Texas A&M University Health Science Center. The University of Phoenix will also have a physical presence in the area within the next five years.

3.4.2 Educational Attainment

When compared with the rest of the state of Texas, College Station has a relatively well-educated population. In 2008, 57.5% of College Station residents over the age of 25 had completed at least a Bachelor's degree or higher, more than double the number who achieved similar levels of education attainment statewide. However, this represented a decrease of 0.6% from the 2000 Census levels. The number of residents who failed to complete high school rose, from 6.2% in 2000 to 7.4% in 2008. The statewide number of high school drop-outs stands at 20.8%, nearly three times College Station's rate.

Figure 12. Education Levels



Source: U.S. Census Bureau, American Community Survey, 2006-2008

3.5 Economic Profile

According to the 2009 Market Report from Texas A&M University's Real Estate Center, there were 94,700 jobs in the College Station-Bryan M.S.A., an increase of 9.1% from 2004 levels. Thirty-one percent of College Station's workers are employed by the government; such a high percentage is directly attributable to the large number of residents who work at Texas A&M University. This makes the University the largest contributor to College Station's economy. The University employs over 12,000 academicians and support staff and had an estimated economic impact of about \$2.7 billion in 2007, according to a study conducted by researchers at Texas A&M University.

Other large employers in the Bryan-College Station area include the St. Joseph Health System; both the Bryan and College Station Independent School Districts; Sanderson Farms, a poultry processing plant; Reynolds & Reynolds, a computing firm, and the City of College Station. Each of these entities employs almost 1,000 local residents (as of 2009).

The unemployment rate in College Station was approximately 5.7% at the end of 2008 and has continued to be among the lowest unemployment rates in Texas. The cost of living index for the B/CS M.S.A. is 88.6%, or 8.36 points below the national average cost of living of 102.76%, making the Bryan – College Station area a relatively affordable community.

3.5.1. Taxes

Sales Tax: The total sales tax in the B/CS M.S.A. is 8.25%, consisting of the State sales tax of 6.25%, the city sales tax of 1.5%, and a 0.5% county tax. Sales taxes are collected on non-exempt items over \$.08 at the time of sale to the end user.

Ad Valorem (Property) Tax: The Brazos County Appraisal District appraises all properties within Brazos County. The basis of assessment is 100% of taxable value. Figure 13 illustrates the ad valorem tax rates per \$100 valuation:

Entity	Tax Rate
City of College Station	\$0.4394
College Station I.S.D.	\$1.2534
Brazos County	\$0.4800
TOTAL	\$2.1728
Source: Brazos Count Appraisal District	

The rate charged by the City of College Station, \$0.4394, is on the lower end of the range of rates charged by comparably-sized Texas cities. College Station's sister city, Bryan, charges \$0.6364 per \$100 of taxable value. The rate is \$0.3000 in Sugarland, \$0.6665 in Denton, and \$0.7862 in Waco.

Annual property taxes for the average home sold in the City of College Station in 2009 with an appraised value of \$190,240 (taking into account the \$15,000 homestead exemption for school taxes) would be \$3,940.71. Property taxes for the median-priced home would be \$3,325.73. Property tax exemptions are available for homeowners through the homestead exemptions and exemptions for the disabled, veterans, and the elderly.

In 2006, College Station I.S.D. lowered its tax rate, but overall tax rates have remained fairly steady over the past several years. The rise in property tax appraisal values in the City of College Station has resulted in an increase in property tax revenues, even though the total property tax rate was lowered almost 20% over a five year period, down from \$2.7078 in 2004.

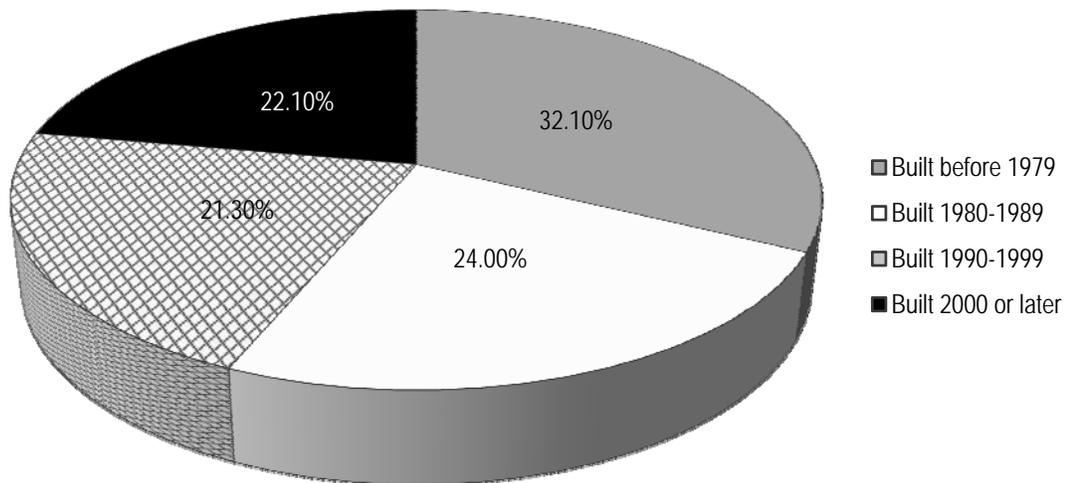
3.5.2. Economic Trends

While the number of people in the College Station labor force has risen, the percentage of the population in the labor force has actually gone down. As of 2008, there were over 40,000 people aged 16 and over in the labor force, representing 57.5% of the population. The unemployment rate has dropped 2.2% since 2000, standing at 5.7% in 2008 and 6.5% in 2010.

3.6 Housing Profile

College Station is a relatively new community, evidenced by the fact that almost 70% of its housing units were built after 1980, resulting in fewer dilapidated units than are normally seen in similarly sized communities.

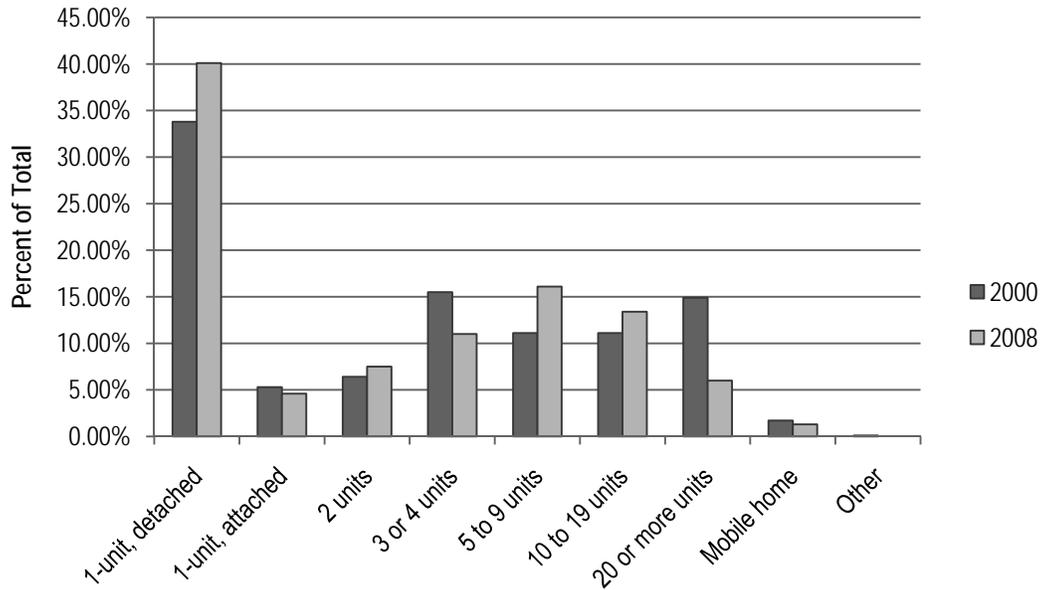
Figure 14. Age of Housing



Source: U.S. Census Bureau, American Community Survey, 2006-2008

The 2006-2008 American Community Survey estimated that 88.4% of the 32,593 residential units in College Station were occupied. Fifty-four percent of the local housing structures contain two or more housing units (apartments, duplexes, etc.). This high number of multi-family units is due to the presence of Texas A&M University and Blinn College, which leaves the housing market in College Station heavily impacted by a large student population. However, single-family detached homes are becoming a larger percentage of the total housing stock, perhaps due in part to the increase in the number of family households from 42% in 2000 to 47% of households in 2008.

Figure 15. Types of Housing



Source: U.S. Census Bureau, American Community Survey, 2006-2008

In 2008, the median home value for owner-occupied homes was \$165,300. The average home sold in 2004 went for \$155,947; by 2009, the average home sale price rose to \$190,240.

4. Housing Market Analysis

4.1 Housing Demand

Households in College Station are getting larger. However, the number of housing units created is outpacing the number of new households created. Although there has been an increase in the number of family households, non-family households still make up 53% of all households. Twenty-nine percent of households are made up of a single occupant.

4.1.1 Household Size and Composition

Household size and composition impact the demand for each type of housing within a community. In 2008, the American Community Survey estimated 82,691 persons (28,798 households) living in 32,593 housing units, with an average household size of 2.50, in College Station.

	2000	2008	Annual % Change
Population	67,890	82,691	2.73
Households	24,691	28,798	2.08
Housing Units	26,054	32,593	3.14
Household Size	2.32	2.50	-

Source: U.S. Census Bureau, 2000 Census and 2008 ACS

Since 2000, household size has increased. Also, the number of housing units has increased at a greater rate than the creation of households. This might result in a slowing of the housing demand; however, many Texas A&M University alumni are purchasing second homes in the city and this could continue to fuel the demand for new housing.

The average yearly growth rate of households from 2000 to 2008 was 2.08%. Family households grew at a rate of 3.7% which was more than three times the growth rate of 0.9% experienced by non-family households. Although there was an increase in family households, non-family households still make up 53% of all households in College Station, due to the large student population. This illustrates the unique housing demands of College Station compared to the greater Texas housing market which has only 30% non-family households.

In addition to family households, householders living alone had a higher than average growth rate of 3.2%. College Station had a significant proportion (65%) of small (1-2 member) households. An additional 18% of households contain only 3 members (2000 Census).

In 2008 there were an estimated 2,566 female-headed households, which have increased at a high annual rate of 6.6% since 2000. Statistically, these households tend to be of lower income and consequently experience larger financial burdens when seeking and securing shelter.

Over 64% of the occupied housing units had a householder move in 2005 or later. This turnover rate is very high compared to the average in Texas of 35% and reveals the transient nature of the population in College Station and shows the importance of continued homeowner and community education efforts.

Overcrowding

A household experiences overcrowding when there is more than one person per room. Lower-income families are significantly affected by relatively high housing costs and often must share living arrangements that may result in overcrowded conditions. Data from the U.S. Census indicates that overcrowding is a relatively small problem in College Station that has decreased over time. In 2000, 5% of all occupied housing units (1,235 units) were overcrowded, whereas in 2008, only 1.9% of housing units were overcrowded (528 units).

4.1.2 Population

Housing demand is directly tied to increases in population. Since 2000, the City's population has increased from 67,890 by approximately 18,337 persons (a 27% increase) to an estimated 2007 population of 86,227 residents (College Station Planning Department). Comparatively, according to the Figure 17 below, the College Station-Bryan M.S.A. has observed a 9.9% increase in population during the same period of 2000 - 2007. During this time, the population of Texas increased by 14.3%.

Figure 17. College Station-Bryan M.S.A. Population & Components of Change

Date	Population	% Change	Total Population Change	Births	Deaths	International Immigration	Net Domestic Migration
1999	182,327	1.6	2,829	2,509	1,008	491	-471
2000	184,885	1.4	2,558	-	-	-	-
2001	186,822	1.0	1,937	3,357	1,390	1,557	-1,427
2002	189,277	1.3	2,455	2,655	1,108	1,150	-55
2003	191,970	1.4	2,693	2,737	1,136	975	381
2004	193,717	0.9	1,747	2,786	1,152	949	-685
2005	196,355	1.4	2,638	2,897	1,148	974	84
2006	200,047	1.9	3,692	2,889	1,181	987	1,112
2007	203,199	1.6	3,152	3,041	1,144	883	390
2008	207,425	2.1	4,226	3,155	1,187	889	1,387

Source: Texas A&M University Real Estate Center

Population Projections

College Station's population projections for 2007-2027 were calculated for the City of College Station Planning and Development Services Department in 2007 (College Station Comprehensive Plan, 2009). There is expected to be a 48% growth in the City's population between 2007-2027, averaging approximately 2.4% per year. Although the rate of growth is expected to gradually decline over the next twenty years, overall population growth is expected to increase. This will have a large affect on the need to grow and maintain the local housing stock.

Figure 18. Population Projection

Year	Population	% Change/ 5 years	% Annual Average Change
2007	86,227	--	--
2012	96,780	12.2%	2.4%
2017	107,333	10.9%	2.2%
2022	117,887	9.8%	2.0%
2027	128,440	9.0%	1.8%

Source: City of College Station Development Services. Comprehensive Plan, 2009.

Population Migration

The location of birth for College Station residents indicates a large amount of migration into and out of the City. From 2000 to 2008, the largest proportion of population increase in College Station was from those born outside of the United States (6.7%), followed by a 3.6% increase in residents born in Texas. There was a considerable decrease (-8.0%) in the proportion born in other U.S. locations. The substantial increase in foreign born residents may cause an increase in social services needs, such as ESL classes.

	2000	%	2008	%	% Annual Change, College Station: 2000-2008
Born in Texas	42,608	62.8%	54,752	66.2%	3.6%
Born in Other U.S.	17,724	26.1%	16,300	19.7%	-8.0%
Foreign Born	7,568	11.1%	11,639	14.1%	6.7%
*TOTAL	67,900	100%	82,691	100%	

Source: U.S. Census Bureau: 2000 Census and 2008 ACS

4.1.3 Income and Homeownership

Income is also a predominant indicator of housing demand. The average household income has increased substantially since 2000. The Median Family Income in the Bryan/College Station MSA has increased from \$43,600 in 2000 to \$56,125 in 2010, according to the U.S. Department of Housing and Urban Development. However, average income increased annually from 2000 to 2005 at the rate of 4.77%, but this rate dropped considerably in the period from 2005 to 2009 to just 0.7% per year. ziu

	Median Family Income	% Increase
2000	\$43,600	
2005	\$54,000	23.85%
2009	\$56,100	3.89%

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

The Median Family Income has increased only 3.89% during the previous five years, while the average home sales price increased 13.47%, from \$167,624 to \$190,200, and the median home sales price jumped 12.57% from \$143,820 to \$161,900. This means that the rate of home price appreciation in College Station has severely outpaced income growth in the area.

Year	CS \$ Median	% Change
2005	\$143,820	
2006	\$147,000	2.21%
2007	\$152,000	3.40%
2008	\$157,900	3.88%
2009	\$161,900	2.53%
Year	CS \$ Average	% Difference
2005	\$167,624	
2006	\$174,624	4.18%
2007	\$180,680	3.47%
2008	\$192,164	6.36%
2009	\$190,200	-1.02%

Source: Bryan College Station Multiple Listing Service

Currently, the homeownership rate in College Station is 31%, which is much lower than the 64% homeownership rate in Texas and the 68% homeownership rate nationwide. The low rate of homeownership is due mainly to the number of students in the City. The 2008 homeowner vacancy rate is very low in the city; it is just 1%. (Source: ACS, U.S. Census)

4.1.4 Multi-family Demand

The average rent in the College Station-Bryan M.S.A. is lower than the Texas Metro average, while College Station-Bryan's occupancy rate is slightly higher. For newer apartments in the Bryan/College Station M.S.A., both rents and occupancy rates are lower than the Texas Metro average.

	College Station/Bryan	Texas Metro Average
Average rent \$/Sq.Ft.	\$0.78	\$0.83
Average rent for units built since 2000	\$0.85	\$0.90
Average occupancy	95.8%	93.9%
Average occupancy for units built since 2000	93.7%	94.9%

Source: Texas A&M University Real Estate Center

College Student Population Demand for Multi-family Housing

Local student enrollment for the Fall 2010 semesters demonstrates the significant demand for local off-campus student housing. Texas A&M University students make up the bulk of student demand for local housing. There was an 8.2% increase in enrollment at Texas A&M University between 2004 and 2009. Combining this with an increase (13.1%) in on-campus student housing, there were 2,669 (a 7.3% increase) additional Texas A&M University students needing off-campus housing since 2004.

Figure 23. Fall 2010 Student Enrollment	
Texas A&M University Undergrad & Graduate	48,702
Blinn College/ Bryan Campus**	10,900
TX A&M Health Science Center*	847
Total Students Enrolled	60,449
On-Campus Housing (A&M)	-9,768
Student Off-Campus Housing Demand	50,681

Sources: Texas A&M Health Science Center Office of Institutional Effectiveness, Texas A&M Office of Institutional Studies and Planning, and The Eagle

* Students from Bryan/College Station campuses: College of Medicine, College of Nursing, and School of Rural Public Health.

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

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

On-Campus Housing

Texas A&M University undergraduate students have 9,768 units of on-campus dormitory housing available. In Spring 2010, 8,982 students lived in TAMU on-campus housing, as reported by the TAMU Public Information Office. The number of housing units available, not the number of students occupying units, was used to calculate local housing demand. The number of students living in married student housing was not assessed as this is considered "off-campus," and although owned and managed by the University, this housing utilizes local city services, schools, and infrastructure.

4.2 Housing Supply

4.2.1 Housing Units

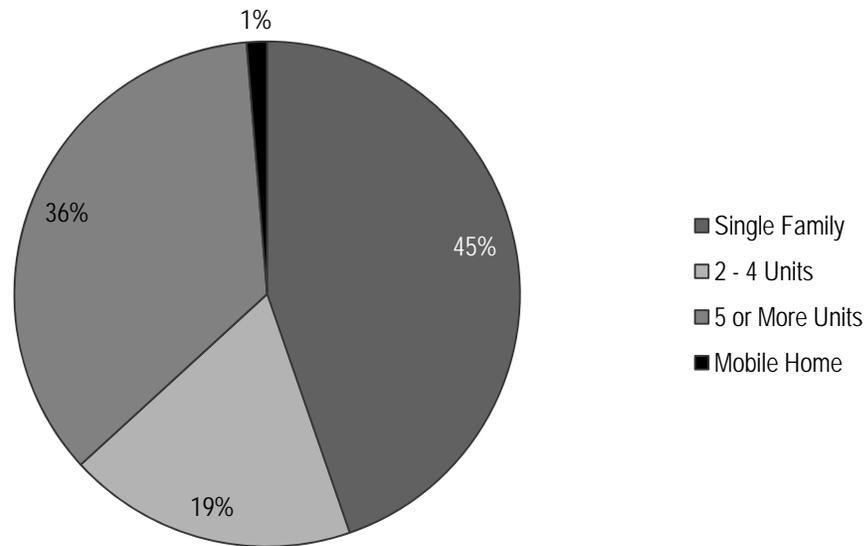
The 2008 American Community Survey (ACS) estimated 32,593 total housing units in the City, 28,798 of which were occupied, leaving an overall vacancy rate of 11.6%. The ACS also estimated that 58.6% of College Station residents live in structures containing two or more housing units, while only 40.1% live in single-family structures. Just 1.3% of residents live in mobile homes.

From 2000 to 2008, the number of single family detached homes grew at a rate of 50%, and the number of and 5-9 unit structures grew at a rate of 80%. Over the same years, the number of housing structures with 10 or more units decreased by 6.8%, and the number of mobile home units decreased by 59 units at a rate of 12.5%.

Unit Type	Number of Units	Percentage
Single, Detached	13,085	40.1%
Single, Attached	1,510	4.6%
2 - 4 Units	6,038	18.5%
5 - 9 Units	5,235	16.1%
10 or More Units	6,315	19.4%
Mobile Home	410	1.3%

Source: U.S. Census Bureau, American Community Survey, 2006-2008

Figure 25. Housing Types



Source: U.S. Census Bureau, American Community Survey, 2006-2008

Housing Age

The age of housing in a community can have significant impacts on affordability, housing conditions, and neighborhood stabilization. The average age of all single family homes in College Station is 21 years, according to 2004 data from the Brazos County Appraisal District. Approximately 67% of the housing units in College Station were built after 1980.

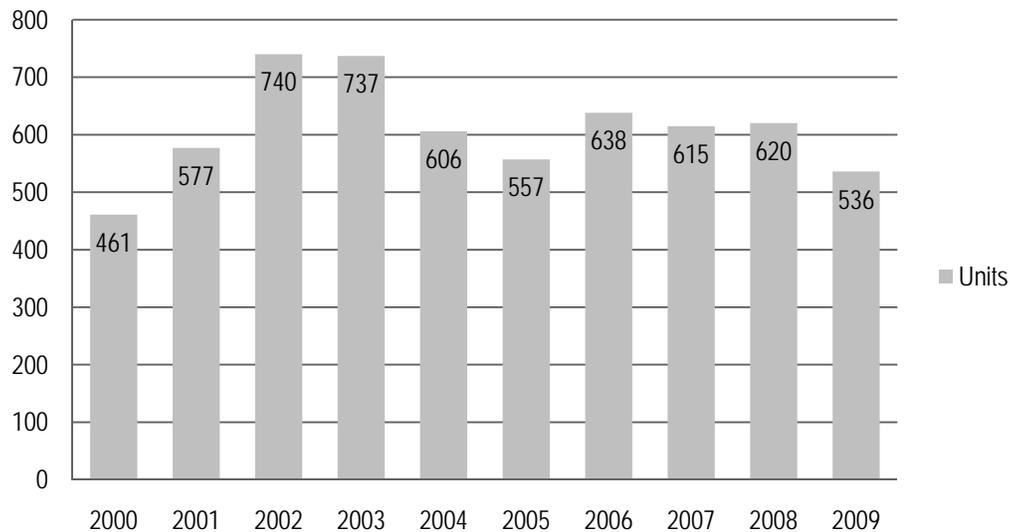
Built	Percentage
2000-2008	22.1%
1990-1999	21.3%
1980-1989	24%
1970-1979	19.4%
1960-1969	6.9%
1940-1959	4.6%
1939 or earlier	1.8%

Source: U.S. Census Bureau, American Community Survey, 2006-2008

4.2.2 Single Family Market Supply

Single family housing starts are down 14% since 2008. The average permit value in 2009 was \$139,085, a significant decrease from \$152,409 in 2008 (Note that permit value does not include cost of land). Housing starts in 2008 were 4% lower than in 2005, but were a 16% increase compared to 2000 levels. Value per unit constructed was significantly higher as well, up 25% from the average 2000 single family permit value of \$110,697. This reflects not only rising costs for materials, but also the strong demand for new single family homes over the past eight years. However, the recent sharp decrease in both number of starts and permit value in 2009 demonstrates how the uncertainty of the national economy and housing market has affected this community.

Figure 27. Single Family Housing Permit Activity



Source: City of College Station Planning and Development Services

4.2.3 Multi-Family Market Supply

Over fifty percent (54%) of the housing stock in College Station is multi-family housing. New building permits for multi-family housing have greatly fluctuated from 2000 to 2008. These variations could be due to the temporary flooding of the multi-family market after periods of aggressive multi-family construction.

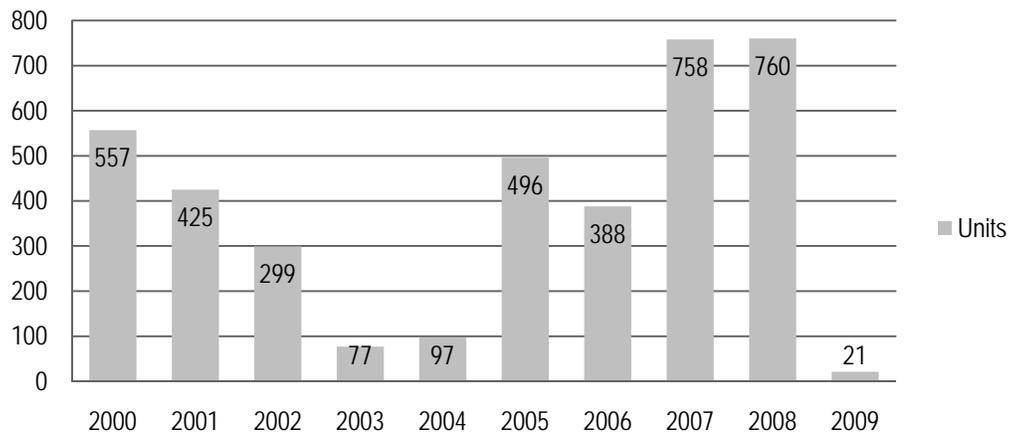
Figure 28. Single Family Housing Permit Activity

Year	% Multi-Family Units to Total New Units
2000	55%
2001	42%
2002	29%
2003	9%
2004	14%
2005	47%
2006	38%
2007	55%
2008	55%
2009	4%

Source: City of College Station Planning and Development Services

Multi-family housing units offer great advantages to students compared to single-family units, including building and landscape maintenance, the payment of utility bills, and building security. In addition, some units offer enhanced services and amenities catering to students, like community study rooms, roommate matching, and furnished apartments. The future local multi-family market will continue to be dominated by students and their housing needs.

Figure 29. Multi-Family Housing Permit Activity



Source: City of College Station Planning and Development Services

Multi-Family Housing Permit Activity

Multi-family construction activity has been volatile since 2000, with a high of 760 new units in 2008 and a low of 21 new units in 2009. Per-unit permit values in 2009 were \$85,714 per unit, up 85% from \$46,226 per unit in 2000, but a decrease from the highest per-unit value of \$87,230 in 2005. (Note that per-unit permit values do not include land cost). This significant increase can be attributed to increased cost of

construction as well as to multi-family developers' inclusion of additional amenities and higher quality of construction to compete with other apartments and single family rent homes in the market.

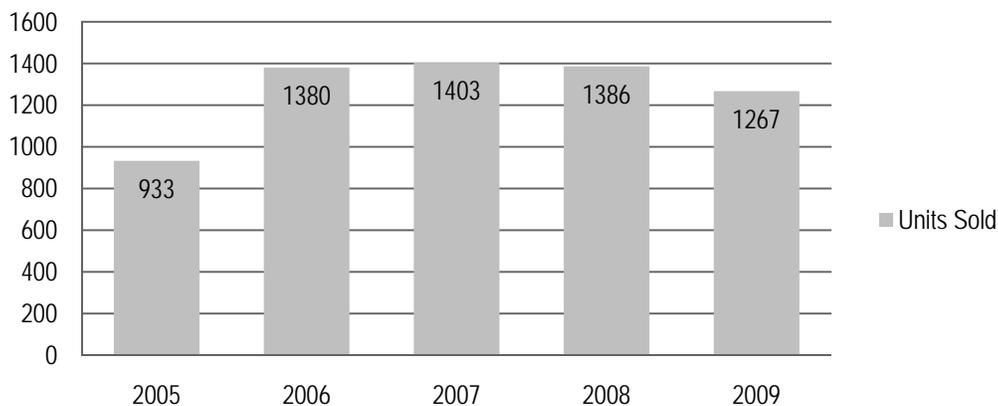
Rental Supply

Due to the large student population seeking housing, the existing housing stock in College Station is composed of a high percentage of rental units. In 2008 the Census estimated that 65% of all households in the City were renters, a stark contrast from the larger state of Texas, where just 35% of all households are renter-occupied. This illustrates the magnitude of the rental market in College Station and the prevalence of rental clients, who are mostly students. The rental market encompasses both single family and multi-family housing units.

Vacancy Rate

The 2008 rental vacancy rate in College Station was 8%, an increase from a 5% rate in 2000, which may be a sign of overbuilding. The homeowner vacancy rate was 1% in 2008, decreasing from 1.4% in 2000, illustrating the continued high demand for home purchases. College Station vacancy rates are lower than the Texas average, where the homeowner vacancy rate is 2.4% and the rental vacancy rate is 10.4%.

Figure 30. Residential Sales Activity



Source: Bryan-College Station Multiple Listing Service

The amount of residential home sales in College Station has remained relatively constant from 2006 to 2009. This constant is considerably higher than it was during the period from 2002 through 2005, which saw a range of sales between 833 and 1,024.

Figure 31. Current College Station Single Family Housing Availability				
April 22, 2010 College Station Listings	Avg. \$ Price	Avg. \$/Sq.Ft.	# Units	% Total
Under \$50K	\$39,300	\$29.48	3	0.42%
\$50K-\$99,999	\$77,735	\$81.81	20	2.83%
\$100K - \$149,999	\$134,546	\$103.25	129	18.27%
\$150K - \$199,999	\$172,937	\$103.72	272	38.53%
\$200K - \$249,999	\$228,177	\$106.12	101	14.31%
\$250K - \$299,999	\$274,832	\$109.70	43	6.09%
\$300K and over	\$514,604	\$142.53	138	19.55%
Overall Average	\$243,551	\$117.15	706	Total Units

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

An inventory of single family homes in College Station was performed on April 22, 2010. The current inventory shows 706 units unsold, with an average listing price of \$243,551. The median price of unsold listings in College Station is \$184,700. Units around and under \$50,000 are usually mobile homes located in designated areas on the city's edges. This data was collected in April, which is a month with one of the highest inventories since much of the home purchasing occurs in the spring months due to leasing schedules and college graduation. During other times of the year the inventory is diminished with only a few homes available for prices below \$100,000.

Months Inventory

Months inventory estimates the number of months it will take to deplete current active listings of inventory based on the level of the previous 12 months sales activity. According to the Real Estate Center at Texas A&M University, the College Station-Bryan market area has 7.8 months inventory based upon February 2010 MLS data. This figure is up significantly (30%) from the year before. Dr. Jack Harris, research economist at the Texas A&M University Real Estate Center, says that, on average, six months of inventory is the point at which prices remain stable. More than six months of inventory signals a trend toward lower prices (Source: Texas A&M University Real Estate Center). The slowdown in sales could be attributed to the uncertainty in the national economy.

4.3 Housing Cost

4.3.1 Single Family Housing Cost

Average Single Family Sold Price

The average home sold in 2009 in College Station, according to the Bryan College Station Regional Association of Realtors Multiple Listing Service, was \$190,240. The chart below notes the breakdown of homes sold in College Station in 2009 by price range.

Figure 32. 2009 College Station Sales Summary						
	Avg. \$ Price	Avg. Sq. Ft.	Avg. Days on Mkt	Avg. \$/Sq.Ft.	# Units	% Total
Under \$50K	\$39,120	807	64	\$48.43	5	0.39%
\$50K-\$99,999	\$81,137	1,091	94	\$74.36	67	5.29%
\$100K - \$149,999	\$133,063	1,372	97	\$96.96	392	30.94%
\$150K - \$199,999	\$168,854	1,746	122	\$96.73	454	35.83%
\$200K - \$249,999	\$223,455	2,195	125	\$101.79	143	11.29%
\$250K - \$299,999	\$273,579	2,638	138	\$103.72	91	7.18%
\$300K and over	\$432,456	3,292	159	\$131.37	115	9.08%
Overall Average	\$190,240	1,847	118	\$103.00	1267	100%

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

The highest proportion of homes sold (36%) was in the \$150,000 to \$199,999 price range. The next largest proportion was in the \$100,000 to \$149,999 price range (31%). Homes under \$150,000 were in highest demand as the average number of days on the market was much less than the overall average days on market.

Year	CS \$ Average	% Increase
2005	\$167,624	
2006	\$174,624	4.18%
2007	\$180,680	3.47%
2008	\$192,164	6.36%
2009	\$190,200	-1.02%

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

Although there has been a slight decrease in the average sales price of College Station homes from 2008 to 2009, in the past five years there has been a substantial overall increase in the price of the average home sale, from \$167,624 to \$190,200, a 2.7% average yearly increase.

Average Single Family Price per Square Foot

Analysis of the average sales price per square foot shows that homebuyers are paying higher prices for less square footage. From 2005 to 2009, the average sales price increased 12.99% while the average price per square foot increased 16.45%.

Year	CS Average \$/Sq. Ft.	% Increase
2005	\$86.27	
2006	\$89.96	4.28%
2007	\$94.15	5.06%
2008	\$98.70	4.83%
2009	\$100.95	2.28%

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

Median Single Family Sold Price

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

Year	CS \$ Median	% Change
2005	\$143,820	
2006	\$147,000	2.21%
2007	\$152,000	3.40%
2008	\$157,900	3.88%
2009	\$161,900	2.53%

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

Ad Valorem (Property) Taxes

A significant proportion of the cost of homeownership consists of ad valorem (property) taxes. Figure 13 in Section 3.5.1 illustrates the 2009 ad valorem tax rates per \$100 valuation for residents of College Station. The current rate is \$2.1728. Annual property taxes for the average home sold in the City of College Station in 2009 with an appraised value of \$190,240 (including the \$15,000 homestead exemption for school taxes) would be \$3,940.71. Property taxes for the median-priced home would be \$3,325.73.

Homeowners Insurance

Another component of homeownership cost is insurance. In 2009 the National Association of Insurance Commissioners released a study showing that the average annual premium in Texas is considerably higher than the nationwide average: \$1,409 in Texas versus \$804 nationwide. Texas rates have remained relatively steady over the past few years, but during this same time period the average size of a Texas homeowner's policy increased significantly. The 2008 average insurance premium rates for homes located in Brazos County as reported by the Texas Department of Insurance are \$898 per year, and homeowners have an average policy size of \$197,600.

Mortgage Interest

Mortgage interest rates have fallen significantly in the past five years and national rates have hit record lows. Rates are expected to rise over the next five years.

Figure 36. 2010 Local Average Mortgage Interest Rates

Lender	15 Yr	Points	30 Yr	Points
Bank of America	-	-	4.750%	0.00%
Citibank	4.375%	0.25%	5.000%	0.125%
Commerce National Bank	5.250%	0.00%	5.625%	0.00%
Cornerstone Mortgage	-	-	5.180%	0.00%
Prosperity Bank of Bryan	4.850%	0.00%	-	-
Texas Liberty Mortgage	4.250%	0.00%	4.750%	0.00%
Average	4.681%	0.25%	5.061%	0.125%

Homeownership Affordability

The U.S. Department of Housing and Urban Development defines affordable housing as housing that does not consume more than 30% of a family's gross income. Figure 37 illustrates housing expenses based on three units with varying sales prices. A sales price of \$161,900 represents the annual median sales price of homes in College Station in 2009. The average home purchased through the City's Down-Payment Assistance Program in 2009 was priced at \$99,000, and the \$130,000 figure represents the midpoint between these two prices.

Figure 37. Housing Expenses for Different Sales Prices

	Average % of Sales Price	Sales Price		
		\$99,000	\$130,000	\$161,900
Principal and Interest with a 3% down-payment	5.5%	\$553.95	\$727.41	\$905.91
Property Taxes	2.1724%	\$163.56	\$219.68	\$277.43
Homeowners Insurance	.5%	\$41.25	\$54.17	\$67.46
Mortgage Insurance	.078%	\$6.37	\$8.37	\$10.42
Total Housing Expenses		\$765.13	\$1,009.62	\$1,261.21

As illustrated in Figure 37, only households with an income of \$50,449 or more could purchase a home costing \$161,900. Homes sold in College Station below the price of \$100,000 made up only 6% of the total sales in the City in 2009. Units below \$100,000 in price range are more likely to be older and in poor condition and could be small condominium units. Low-income households looking for affordable units in the City have indicated that there are very few units available in this price range.

Figure 38. Housing Options for Low/Moderate Income Households (80% AMI)					
Family Size	Income Level	30% of Annual Income	Is \$99,000 House Affordable? (\$9,182 annual cost)	Is \$130,000 House Affordable? (\$12,115 annual cost)	Is \$161,900 House Affordable? (\$15,135 annual cost)
1	\$31,450	\$9,435	YES	NO	NO
2	\$35,900	\$10,770	YES	NO	NO
3	\$40,400	\$12,120	YES	YES	NO
4	\$44,900	\$13,470	YES	YES	NO
5	\$48,500	\$14,550	YES	YES	NO
6	\$52,100	\$15,630	YES	YES	YES
7	\$55,700	\$16,710	YES	YES	YES
8	\$59,250	\$17,775	YES	YES	YES
Figure 39. Housing Options for Very Low Income Households (50% AMI)					
Family Size	Income Level	30% of Annual Income	Is \$99,000 House Affordable? (\$9,1812 annual cost)	Is \$130,000 House Affordable? (\$12,115 annual cost)	Is \$161,900 House Affordable? (\$15,135 annual cost)
1	\$19,650	\$5,895	NO	NO	NO
2	\$22,450	\$6,735	NO	NO	NO
3	\$25,250	\$7,575	NO	NO	NO
4	\$28,050	\$8,415	NO	NO	NO
5	\$30,300	\$9,090	NO	NO	NO
6	\$32,550	\$9,765	YES	NO	NO
7	\$34,800	\$10,440	YES	NO	NO
8	\$37,050	\$11,115	YES	NO	NO

Figure 38 and 39 illustrate the affordability of the median home sales value to the median income in the area and indicate that few low- and moderate-income households in College Station would find these units affordable.

Comparison of income levels to the high cost of housing in College Station indicates a need for production of affordable units and provision of assistance to low-income households.

4.3.2 Rental Housing Costs

HUD Fair Market Rents

Since 65% of all households in the City of College Station were renters in 2008, the cost and affordability of multi-family housing is of particular importance. The 2008 American Community Survey estimates that the median gross rent as a percentage of household income is 34.4%, higher than the 30% generally considered the maximum affordable rent. This local median rent is higher than both the Texas and national averages, which are 29.1% and 29.8% respectively. However, the 34.4% figure for 2008 was considerably lower than the 2000 average of 46.9% for College Station.

For renter-occupied housing units, 61.4% of units exceeded the 30% cost burden, while 54.9% of renter-occupied housing units are considered to carry a severe cost burden, with gross rents exceeding 35% of the median household income, according to the 2008 American Community Survey.

In April 2008 the average College Station market rents for four of the unit types were lower than the HUD Fair Market Rents (FMR's) by -3.92% to -11.78%. The average market rent of four-bedroom units exceeds the FMR by 15.75%. HUD FMR's include all utilities except telephone service and are designed to represent the 40th and 50th percentiles of rental units.

An analysis of the HUD Fair Market Rents (FMR) trend for the College Station market area indicates that multi-family monthly rental rates have risen, on average, 4.18% to 5.00% over the past five years for all unit types. HUD FMRs for the market area do not necessarily accurately reflect the current rental rate for the 40th and 50th percentiles of units in College Station specifically, but do give an idea of the trends in rents throughout the Bryan and College Station market area as a whole.

Figure 40. Fair Market Rents by Unit Bedrooms from 2005 to 2010 in College Station-Bryan M.S.A.

FMR Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2005	\$484	\$550	\$674	\$876	\$903
FY 2006	\$497	\$562	\$686	\$869	\$896
FY 2007	\$517	\$585	\$714	\$905	\$932
FY 2008	\$563	\$637	\$778	\$986	\$1,016
FY 2009	\$591	\$668	\$816	\$1,034	\$1,066
FY 2010	\$605	\$685	\$836	\$1,059	\$1,092
Average Annual Increase	5.00%	4.91%	4.81%	4.18%	4.19%

Source: U.S. Dept. of Housing and Urban Development

Figure 41. Comparison of HUD FMR to College Station Market Rents

	0 BR	1 BR	2 BR	3 BR	4 BR
Average 2008 CS Market Rent	\$520	\$613	\$696	\$912	\$1,206
FY 2008 HUD FMR	\$563	\$637	\$778	\$986	\$1,016
\$ Difference	-\$43	-\$24	-\$82	-\$74	\$190
% Difference	-8.27%	-3.92%	-11.78%	-8.11%	15.75%

Source: Texas A&M University Real Estate Center and U.S. Dept. of Housing and Urban Development

The 2000 College Station median rent of \$597 (2000 Census) rose 2.7% annually to \$724 by 2008, and the area's median family income increased comparably, from \$43,600 to \$56,100, for an annual increase of 3.0%, according to the U.S. Department of Housing and Urban Development. Assuming the average rate of increase in the median rent over the previous eight years yields an assumed median rent in 2009 of \$744, the median area family income of \$56,100 per year makes rents well within the range of affordability for the median family. However, median household income in 2008 was only \$39,161, and the median income of renter-occupied households was a mere \$21,354 per year. So, even if renter household incomes have kept pace with the increases in the area median family income and increased by 7.2% annually over the previous eight years (2000-2008) to a level of \$21,354 in 2008, then the maximum affordable rent level would be just \$534 per month in 2008.

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

	Median Household Income
Total	\$39,161
Owner Occupied	\$62,610
Renter Occupied	\$21,354

Source: Data from U.S. Census Bureau, American Community Survey, 2006-2008

4.4 Physical Condition of Housing Stock

The ECD Department partnered with the City's Utility Billing in Fiscal Services and the Information and Technology Department to assess the physical condition of the building stock, including all residential structures in College Station. This survey was performed by Utility Billing Division staff members. While performing their meter reading tasks, staff classified and rated the condition of each property and estimated whether the property was occupied or vacant. Their methods and findings are presented below. The maps of the findings are available through the City of College Station's Economic and Community Development Department.

4.4.1 Methods

Prior to beginning the work, the participating Utility Billing staff members met with staff from the City's Economic and Community Development Department to become better oriented on the criteria utilized during the survey. The Community Development staff provided photographs and instructions regarding how to identify the structures in the different rating categories. Section 4.4.2 outlines the definitions that were used to rate the housing structures.

4.4.2 Data Collection

Building Occupancy: Each property was classified as one of two categories:

- *Occupied:* A property address that is occupied by residents or a business.
- *Vacant:* A property address that is unoccupied, a vacant built structure.

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

- *Excellent* - Buildings that have been built in the last five (5) years (approximately). These buildings were well-maintained and did not obviously require any repairs.
- *Conservable* - Buildings that are currently maintained and in generally good repair. Any required work is minor and can be accomplished in one weekend. Improvements include painting and repair of screens.

- **Substandard** - Buildings that require significant repair. A substandard unit is one that needs additional repairs that are more than required in normal maintenance, such as a damaged wall, plumbing problems, broken windows, and overall general repairs. Examples of defects are:
 - major and minor dips in the roof, major cracks in the foundation exterior walls,
 - porches or additions that lean or sag with shaky or unsafe steps or rails,
 - siding that waves and or touches the ground (termite potential),
 - substandard plumbing indicated by location of exterior pipes,
 - questionable electrical connections,
 - exposed cinder blocks or beams,
 - broken or missing window frames or frames that are no longer rain or wind proof,
 - missing bricks or cracks in the chimney
 - makeshift chimneys, such as stovepipes on other un-insulated pipe leading directly from stoves to the outside through a hole in a window, wall or roof.

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

- **Dilapidated** - Buildings that do not provide safe or adequate shelter and endanger the health, safety and well being of the occupants. Repair costs could exceed 50% of the value of the house. Such units have one or more critical defects or a combination of a number of deficiencies to the extent as to require considerable repair or inadequate construction. Defects, in addition to those listed above for substandard units, include:
 - holes, open cracks, loose, rotten, or missing materials over large areas of the foundation, walls or roof,
 - sagging roof ridges, eaves or out-of-plumb walls,
 - extensive damage caused by fire, storm, flooding, termites, etc.
- **Sub Metered or Manual Inspection** - If there was a question about the rating, Utility Billing staff could select "manual inspection" which would require an ECD staff member to visit the property and rate it.

Figure 43. Building Conditions



The survey was conducted during two meter cycles during February and March of 2010. In order to maintain normal efficiencies, Utility Billing staff rated half of the properties on their usual electric/water metering route on one cycle and completed the other half during the second cycle. For each address, two additional questions appeared on each staff member's handheld device:

1. What is the condition of this structure?
2. Is this structure occupied?

Numbered answers corresponded to each rating and classification mentioned above. It should be noted that the staff did not enter any of the housing units nor interview any residents.

Since the staff conducted their analyses while checking water meters, one housing unit was recorded per water meter. This means that for multi-family housing, only one evaluation was made for each water meter, even if dozens of individual units were serviced by that water meter. This method, while efficient, left the data disproportionately skewed towards single family homes. While evaluating the results, it is important to keep in mind that the actual number of multi-family *units* is much higher than the number of buildings recorded by this study.

4.4.3 Data Coding & Analysis

Data collected, including address, building type, building condition, and occupancy status, was sent to the City of College Station's Information and Technology Department (IT). ECD staff visited and rated those buildings with missing information or those with manual inspection ratings. IT staff matched addresses from the Utility Billing data with corresponding ArcGIS data, including block group number and low/mod block group information, and created a single shapefile with the information. If any errors were found at this stage, the data was confirmed and corrections were made.

4.4.4 Results

The following is a mapped result of the conditions of all residential structures in College Station:

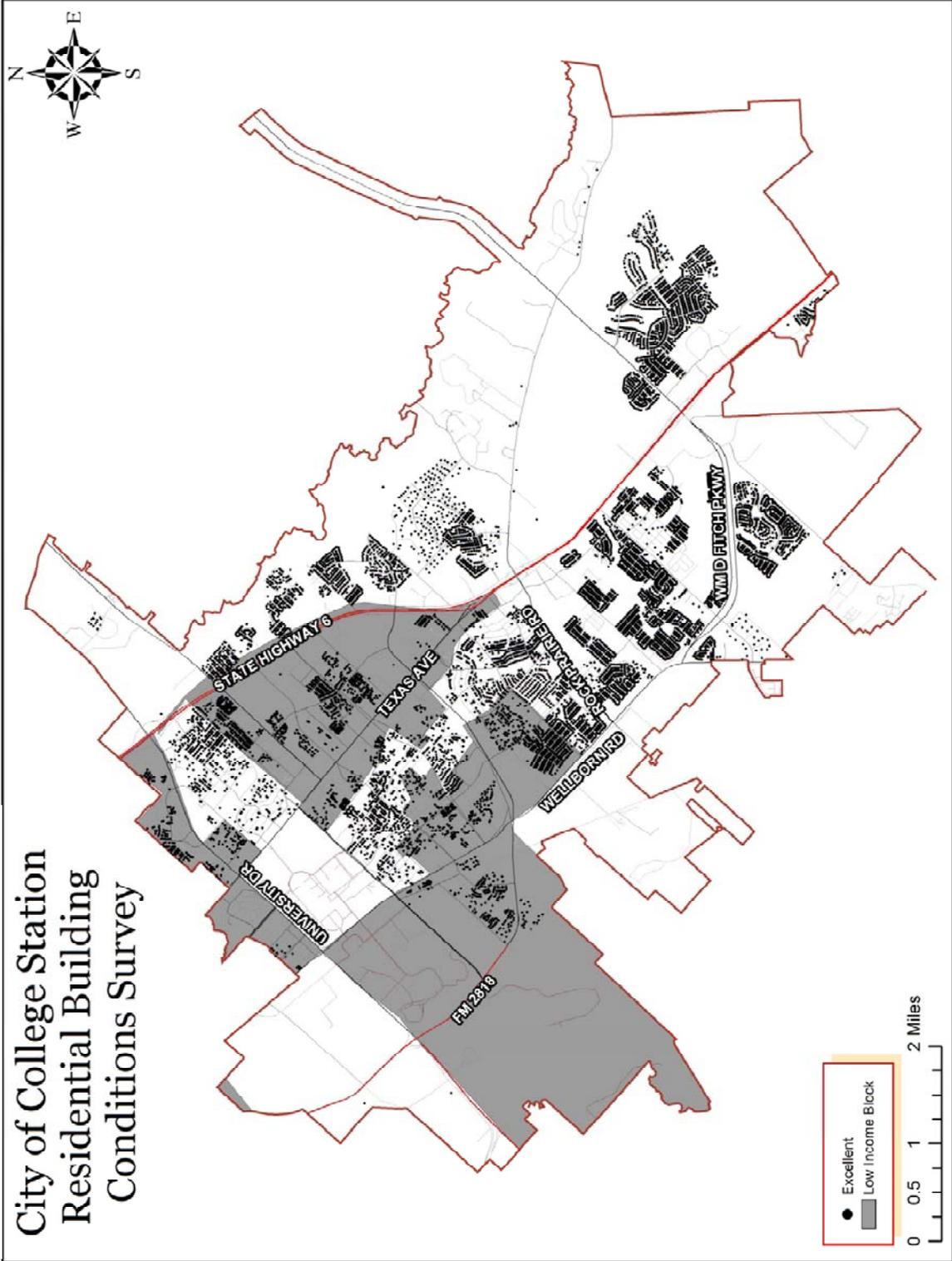


Figure 44. Building Conditions Survey, Excellent

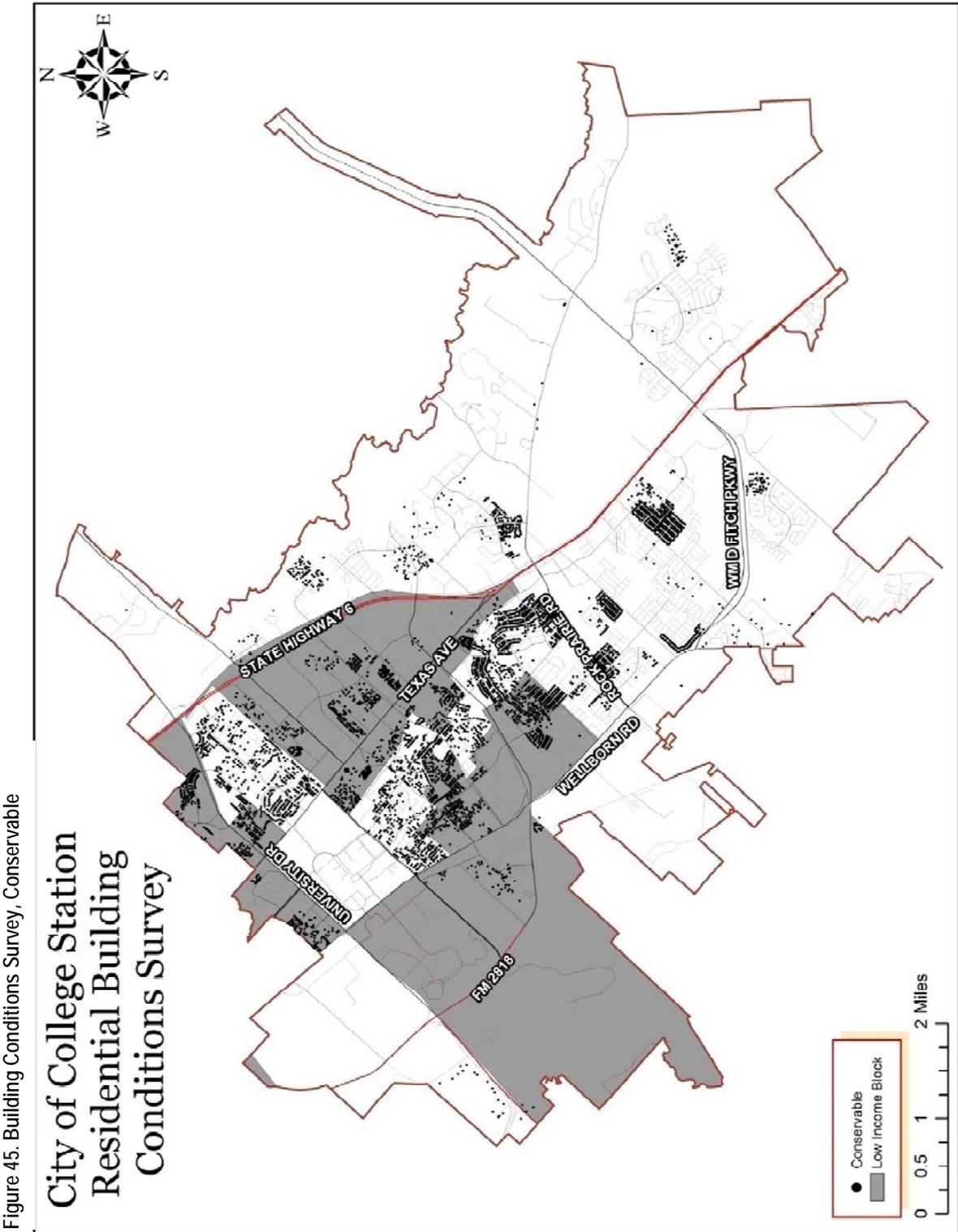
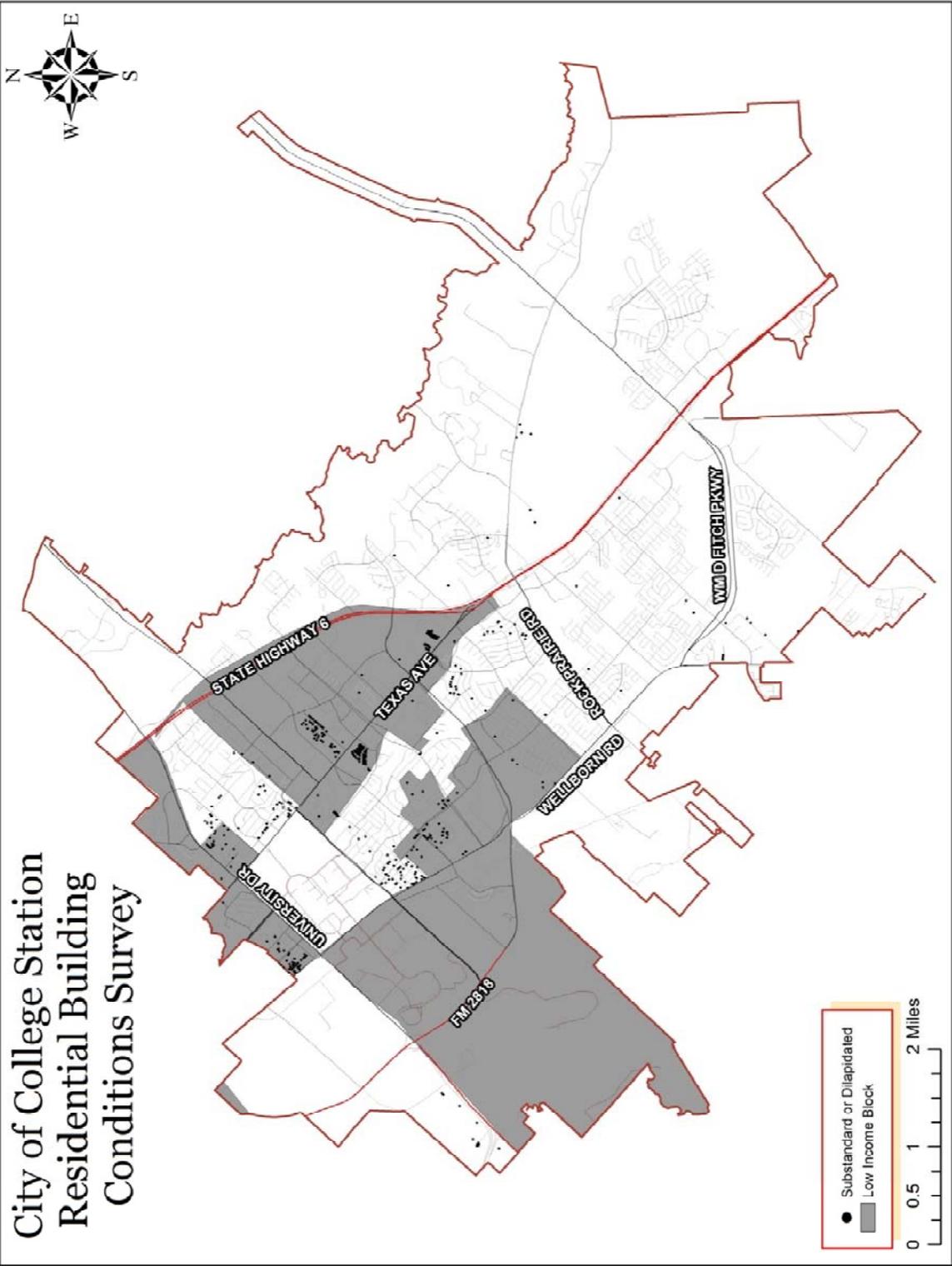


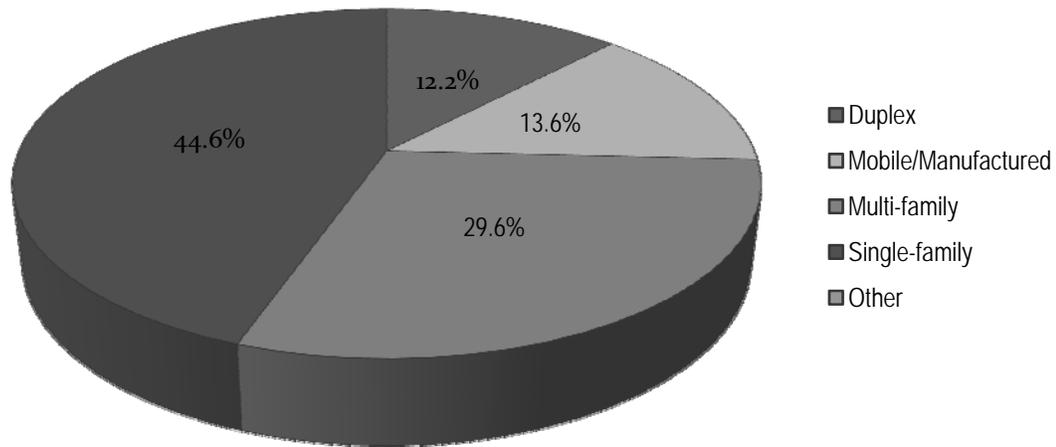
Figure 46. Building Conditions Survey, Substandard or Dilapidated



The survey covered a total of 17,978 residential structures. Of these, 13,640 were single-family homes, 2,413 were multi-family units, 1,584 were duplexes, 310 were either mobile or manufactured homes, and 13 were “other” residential structures.

The vast majority (65.8%) of the structures surveyed were deemed to be in “Excellent” condition. A sizable minority of the buildings (31.6%) was in a “Conservable” state, and just 2.5% of all structures were classified as either “Substandard” or “Dilapidated”. Of this “Substandard” housing, nearly 50% were multi-family units.

Figure 47. Substandard Housing, 2010 Residential Conditions Survey

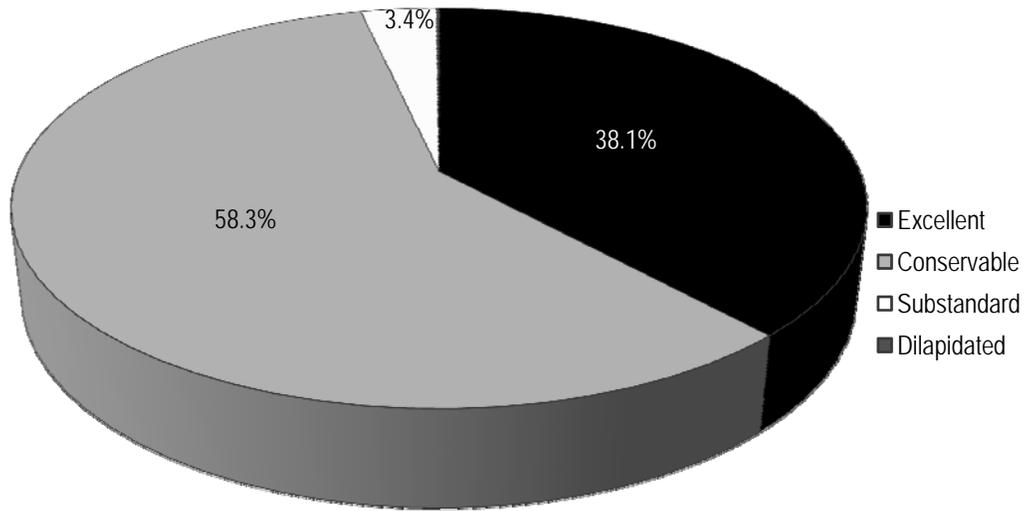


A more detailed breakdown of the conditions for each type of residence follows:

Duplexes

A majority (58.3%) of the duplexes in this survey were in “Conservable” condition, meaning that there are nearly 1,000 units in need of minor repairs.

Figure 48. Duplex Conditions, 2010 Residential Housing Conditions Survey



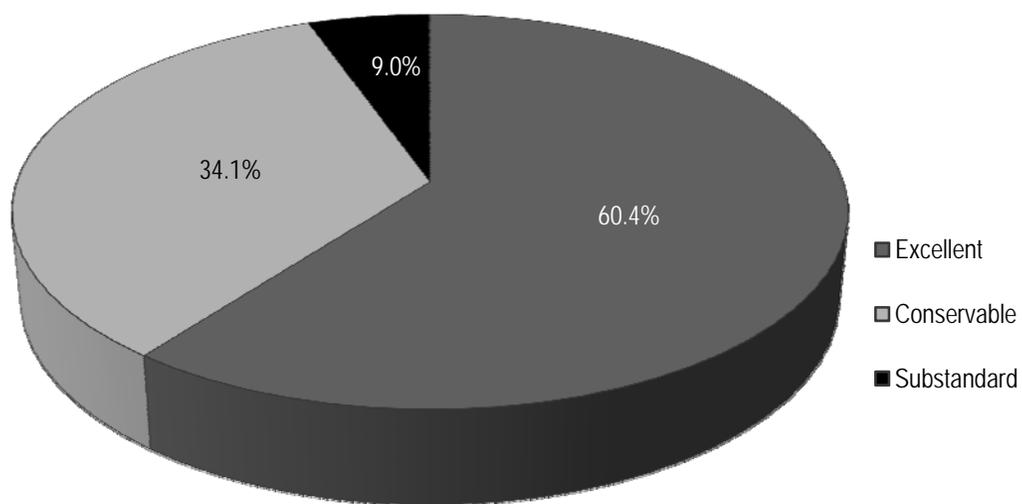
Mobile/Manufactured Homes

Of all the housing types, mobile and manufactured homes had the lowest percentage of units (38.4%) in “Excellent” condition. Like duplexes, the majority of College Station’s mobile and manufactured homes (41.9%) are in “Conservable” condition. Almost 20% of these homes are in “Substandard” condition and in need of major repairs.

Multi-Family Housing

A majority of the multi-family housing units included in this survey were in “Excellent” condition. However, a significant minority (43.1%) were in need of some repairs.

Figure 49. Multi-family Conditions, 2010 Residential Housing Survey



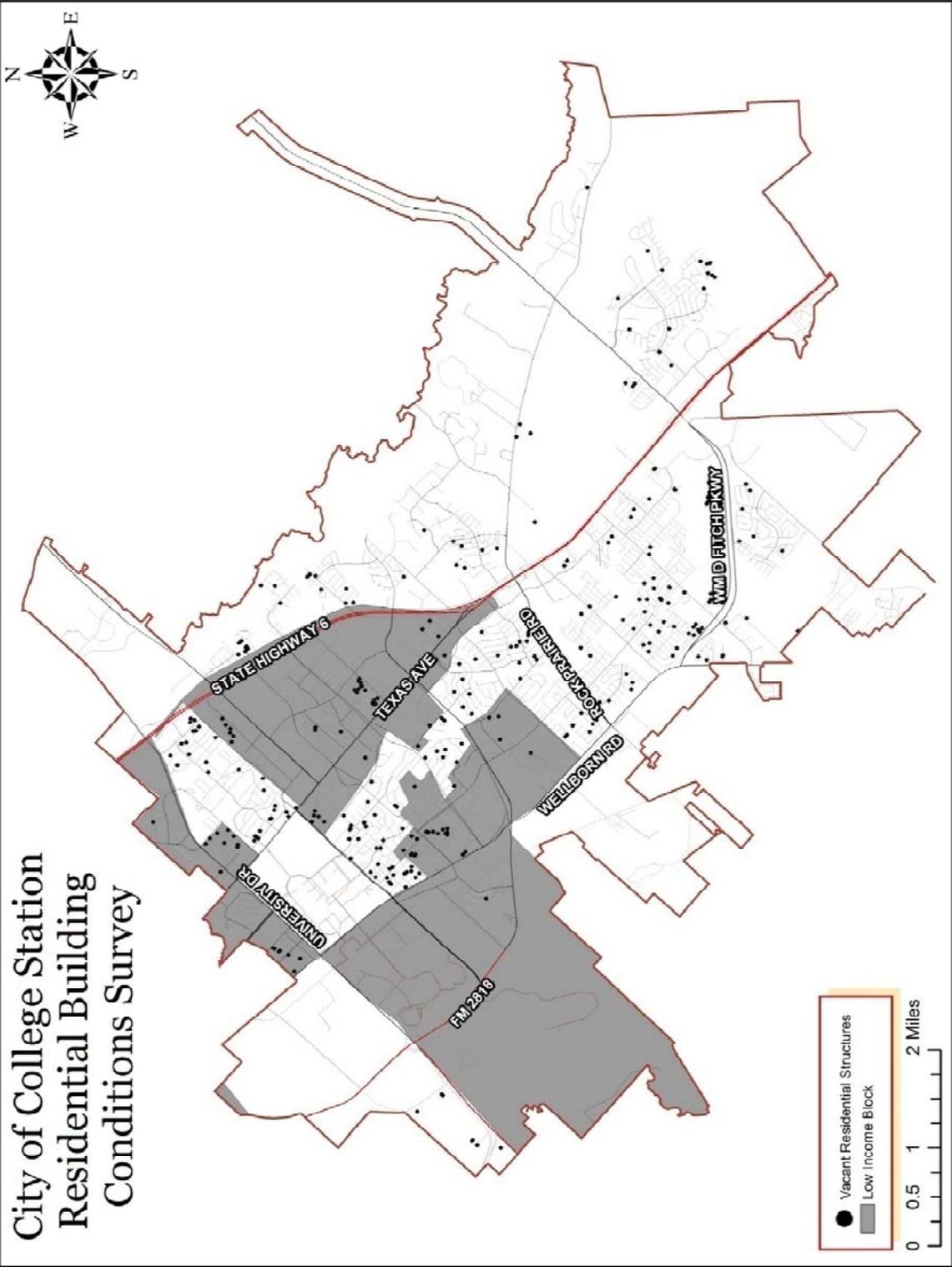
Vacant Structures

Of the 17,978 structures surveyed, 334, or nearly 2%, of all structures were estimated as vacant. This estimate is low, compared to the 2008 Census which estimated 11.6% of all housing units as vacant. This difference could be due to many of the multi-family units are on one meter and other units may have been difficult to estimate properly without entering the building or speaking with neighbors.

Most of the vacant structures surveyed are in “Excellent” condition, more than 58%. Many of these are new homes recently built waiting to be sold, most in southern College Station. Only 13% of these vacant homes in “Excellent” condition are located in low/mod income neighborhoods.

On the other hand, almost 40% of the vacant structures rated as “Conservable”, “Substandard”, and “Dilapidated” were located in low/mod income neighborhoods. One-hundred and six of the vacant units, or 31%, were rated “Conservable”. Only 34 of the vacant units, or 10%, were estimated to be “Substandard” or “Dilapidated” structures. This information illustrates that many of the vacant units are suitable for rehabilitation and rehabilitation programs should target low- and moderate-income neighborhoods of the City as many of the units are located in these areas.

Figure 50. Building Conditions Survey, Vacancy



4.5 Low- and Moderate-Income Areas and Areas of Minority Concentrations

The following maps illustrate the low/mod income areas and areas of minority concentration in the City by Census Tract. Low/mod income areas are census tracts where more than 50% of the tract population earns less than 80% of the area median income. Areas of minority concentration are defined as any neighborhood in which the percentage of the households in a particular racial or ethnic minority group is at least 10 percentage points higher than that of the City overall. In the 2008 American Community Survey it was estimated: African Americans/Blacks-5.2%; Hispanic or Latino-13.1%; and Asians-8.6%. The following racial groups have less than a 10% concentration people in any Census Tract in College Station: American Indian/Alaska Native, Native Hawaiian or Pacific Islander, or any race combination.

Figure 51. African American/Black Concentration in 2000 Census Tracts

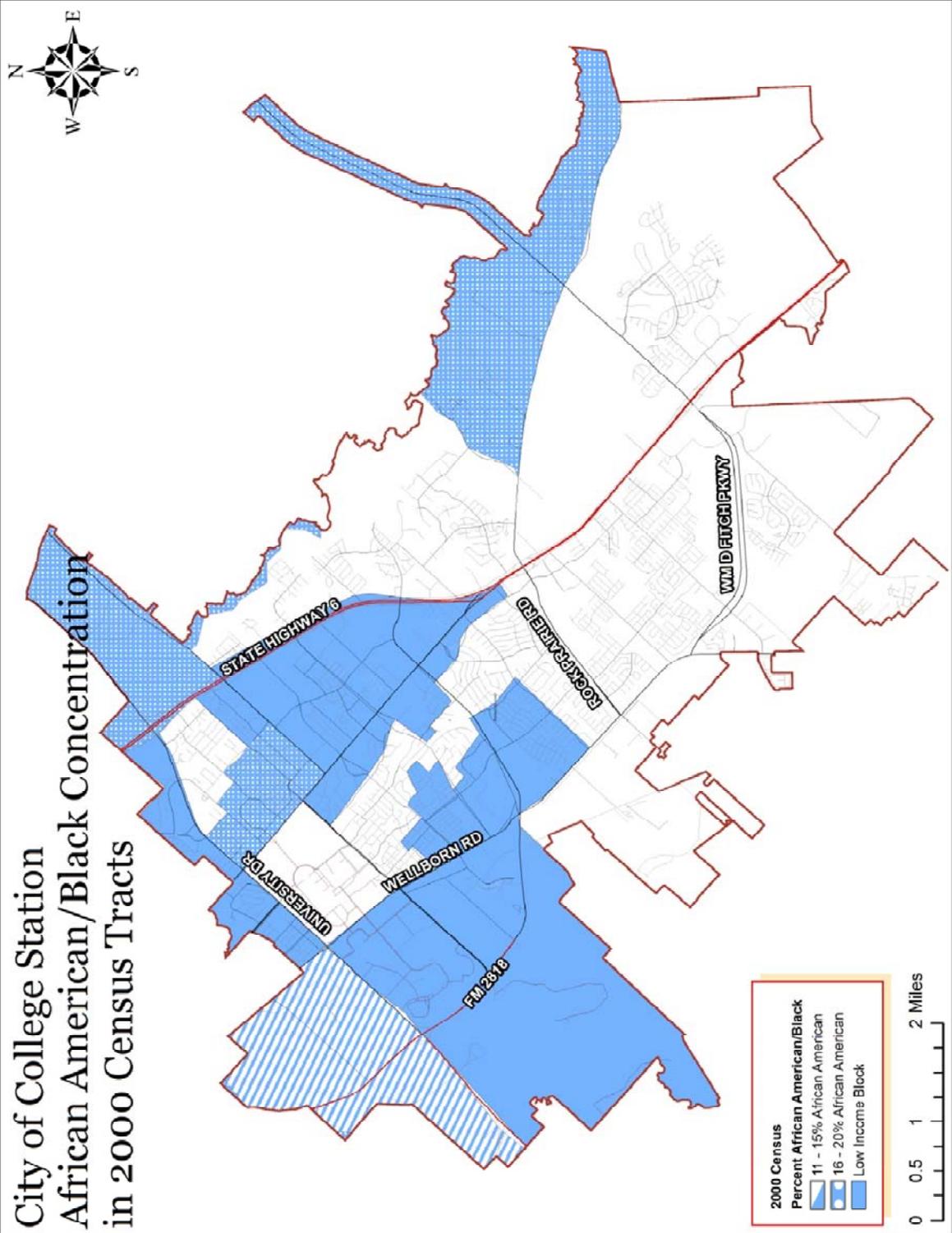


Figure 52. Asian Concentration in 2000 Census Tracts

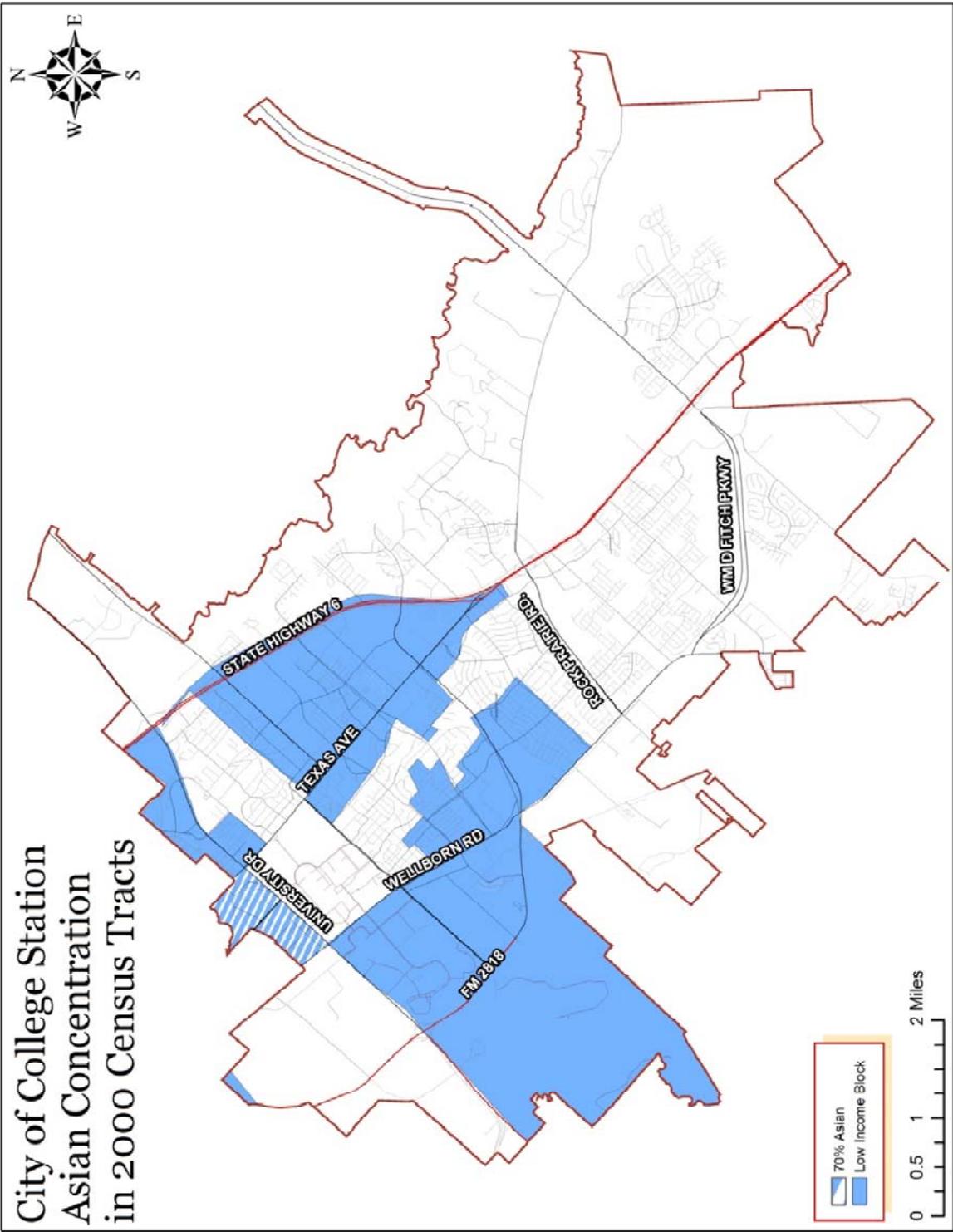
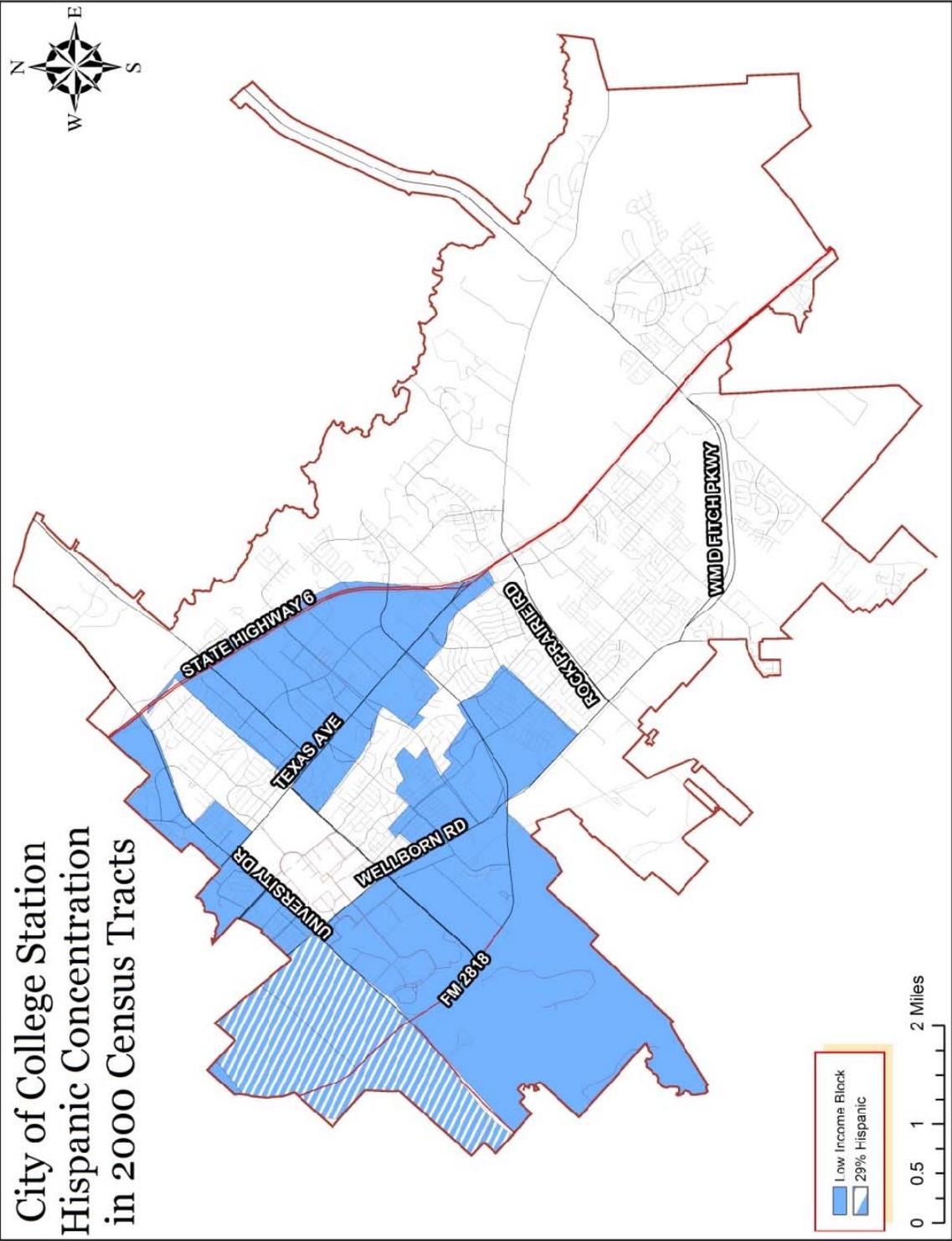


Figure 53. Hispanic Concentration in 2000 Census Tracts



4.6 Public and Assisted Housing

4.6.1 Public Housing

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

4.6.2 Assisted Housing

Several apartment communities have been or are currently assisted by local, state, or federal funding to serve specific targeted income populations. Several low income tax credit projects have been developed. Also, rental assistance is available through a two year renewable contract with Twin City Mission and the City of College Station funded through HOME. No net loss in assisted units is expected in the next five years.

In addition to the following place-based assisted housing units, the Brazos Valley Council of Governments issues 1,775 housing vouchers to Housing Choice Voucher participants in the Brazos Valley. In March 2010, 492 vouchers were used in College Station, which represented almost 30% of all program vouchers.

Organization or Service	Type of Housing Assistance	Target Population	Number of Units and Annual Number Assisted	Contract Period
The Haven	LIHTC/Rental Assistance	Special Needs	24 Units	LIHTC ends 2031
Heritage at Dartmouth	LIHTC/Rental Assistance	Low/Mod Income	85 Units	LIHTC ends 2029
LULAC Oakhill Apartments	Section 202 Project-Based Rental Assistance	Elderly/Disabled Households with Incomes Less than 50% of Median	50 1-bedroom units	Section 202-5 year contract ends Sept. 2011
Santour Court	LIHTC/HOME	Households with Income Less than 80% and 60% of Median	16 Units	LIHTC ends 2037 HOME ends 2047
Southgate Village Apartments	Section 8	Low/Mod Income	200 Total Units 159 LMI units	Annual contract ending June 2010
Terrace Pines	LIHTC/HOME Rental Assistance	Elderly Households with Incomes Less than 60% of Median	100 Total Units 80 LMI Units	LIHTC ends 2035 HOME ends
Villas of Rock Prairie	LIHTC/Rental Assistance	Elderly/Disabled Households with Incomes Less than 50% of Median	132 Total Units 92 LMI Units	LIHTC ends 2036
Windsor Point Apartment Homes	LIHTC/Rental Assistance	Low/Mod Income	192 Units	LIHTC ends 2036

4.6.3 Homeless Inventory

Figure 55. Emergency Shelter: Fundamental Components in CoC System – Housing Inventory Chart															
Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input checked="" type="checkbox"/>	Target Pop		Year-Round			Total Year-Round Beds	Other Beds			
			Ind.	Fam.		A	B	Fam. Units	Fam. Beds	Indiv. Beds		Seasonal	O/V*		
Current Inventory (Available for Occupancy on or before Jan. 31, 2010)			Ind.	Fam.											
Twin City Mission, Inc.	Phoebe's Home*	C	0	18	480738	SFHC	DV	17	18	27	45	0	1		
Emmanuel Baptist Church	Emmanuel Lighthouse	C	0	0	480738	SF		0	0	6	6	0	0		
Faith Mission	Faith Mission	C	23	5	489477	SMF+H C	-	5	19	23	42	0	9		
Twin City Mission, Inc.	The Bridge* men's beds-48 and women's 12 beds, family 4 beds	C	60	4	480738	SMF+H C	VET HIV/ AIDS	7	14	78	92	0	0		
SUBTOTALS:			83	27	SUBTOTAL CURRENT INVENTORY:			29	51	134	185	0	10		
New Inventory			Ind.	Fam.											
N/A															
SUBTOTALS:			0	0	SUBTOTAL NEW INVENTORY:			0	0	0	0	0	0		
Inventory Under Development (Available for Occupancy after Jan. 31, 2010)			Anticipated Occupancy Date												
Emmanuel Baptist Church	Building new 4 bedroom house for homeless women					SF				8	8				
			SUBTOTAL INVENTORY UNDER DEVELOPMENT:					0	0	8	0	0	0		
Unmet Need								UNMET NEED TOTALS:		34	27	87	148	40	24
Total Year-Round Beds—Individuals						Total Year-Round Beds—Families									
1. Total Year-Round Individual Emergency Shelter (ES) Beds:			134		6. Total Year-Round Family Emergency Shelter (ES) Beds:						51				
2. Number of DV Year-Round Individual ES Beds:			27		7. Number of DV Year-Round Family ES Beds:						18				
3. Subtotal, non-DV Year-Round Individual ES Beds (Line 1 minus Line 2):			107		8. Subtotal, non-DV Year-Round Family ES Beds (Line 6 minus Line 7):						33				
4. Total Year-Round Individual ES Beds in HMIS:			83		9. Total Year-Round Family ES Beds in HMIS:						27				
5. HMIS Coverage—Individual ES Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):			78 %		10. HMIS Coverage—Family ES Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):						82 %				

*In the column labeled "O/V," enter the number of Overflow and Voucher Beds

Figure 56. Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart

Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input checked="" type="checkbox"/>	Target Pop		Year-Round			Total Year-Round Beds	
			Ind.	Fam.		A	B	Fam. Units	Fam. Beds	Indiv. Beds		
Current Inventory			Ind.	Fam.								
Twin City Mission, Inc.	The Haven Apartments* (changes based on funding)	PA	60	20	481104	SMF+H C		4	16	40	60	
Twin City Mission, Inc.	Supportive Housing*	PA	18	30	480738	SMF+H C		6	30	18	54	
Twin City Mission, Inc.	Transitions*	PA	42	17	480738	SMF+H C		3	17	42	62	
SUBTOTALS:			120	67	SUBTOTAL CURRENT INVENTORY:			13	63	100	176	
			Ind.	Fam.								
N/A												
SUBTOTALS:					SUBTOTAL NEW INVENTORY:							
Inventory Under Development (Available for Occupancy after January 31, 2007)			Anticipated Occupancy Date									
N/A												
			SUBTOTAL INVENTORY UNDER DEVELOPMENT:									
Unmet Need						UNMET NEED TOTALS:			10	50	12	62
Total Year-Round Beds—Individuals				Total Year-Round Beds—Families								
1. Total Year-Round Individual Transitional Housing Beds:			100	6. Total Year-Round Family Transitional Housing Beds:			63					
2. Number of DV Year-Round Individual TH Beds:			0	7. Number of DV Year-Round Family TH Beds:			0					
3. Subtotal, non-DV Year-Round Individual TH Beds (Line 1 minus Line 2):			100	8. Subtotal, non-DV Year-Round Family TH Beds (Line 6 minus Line 7):			63					
4. Total Year-Round Individual TH Beds in HMIS:				9. Total Year-Round Family TH Beds in HMIS			67					
5. HMIS Coverage—Individual TH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):			83 %	10. HMIS Coverage—Family TH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):			94%					

Figure 57. Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart												
Provider Name	Facility Name *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input type="checkbox"/>	Target Pop.		Year-Round			Total Year-Round Beds	
			Ind.	Fam.		A	B	Fam. Units	Fam. Beds	Indiv./CH Beds		
Current Inventory (Available for Occupancy on or before Jan. 31, 2010)			Ind.	Fam.								
Twin City Mission The Bridge Permanent Beds	12 men and 8 women long term permanent		20							20	20	
Twin City Mission	Scattered Sites		5							5	5	
SUBTOTALS:			25	0	SUBTOTAL CURRENT INVENTORY:		0	0	25	25		
New Inventory			Ind.	Fam.								
N/A												
SUBTOTALS:					SUBTOTAL NEW INVENTORY:							
Inventory Under Development			Anticipated Occupancy Date									
N/A												
					SUBTOTAL INVENTORY UNDER DEVELOPMENT:							
Unmet Need							UNMET NEED TOTALS:		52	194	35	229
Total Year-Round Beds—Individuals				Total Year-Round Beds—Families								
1. Total Year-Round Individual Permanent Housing Beds:			25	6. Total Year-Round Family Permanent Housing Beds:			N/A					
2. Number of DV Year-Round Individual PH Beds:			0	7. Number of DV Year-Round Family PH Beds:			N/A					
3. Subtotal, non-DV Year-Round Individual PH Beds (Line 1 minus Line 2):			25	8. Subtotal, non-DV Year-Round Family PH Beds (Line 6 minus Line 7):			N/A					
4. Total Year-Round Individual PH Beds in HMIS:			25	9. Total Year-Round Family PH Beds in HMIS			N/A					
5. HMIS Coverage—Individual PH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):			100 %	10. HMIS Coverage—Family PH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):			0					

4.6.4 Special Need Facilities and Services

A list of programs ensuring persons returning from mental and health institutions receive appropriate supportive housing is located in the Strategic Plan Section of this document.

The following chart lists area providers of supportive housing and summary information related to the specific clients served, type of assistance provided, and number of units available for persons with special needs, including: the elderly, frail elderly, persons with disabilities, persons with alcohol/drug additions, and persons with HIV/AIDS.

Figure 58. Supportive Housing Providers: Elderly Frail Elderly, Persons with Disabilities				
Organization or Service	Type of Housing Assistance	Other Services	Target Population	Number of Units and Annual Number Assisted
LULAC Oakhill Apartments 1105 Anderson College Station	Section 202 Project-Based Rental Assistance	Food pantry, I&R, socialization/ recreation, scheduled transportation	Elderly/Disabled Households with Incomes Less than 50% of Median	50 1-bedroom units
Terrace Pines 819 Krenak Tap College Station	LIHTC/HOME Rental Assistance	I&R, socialization, transportation	Elderly Households with Incomes Less than 60% of Median	100 Total Units 80 LMI Units
Villas of Rock Prairie 100 Mortier College Station	LIHTC Rental Assistance	I&R, socialization	Elderly/Disabled Households with Incomes Less than 50% of Median	132 Total Units 92 LMI Units
Brazos Valley Community Action Agency -Elder-Aid	Accessible Rental Property	I&R, Case Management, telephone reassurance, housing repairs	Elderly/Disabled Households with Incomes Less than 50% of Median	
Crestview 2505 E Villa Maria Bryan	Section 202 Supportive Housing facility located in Bryan	Counseling, bus service, I&R, emergency nursing	Elderly/Disabled households with Income less than 50% of Median	48 beds
Sherwood Health Care Facility 1401 Memorial Bryan	Supportive Housing	Skilled and moderate care	Elderly/Disabled	242 Beds, Includes 32 Secure Dementia Beds
Arbor on the Brazos 1103 Rock Prairie College Station	Supportive Housing	Skilled and moderate care	Elderly/Disabled	60 Beds
Bluebonnet House 3901 Victoria Ave College Station	Supportive Housing	Moderate care	Elderly	139 beds
The Grand Court 2410 Memorial Bryan	Supportive Housing	Moderate care	Elderly	180 units
Brazos Oaks Personal Care Center 8733 N Hwy 6 Bryan	Supportive Housing	Moderate care	Elderly	16 beds
Millican House 2601 E Villa Maria Bryan	Assisted Living	Moderate care	Elderly	30 beds

St Joseph Manor 2333 Manor Dr Bryan	Supportive Housing	Skilled and moderate care	Elderly/Disabled	125 Beds: 44 assisted, 33 secure dementia, 48 skilled
Sheridan on Anderson (Brazos Valley Geriatric Center) 1115 Anderson College Station	Supportive Housing	Skilled and moderate care	Elderly/Disabled	142 Beds
Sheridan of Bryan 2001 E 29 th Bryan	Assisted Living	Skilled and moderate care	Elderly/Disabled	140 Beds
Sheridan on Rock Prairie 1105 Rock Prairie College Station	Supportive Housing	Skilled and moderate care	Elderly/Disabled	120 Beds
Martin Luther Homes -Calder Creek 2518 Dartmouth College Station	Intermediate Care Facility	Case management to facilitate independent living	Females with developmental disabilities	6 spaces
Martin Luther Homes -Louisiana House 2518 Dartmouth College Station	Intermediate Care Facility	Case management to facilitate independent living	Males with developmental disabilities	3 spaces
MH-MR of Brazos Valley -The Family Tree	Residential Facility	Counseling, transportation, employment, I&R	Adults with intellectual disabilities (co-ed facility)	8 beds
MH-MR of Brazos Valley - Home Community Based Services	Supportive Assistance provided in private residences	Case management, counseling, day/evening care	Adults with intellectual disabilities (co-ed facility)	2 homes (4beds each) under state contract
BVCASA –Trinity Living Center	Transitional Housing	Drug abuse counseling mandatory	Homeless males released from TDC with drug history	90 days maximum stay
BVCASA –Women’s Therapeutic Treatment Community	Transitional Housing	Drug abuse counseling mandatory	Homeless females released from TDC with drug history	90 days maximum stay
BVCAA – HOPWA	Supportive Housing, Rental Assistance, Emergency Aid	Supportive services, I&R, counseling	Persons with AIDS/HIV	10-15 months of rental assistance, Emergency aid for up to 6 months

5.0 Strategic Plan

The City of College Station’s Strategic Plan outlines housing and community development needs, as well as the objectives and strategies to meet those needs for the period from October 1, 2010 through September 30, 2014. This Strategic Plan covers the affordable housing and community development objectives and strategies that will be funded through two U.S. Department of Housing and Urban Development (HUD) formula grants: Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME).

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

This section first identifies the community needs for housing, homelessness, and non-housing community development activities. This, along with information from the Housing Market Study, Community Profile, Needs Assessment, and the public input process, resulted in seven broad ranged community development goals and related objectives under each goal. Tied to each objective are strategies designed to provide guidance to the applicable entities involved in ensuring success in achieving goals set for the community. The strategies also provide projected outcomes to assist in the assessment of progress achieving goals. This will help to ensure that meaningful and measurable progress is realized for programs and projects supported by HOME and CDBG funding.

As recognized by HUD, Figure 59 illustrates the outcome and objective codes used to classify each strategy.

Figure 59. Outcome/Objective Codes			
Objectives	Outcomes		
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

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

5.1 Housing Needs, Priorities and Goals

There are many obstacles to providing affordable housing to those in need. A primary obstacle in meeting housing needs for low- and moderate-income persons is the high cost of housing. The high costs of land and building materials, as well as the limited availability of land are disincentives for developers and homebuilders to create affordable housing. Another obstacle is the lack of understanding regarding housing for low- and moderate-income households that may result in a strong negative reaction to new affordable housing development. In addition, consumers' lack of financial education, sufficient income, and knowledge of existing assistance programming can be significant barriers to achieving housing. Other social or family issues can also hinder consumers from accessing decent housing; examples include substance abuse, mental health issues, health problems, divorce, or unemployment.

Information from the Housing Market Analysis has been combined with data obtained from input focus and citizen groups to develop Priority Needs related to Housing Tenure, Income Level, and Special Needs, as shown in this section. Rankings of High, Medium, and Low were assigned to illustrate relative need and will be utilized to evaluate the local allocation of available resources as shown in Figure 75 Priority Housing Needs/Investment Plan (HUD Table 2A).

The following is an overview of College Station households in 2008:

- There were 13,461 family households (47%) and 15,337 non-family households (53%)
- 8.9% of the family households were female-headed
- 5.3% of the female-headed households had children under age 18
- 24.4% of all households had children under age 18
- 7.7% of all households had a member over age 65
- There are 2,229 households with members over age 65
- The average household size is 2.5 persons
- The average family size is 3.04 persons

5.1.1 Rental Housing

The 2000 Census indicates that 11,253 or 66% of the 17,051 renter households in College Station are low-income. Figure 59 below illustrates that 86% of renter households in need of assistance in College Station are below 50% of the area median income and are considered very low-income households. Figure 75, the "Priority Housing Needs Summary Table" in Appendix A, includes information on housing needs for renters and homeowners.

Renter households in need of housing assistance include those that:

- Have an income that is less than 80% of the area median income and experience housing problems;
- Pay more than 30% of their housing expenses, including utilities; and
- Live in substandard or overcrowded housing.

The following statistics from the 2000 Census provide information regarding very low-income renters in College Station. These renters meet one or more of the criteria for "renter households in need of assistance".

- 83% of White non-Hispanic households are in this category.
- 78% of Hispanic renter households are in this category.
- 72% of Black non-Hispanic renter households are in this category.

- 60% of Asian households are in this category.
- 62% of households with mobility or self care limitations are in this category.
- The highest incidence of housing problems and high to severe cost burdens is among large and elderly renter households.
- 79% of renters earning below 30% of the area median income spend more than 50% of income on housing.
- 88% of renters earning between 30-50% of the area median income spend more than 30% of income on housing.

Household Type	Low-Income Homeowners						Total Low-Income Homeowners	Household %
	Extremely Low-Income 0-30%		Very Low-Income 31-50%		Other Low-Income 51-80%			
Elderly	60	29%	60	29%	85	42%	205	2%
Small	844	44%	625	33%	448	23%	1,917	18%
Large	95	34%	95	34%	89	37%	279	2%
Other	5,212	62%	2,271	27%	923	11%	8406	78%
Total Households	6,211	57%	3,051	28%	1,545	14%	10,807	100%
% of Income Level	58%		28%		14%		100%	

Source: SOCDs CHAS Data

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

Based on this definition, there are two disproportionate needs for minority renters. One is for Black households in the 50-80% of Median Income Range. In that category, there are 11.5% more Black households with housing problems (cost burden and/or repair needs) than the group as a whole. The other is among Native American renters in the 0-30% of Median Income Range, where 100% of Native American renters are more likely to experience housing problems of some sort, 14% greater than all renters in that income category.

Additionally, the local Section 8 Housing Program at BVCOG indicates that there are 1,775 rental vouchers/certificates being utilized by low income families in Brazos County.

Due to the high number of students occupying rental housing in College Station, the demand for rental housing is very high. This has led to several obstacles to affordable rental housing including high rental rates and the deterioration of existing rental housing. Also, the public’s aversion to affordable housing as well as the continued demand for rental units has led to only one location-based housing choice voucher rental complex.

Rental housing activities will focus on maintenance of existing affordable units, bringing existing units up to building code standards, and reducing lead hazards. The priority to support extremely low and very low-income individuals and families obtain rental housing will continue due to the high cost and low maintenance of rental housing through the Tenant Based Rental Assistance Program in Objective DH 2.2. Also, development of new affordable and mixed-income developments in areas accessible to basic needs like transportation, employment, and shopping will continue to be a priority.

Goal: Rental Housing - Ensure adequate affordable rental housing opportunities for low- and moderate-income families and individuals [HUD Table 2C]					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
DH 3.1: Sustainability Of Decent Housing	Encourage and facilitate the rehabilitation of affordable rental units	private sector, HOME, CDBG	Private sector, ECD Rental Rehab Program	20 units	Sustain decent housing by rehabilitating rental units offered to L/M income individuals and families
DH 1.1: Availability/ Accessibility of Decent Housing	Encourage and facilitate the construction of new affordable rental units	State HTC, HOME, CDBG, private sector	Private sector, ECD Leveraged Development Program, other ECD initiatives	70 units	Increase number of newly constructed rental units offered to L/M income individuals and families

5.1.2 Owner-Occupied Housing

Figure 61. Low-Income Homeowners Needing Housing Assistance

Household Type	Low-Income Homeowners						Total Low-Income Homeowners	Household %
	Extremely Low-Income 0-30%		Very Low-Income 31-50%		Other Low-Income 51-80%			
Elderly	59	35%	60	36%	49	29%	168	15%
Small	69	26%	45	17%	154	57%	268	23%
Large	0	0%	10	29%	24	71%	34	3%
Other	330	50%	60	9%	276	41%	666	59%
Total Households	458	40%	175	15%	503	44%	1,136	100%
% of Income Level	40%		16%		44%		100%	

Source: SOCDs CHAS Data

The following statistics from the 2000 Census provide information regarding low-income homeowners in College Station:

- 20% of homeowners are low-income.
- 26% of low-income homeowners are elderly.
- 27% low-income homeowners are small related households of two to four persons.
- 61% of low-income homeowners have housing problems.
- 76% of Hispanic low-income households have housing problems.
- 81% of Asian low-income households have housing problems.
- 61% of low-income homeowners have a cost burden and 34% have a severe cost burden.

For minority owners, there are three groups with disproportionate needs. First, in the category of households earning less than 30% of the median income, 12.7% more Black households have housing problems. Also Hispanic and Asian households earning 50%-80% of the median income were more likely to have housing problems.

Compared with renters, homeowners, in general, have higher incomes and a lower incidence of cost burden. However, more than 60% of College Station's homeowners earning below 80% of the area median income experience housing problems or cost burden. These burdens make it difficult for low-income homeowners to maintain their home in standard condition, and this not only affects their lives but also the neighborhood around them. Affordability of maintenance and knowledge regarding homeownership are obstacles to sustaining homeownership.

Due to the high percentage of low-income homeowners experiencing housing problems, the City will continue to assist homeowners with repairs and provide homeowner education through its Rehabilitation Program. Also, in order to maintain neighborhood integrity, the City will continue to educate homeowners through code enforcement officers, as well as removing dilapidated structures hazardous to neighbors.

Goal: Owner-Occupied Housing - Ensure adequate housing assistance for lower income homeowners [HUD Table 2C]					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
DH 2.1: Affordability Of Decent Housing	Encourage and facilitate maintenance of residential units by L/M income homeowners through residential rehab loans	CDBG, HOME, TDHCA funds, other local public or private contributions	ECD Rehabilitation Program	20 units	Increase affordability of maintaining decent owner-occupied housing
SL 3.1: Sustainability of Decent Housing	Acquire real property for future development of affordable housing, parks, or other activities that enhance neighborhoods	CDBG, HOME, local funds	Public Facility, New Construction Program	5 units	Enhance the sustainability and longevity of decent housing by maintaining the integrity of neighborhoods
DH 3.2: Sustainability of Decent Housing	Encourage and facilitate the removal and replacement of dilapidated residential structures and/or address community emergencies	HOME, CDBG	ECD Staff, City's Building Department, Code Enforcement	5 units	Demolish dilapidated structures to create decent housing
DH 3.3: Sustainability of Decent Housing	Utilize code enforcement regulations to maintain the integrity of older neighborhoods	CDBG	Code Enforcement, ECD Staff	25,000 residents	Enhance the sustainability and longevity of decent housing by maintaining the integrity of neighborhoods

5.1.3 Homeownership

With a low homeownership rate of 35%, College Station has obstacles for low- and moderate income households trying to achieve homeownership. In Section 4.3.1, Figures 38 and 39 illustrate the lack of affordability of the median priced homes when compared to the median income in the area. These figures indicate very few households at 80% of the area’s median income can purchase a home at or even near the area’s median home sales price. Affordability of homes is one obstacle that potential homeowners must overcome when searching for a home. Another obstacle for homebuyers is the detailed knowledge of financial management, the process of buying a home, and the maintenance of owning a home. In addition, the high land prices and a very limited availability of developed lots also affect the affordability of housing.

The comparison of income levels to the high cost of housing in College Station indicates a need for production of affordable units and provision of assistance to low-income households seeking homeownership to achieve self sufficiency. Instead of concentrating affordable housing and low- and moderate-income homeowners, the City of College Station homeownership programming promotes homeownership in various areas of the City, creating strong, vibrant, mixed-income neighborhoods.

Goal: Homeownership - Retain and expand affordable housing opportunities for low- and moderate-income homebuyers [HUD Table 2C]					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
DH 2.2: Affordability of Decent Housing	Encourage and support programs and projects that provide financial assistance to L/M income purchasers of existing or new affordable homes	HOME; United Way IDA Program	ECD DAP	60 households	Increase affordability of homeownership of decent housing through DAP
DH 3.3: Sustainability of Decent Housing	Encourage and support programs and projects that provide education and counseling to lower-income home-owners and homebuyers	HOME, United Way IDA Program, TAMU Extension Services, Habitat	ECD DAP	100 persons	Provide housing information to make decent housing more sustainable to homeowners
DH 1.2: Availability/ Accessibility of Decent Housing	Encourage and support programs and projects that construct new housing units for L/M homebuyers	HOME, CDBG, private/ nonprofit developers	ECD New Construction Program, BVCAA, Habitat for Humanity, other CHDOs, private/nonprofit developers	20 units	Increase number of new affordable homeownership units

5.2 Homeless and Special Needs Populations Needs, Goals, and Priorities

A primary obstacle to addressing and meeting underserved needs is lack of funding. The City of College Station will continue to explore funding opportunities and work with local for-profit and non-profit providers to prepare funding applications. This cooperation includes Twin City Mission's applications for Emergency Shelter Grant funds through the Texas Department of Housing and Community Affairs and other applications for programs to assist the homeless through vouchers and supportive services. Twin City Mission continues to provide support services to participants in the Home Services Program, the agency's transitional housing program, HUD supportive housing program (McKinney-Vento Homeless Assistance Programs), renewal of Supportive Services, renewal of HMIS Implementation, and additional HUD funding for supportive housing. While these funding sources are significant and although great improvements have been made, additional, future funding increases will be required to adequately address homelessness in the area.

5.2.1 Homeless and Continuum of Care Strategies

History of Brazos Valley Coalition for the Homeless and Continuum of Care Process

During the last nine years several area agencies and both the Cities of Bryan and College Station have worked together to more accurately estimate the gaps in services for the homeless. A summary of that work includes:

- A working session conducted by BVCH to update the gaps analysis from 2001. Each agency serving the homeless received an information packet prior to the workshop. This packet directed agencies through a preliminary data gathering process to update the statistics used in the gaps analysis process. Based on the results of the gaps analysis update, utilizing a consultant from the Enterprise Foundation and minutes from BVCH meetings, priorities and gaps were re-established;
- In April 2001 an additional workshop was held to strengthen and streamline the Continuum of Care system using feedback from HUD on the 2000 Continuum of Care application and from the Enterprise Foundation;
- BVCH conducted a homeless survey again in February 2002 that incorporated several Homeless Coalition planning meetings between November 2001 and February 2002. Analysis from this survey and gaps analysis worksheets sent to emergency shelter and supportive services providers assisted in the results of the 2002 gaps analysis update;
- On April 1, 2004 the BVCH completed another point-in-time survey after several planning sessions beginning in September 2003. Analysis from this survey, gaps analysis surveys sent to homeless shelters, and a discussion of the data at the July Homeless Coalition meeting were used in the results of the 2004 gaps analysis update, reported in prior CAPs. In addition, The BVCH did their first point in time only count in January 2005, a survey and count in April 2006, another point in time count in January 2007 and a point in time count in January 2009. Unmet housing needs were agreed upon by the BVCH after a phone survey was conducted polling agencies staff for their opinion of unmet needs that exist within their target population. As recommended by Martha R. Burt and Carol Wilkins in the CSH publication, "Estimating the Need" (www.csh.org), the BVCH chose to use a method that combined the Use of Expert Opinions by Emergency Shelter staff, Transitional Housing staff, and direct care workers during the course of a year with a Review of Personal Characteristics. The next homeless count is planned for January 2011. The Brazos Valley Homeless Coalition is hosting several meetings to develop their plan for this count.

Current BVCH and Continuum of Care Process

Information for the Homeless and Special Needs Population in the Appendix was obtained through a planned process in conjunction with the BVCH and based upon historical data, surveys, and the knowledge of the many different providers' staff. The City, as part of the BVCH, worked closely with coalition members to conduct a point-in-time count for sheltered and unsheltered homeless, subpopulation groups, and identify gaps and needs for housing and supportive services. This "Shelter & Housing Inventory Point-In-Time" count was conducted on January 22, 2009 and included an update of the current emergency, transitional housing and permanent supportive housing inventory (see 4.6.3 Homeless Inventory) continuum of care inventory, as well as those under development. Specifically, the definitions used for survey purposes were: 1) Emergency Shelter: Buildings designed to house persons experiencing homelessness and 2) Transitional Housing: Temporary and transitional housing programs for persons experiencing homelessness and which may include supportive services. The response rate was 100% for all categories. Further, homeless subpopulations were tallied for "sheltered" persons in each category. In addition, for unsheltered persons, a further attempt was made to indicate the name of the person and identify the person's "usual geographic location".

Unmet housing needs were agreed upon by the BVCH after members were polled regarding the data obtained from the 2010 count and housing and supportive services staff were also polled for their opinion of unmet needs that exist within their target population.

BVCH homeless counts have typically been preceded by media coverage and efforts to contact key persons in each geographic area to assist with the counting process. The BVCH continues to implement many of the strategies recommended by HUD, as well as other experts in the field of homelessness, in regards to planning and implementing a comprehensive count. In addition, newly identified locations will continue to be visited and an aggressive outreach effort will coincide with efforts to carry out future counts as required by HUD.

The Brazos Valley Coalition for the Homeless (BVCH) continues to meet and partner with local agencies to assist in better coordination of homeless services, including transitional housing, emergency housing, permanent housing, and supportive services. The Coalition met 5 times in the current program year. Priority housing homeless issues are as follows: 1) permanent supportive housing, 2) permanent affordable housing and 3) transitional shelter and supportive services. The BVCH holds regular meetings quarterly. Committee meetings are held every other month or on an as-needed basis. A continued emphasis has been to concentrate on goals to eliminate chronic homelessness as well as general population homelessness.

The Coalition continues to concentrate efforts on bringing in new community resources from all eight counties. Other efforts focused on Committee organizing such as establishing contact with other Coalitions to utilize and share resources, Committee meetings, a Continuum of Care workshop, reviewing and updating the discharge plan, and working on the Continuum of Care plan, including both homeless and chronic homeless goals. Future emphasis will also be on outreach for the Coalition by developing a newsletter to reach other counties who may not be able to attend meetings, developing a website and using a power point presentation to better educate the public.

Strategies to Combat Chronic Homelessness

In addition to specific homeless strategies carried out by College Station, the City, as part of the Continuum of Care, through the Brazos Valley Coalition for the Homeless, worked with participating housing and supportive service agencies to develop a plan for action steps to end chronic homelessness. Historically, steps taken include:

- Strategy and Program Development, 2003-2004: In 2003-2004, the BVCH developed strategies and programs for eliminating chronic homelessness in the Brazos Valley Region. Identifying local trends in chronic homelessness and developing a plan to end chronic homelessness in local communities were identified as high priorities for the Brazos Valley Region Continuum of Care. The Coalition added an End Chronic Homelessness Committee to develop and plan the strategy. Research included review of developed plans to end chronic homelessness from other localities. An evaluation of local trends common among this area's chronically homeless population was also compiled. A detailed plan was developed, presented to the BVCH and incorporated into the Continuum of Care process. The homeless survey instrument was amended to include additional questions related to issues of chronic homelessness and related trends.
- Jail Diversion Plan, 2004: During 2004, a series of meetings were held as MHMR Authority of Brazos Valley convened a region-wide effort to develop a local "Jail Diversion Plan". A key component of the plan included efforts to prevent homelessness for persons experiencing mental illness. Since persons with mental illness can often end up chronically homeless, particularly when resources for mental health services have continued to shrink, this effort has been viewed as particularly relevant in efforts to prevent chronic homelessness. The program has been funded by CDBG for the past two program years. For the 2009 program year the City provides technical assistance to MHMR since the program receives its funding from the State.
- Point in Time Homeless Count, 2005: In January 2005, a point in time count was conducted by the BVCH included questions to further help surveyors identify chronically homeless individuals. Coalition meetings continue to be held on a quarterly basis, with committee meetings held every other month or as deemed necessary.
- Implementation of HMIS, 2005: HMIS was implemented by Twin City Mission, a BVCH partner through a CoC HUD grant, in order to assist with tracking/trending data of persons who are chronically homeless by participating CoC grant recipients.
- Point in Time Survey, April 2006: In April 2006 a point-in-time survey and count was conducted. Gaps analysis updated through the BVCH.
- Homeless Survey, 2007: In 2007 a homeless survey was done and the members began restructuring the Coalition.
- Continuum of Care Plan, 2008: In 2008, these changes included a formal acceptance of revised by-laws, developing a power point for members to use to educate the general public, developing on a website and working on a newsletter. Special emphasis was placed on including representatives from all geographic areas. These steps indicate the process by which the Coalition will assist persons who have experienced homelessness (chronically or other) to assist them in moving from an emergency type of environment to transitional to permanent housing. The Coalition also will focus on individuals who are homeless as well as those who may be in danger of becoming homeless.
- Continuum of Care 2009: In 2009-2010, Coalition members will continue to seek information and additional resources through other entities such as the Texas Homeless Network. They will continue to work on updating the Continuum of Care plan to meet the needs of the homeless in the

Continuum of Care's geographic area. In 2008, two new projects were submitted through the Continuum of Care Homeless grant and were not funded. The Coalition anticipates that these projects will be submitted again in order to increase the number of permanent supportive homes.

- **Expanded Chronic Homeless Facilities:** In July 2009, the Twin City Mission closed its original location of The Bridge homeless shelter at North Bryan Street in downtown Bryan, where it has been in operation since 1963. It re-opened in a brand new, \$5.5 million, 24,000 square-foot facility located south of downtown Bryan on South Randolph Street near 30th Street. The design of the new facility is oriented with a central hub reception area with radiating wings like the spokes of a wheel. This configuration will allow staff to monitor and view each extending corridor. The design also offers an exterior wing, each of which is segregated from the other. This shelter will expand the bed capacity from 64 beds to 112; including 72 beds for men and 26 beds for women and 14 beds for families (7 units). In addition, 12 beds will be designated for chronically homeless men and 8 for chronically homeless women for long term permanent care. Several rooms are designated for the disabled. Each section has washing machines and dryers, a community area with access to a porch, a centralized security entrance, offices for staff, chapel, and increased capacity for their new café.

Summary of Homelessness Continuum of Care:

The City of College Station and the City of Bryan have determined not to prioritize homeless needs geographically. Homeless persons live throughout the Bryan-College Station community and homeless assistance should not be conducted on a geographic basis, but rather based on an individual's needs. Geographic concerns will be considered for funding homeless projects and programs, with particular concern for the homeless population's ability to identify and access facilities and programs. But, to limit geographically the City's options would be an unnecessary burden to place on the community when considering programs and projects to assist the homeless population.

It should be noted that the numbers in Figure 72 (see Appendix) represent inventory and need for the entire College Station-Bryan community. Based on the typical public services percentages regarding use between the two communities, it is assumed that approximately 25% of the services are being made available to College Station citizens. While most facilities and services are located in Bryan, College Station citizens realize a benefit by having that assistance available to them in the community. For example, if victims of domestic violence from College Station need emergency or transitional shelter, facilities funded in part by College Station but located in Bryan are available. Finally, while the numbers of homeless and special needs persons in College Station may be somewhat lower than those represented by Bryan, the critical nature of such needs necessitates them being ranked as a high priority. This also facilitates future funding efforts by helping providers document the community's support for ensuring assistance.

Goal: Homelessness - Address the needs of homeless persons to make the transition to permanent housing and independent living and help families avoid becoming homeless [HUD Table 1C]					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
Preventing homelessness					
DH 2.2: Affordability of Decent Housing	Provide assistance for low-income households to secure and sustain safe, decent affordable housing	Public and private sources of funding, HOME	Twin City Mission, ECD TBRA Program, private apartment complexes	300 security deposits	Coordinated effort among non-profits, for-profits, and the City to provide rental subsidies for decent housing
Outreach and Assessment					
SL 1.1: Availability/ Accessibility of Suitable Living Environment	Foster coordination, collaboration, and increased resources to assess community needs, available services, and service gaps. Use this information to target and improve service provision.	CDBG, local public and private funds	Project Unity	20 events	Improve availability and accessibility of services and assistance to the homeless to promote a sustainable living environment: Community Partnership Board meetings to improve knowledge and coordination between agencies, perform public outreach including Homeless Workshop
Emergency and Transitional Shelter					
DH 1.3: Availability/ Accessibility of Decent Housing	Encourage and support programs and agencies that supply or seek out emergency and/or transitional shelter for families and individuals	CDBG, and other private and public sources of funds	Public Service Agency programs through the JRFRC	25 clients	Provide emergency and/or transitional shelter for families and individuals to have decent housing
Transition to permanent housing and independent living					
DH 3.4: Sustainability of Decent Housing	Assist homeless persons in meeting human and health service needs; provide training and counseling opportunities to help with the transition to self sufficiency	CDBG and other private and public sources of funds	Public Service Agency funded through the JRFRC	1,000 clients	Assist homeless persons to become self sufficient to enable them to find decent, long term housing

5.2.2 Special Needs

According to the 2000 Census, 12.6% of the total population in the College Station-Bryan metropolitan statistical area had a disability. The following chart provides information regarding renters and homeowners of persons with mobility or self care limitations within College Station. Households with mobility and self care limitations make up 6% of all households in College Station, and 38% of these households have housing problems.

Household Type	Low-Income Persons with Limitations						Total Low-Income	Household %
	Extremely Low-Income 0-30%		Very Low-Income 31-50%		Other Low-Income 51-80%			
Renters	115	40%	110	38%	63	22%	288	72%
Homeowners	59	52%	24	21%	30	27%	113	28%
Total Households	174	43%	134	33%	93	23%	401	100%
% of Income Level	44%		33%		23%		100%	

Source: SOCDs CHAS Data

Information about other special needs populations include:

- 1.5% of households in College Station are low-income elderly households.
- According to the Department of State Health Services 2010 Texas Integrated Epidemiologic Profile for HIV/AIDS Prevention and Services Planning, there were an estimated 367 persons living with HIV/AIDS in the College Station-Bryan area.

Obstacles to meeting the needs of persons with special needs include lack of funding and lack of housing accessibility. There is a continued need for supportive services to assist those with special needs and their families in a coordinated effort throughout the College Station-Bryan area. The priority is to continue to support this population through non-profit and for-profit agencies to enable this population to achieve self sufficiency and decent housing.

Goal: Special Needs - Ensure adequate affordable housing opportunities and supportive services for lower income special needs populations [HUD Table 1C]					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
SL 1.2: Availability/ Accessibility of Suitable Living Environment	Encourage and facilitate organizations that provide social and/or housing services to special needs populations	CDBG	Public Service Agency funded through JRFRC	30 clients	Maintain or increase the number of clients with special needs receiving care

5.3 Non-Housing Goals, Objectives, and Strategies

Collaboration and cooperation among the cities of Bryan and College Station and other local agencies, as well as participation by the citizens of College Station in a series of public hearings and surveys has resulted in establishing three goals in the *Non-Housing Community Development Plan* to address the needs voiced by the community:

- Encourage and support the delivery of Health and Human Services to assist families in reaching their fullest potentials
- Provide safe, secure, and healthy environments for families and individuals
- Develop a strong and diverse economic environment to break cycle of poverty

The partnerships, surveys, and cooperative efforts, along with a series of public hearings and focus group meetings highlighted a number of needs that will be addressed by goals, objectives and strategies during the five-year plan period.

5.3.1 Public Service

There are many obstacles to providing health and human services to those in need. Because the City of College Station shares common borders with the City of Bryan, it is often difficult to specifically delineate College Station's needs from those of its neighbor. The City continues to focus on promoting coordination between all levels of government and services to eliminate duplicated services and to create a more seamless way to serve low- and moderate-income individuals and families.

The City of College Station, in partnership with the City of Bryan, Brazos County, and other local governmental entities and local agencies has been committed to creating a model human service delivery system for its citizens. College Station worked with the City of Bryan and many other local and regional agencies to identify the health and human service needs in the area. The results of the collaborative needs assessment and the basis for the prioritization of these needs are located in the section "Summary of Needs from Public Input Process."

In addition to identifying community needs, city staff actively participates in collaborative meetings to assist partners in identifying critical barriers that prevent families and individuals from receiving efficient, high quality services. Through its intensive efforts and technical support, local organizations are working cooperatively to create a "seamless web of services" for families.

This collaborative spirit has been further enhanced and demonstrated by the work of the Bryan/College Station Joint Relief Funding Review Committee (JRFRC) appointed by the City Councils of both Bryan and College Station. This process has allowed the cities and area agencies to work together to address the priorities and needs identified by the Consolidated and Annual Action Plans. After a public service agency application process that began in April, the JRFRC selected agency programs on May 26, 2010 to receive CDBG funds for the Fiscal Year 2011 (Program Year 2010). These programs represent community concerns in the areas of Food Distribution, Assistance for the Homeless, Mental Health Care, Rehabilitation Services, Prenatal Health Care, Crime and Violence, and Youth Services.

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

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

The City of College Station has an effective human service delivery system. Local organizations work cooperatively to achieve established goals for the community. The City of College Station works with local organizations to determine community needs on an ongoing basis and ensure that funding is allocated in such a way as to maximize services and meet the needs identified in the community. The City will continue to promote coordination among service agencies and fund agencies that address needs identified in the assessment.

The human services strategies identify priority services for the five-year period:

Goal: Public Service - Encourage and support the delivery of health and human services to assist families in reaching their fullest potential [HUD Table 2C]					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
SL 2.1: Affordability to Suitable Living Environment	Encourage and support nonprofit providers of health care, dental care, and mental health care to deliver programs to L/M families/persons	CDBG Public Service funds, other state and/or federal funds, public and/or private funds	Public Service Agencies funded through JRFRC	100 clients	Maintain or increase the number of clients receiving health/mental health and/or dental services
SL 1.3: Accessibility/ Availability to Suitable Living Environment	Encourage continued development and facilitate development of new or enhanced senior citizen programming	CDBG Public Service funds, City Parks and Recreational Department	City Parks and Recreation Staff; Senior Advisory Board; Public Service Agency	45,000 participants	Evidence of additional senior care opportunities, increase or maintain number of participating seniors
SL 2.2: Affordability to Suitable Living Environment	Facilitate development of affordable childcare and youth programs	CDBG Public Service funds, City Parks and Recreational Department	Public Service Agencies funded through JRFRC	4,500 clients	Evidence of maintained or additional childcare and youth opportunities
SL 3.2: Sustainability to Suitable Living Environment	Ensure that the provision of other health and human services is approached within a comprehensive framework to enable families and individuals in breaking the cycle of poverty	CDBG Public Service and Administrative funds	1) Public Service Agencies, 2) ECD staff, 3) ECD Staff	1) 35,000 clients 2) 100 assisted 3) 5 Boards/ Councils	1) Support nonprofit public service agencies to increase services to L/M clients 2) Technically assist nonprofit agencies (# Assisted) 3) Participate in coalitions or collaborative efforts for community initiatives to foster and maintain an environment to promote strong, supportive relationships
SL 1.4: Accessibility/ Availability to Suitable Living Environment	Encourage new or enhanced transportation programs that assist L/M income persons to address their mobility needs	CDBG Public Service Funds	Public Service Agencies funded through JRFRC	100 persons	Increase transportation options for L/M persons to create greater access to services

5.3.2 Public Facilities and Infrastructure

The need for expansion of public facilities and infrastructure is due to the deterioration of existing facilities and the increase in the City's population. Various neighborhoods serve densities of population for which sewer and water lines, streets and sidewalks were not originally designed. The continuing pressures of providing health and human services also have an impact on the provision and location of public facilities. The results of the Community Needs Survey indicated that Community Facilities and Neighborhood Services were important activities to address needs using CDBG and HOME within the next five years.

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

- Recent public input (including citizen surveys) regarding infrastructure and facility needs;
- Demonstration of a substantial benefit to low- and moderate-income residents;
- CDBG funds are required in order to carry out the project in a timely manner;
- Reasonable cost per household benefit; and
- CDBG funds leverage funding from other resources.

The following objectives and strategies have been developed to address infrastructure and public facilities needs. Activities will continue to be located in low-income areas in the City or used to primarily benefit low- and moderate-income persons and families.

Goal: Public Facilities and Infrastructure: Provide safe, secure, and healthy environments for families and individuals [HUD Table 2C]					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
SL 3.3: Sustainability of Suitable Living Environment	Improved accessibility to programs serving L/M income individuals and families through rehabilitation or expansion of public or private facilities	CDBG, nonprofit and private funds	Nonprofits and other service providers, private developers	2 facilities	Improve accessibility and/or availability of services through improvement of facilities
SL 3.4: Sustainability of Suitable Living Environment	Rehabilitation and expansion of infrastructure including water and sewer lines, street, and sidewalk, and flood drain improvements	CDBG, Capital Improvement Project funds	Public Works Department of the City of College Station	5 projects	Promote livability and sustainability for residents of low/mod neighborhoods by completing infrastructure projects.
SL 3.5: Sustainability of Suitable Living Environment	Improve or expand park facilities including green space, neighborhood parks, and recreational facilities	CDBG, Capital Improvement Project funds	Parks and Recreation Department of the City of College Station	7 parks	Complete parks projects in designated low/mod income neighborhoods to enhance livability
SL 1.5: Availability/ Accessibility of a Suitable Living Environment	Improve transportation facilities to increase the accessibility of health and human services and basic needs for L/M income persons	CDBG, Capital Improvement Project funds, TAMU, The District	Public Works Department of the City of College Station	5 facilities	Complete transportation facilities to enhance accessibility to various forms of transportation options

5.3.3 Economic Development

Demographic data shows that the College Station-Bryan M.S.A. has the fourth lowest unemployment rate of the 25 MSA districts in Texas, at approximately 5.7% in 2009. However, U.S. Census information indicates that College Station residents earn around \$14,500 less than the median household income for the state and about \$17,000 less than the U.S. median household income. The poverty level for families in Brazos County is 15.3% compared to the national rate of 9.6%. This indicates a trend of underemployment among residents, leaving College Station with a need to provide programs designed to support better-paying jobs. A lack of jobs for the diverse population of College Station and the region is an obstacle for many residents trying to achieve self sustainability.

To address these concerns and to focus on providing economic opportunities to develop a strong and diverse economy, the following objectives and strategies were developed:

Goals: Economic Development - Develop a strong and diverse economic environment to break cycle of poverty [HUD Table 2C]					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
EO 1.1: Availability/ Accessibility of Economic Development	Rehabilitate and/or develop new spaces for businesses to better realize job creation	CDBG, private funds	Private sector, ECD Commercial Loan Program and Leveraged Development Program	40 jobs	Increase the number of job opportunities for L/M income persons
EO 1.2: Availability/ Accessibility of Economic Development	Support and expand community wide training and employment activities targeting low/mod households	CDBG	Public Service Agency funding through JRFRC	50 persons	Increase the number of L/M income participants in training programs

5.4 Cross-Cutting Issues

5.4.1 Geographic Distributions of Community Development Program

For the purposes of satisfying the requirements of Chapter-373 of the Texas Local Government Code and to establish a Community Development Program as defined by that statute, the City identifies the areas of the municipality in which predominately low- and moderate-income persons reside, areas that are blighted or slum areas, or that are federally-assisted new communities, as the Census Block Groups that have 51% or more low- and moderate-income populations, as documented by data from the 2000 Census. Further, these low- and moderate-income areas represent Community Development program areas in which building rehabilitation and the acquisition of privately-owned buildings and/or land may take place, using federal funds, to advance one or more of HUD's National Objectives. Public facilities and infrastructure improvements will also be provided in areas of the city where 51% or more of the service population (defined as citizens benefiting from the activity) meets low and moderate-income guidelines, or where the nature and use of a facility can be documented and reasonably assumed to benefit and serve low-income citizens.

The City does not prioritize single-family housing assistance on a geographical basis; in addition, home-buyer assistance is evenly distributed throughout the community. Because most areas of the City contain at least some low-income residents, the City has decided to provide assistance based on household income and need only. Like HUD, the City's goal is to reduce concentrations of lower-income populations. Therefore, limiting housing activities on a geographic basis, rather than an individual income basis, would be contradictory to local and federal goals. Multi-family developments are considered and recommended based on a variety of geographical criteria, to include: proximity to amenities; appropriateness of site; access; environmental appropriateness; zoning, and; whether the site is designated as a Qualifying Census Tract, or other such designations that might strengthen the financial viability of the development.

Figure 63. Block Group Low- and Moderate Income Estimates for College Station				
Census Tract	Block Group	Low/Mod	Population	Low/Mod Pct
002002	3	0	0	0.0%
002001	2	37	1772	2.1%
002001	2	0	485	0.0%
002001	1	229	1627	14.1%
001802	1	26	2014	1.3%
002002	3	0	60	0.0%
002005	1	3217	3546	90.7%
001801	3	782	2251	34.7%
001801	2	805	2401	33.5%
001802	2	1889	3641	51.9%
002003	1	370	1152	32.1%
002003	2	26	503	5.2%
002003	2	0	237	0.0%
002003	3	54	338	16.0%
002003	3	43	694	6.2%
002003	4	15	513	2.9%
002003	4	71	1522	4.7%
002005	1	0	133	0.0%
002005	2	0	0	
002005	2	0	0	
001801	1	505	661	76.4%
001601	4	722	913	79.1%
002004	1	0	43	0.0%
001303	3	1862	2191	85.0%
001603	2	606	1252	48.4%
001700	2	1456	1799	80.9%
001301	1	1261	1724	73.1%
001302	1	1921	2340	82.1%
001302	2	486	1573	30.9%
001303	2	412	1171	35.2%
000202	2	26	39	66.7%
001400	1	1334	1454	91.7%
001400	2	825	1028	80.3%
001400	3	604	739	81.7%
001604	3	698	855	81.6%
001303	1	590	877	67.3%
001700	1	3496	4351	80.3%
001500	1	10	10	100.0%
001604	2	250	885	28.2%
001604	1	1386	1995	69.5%
001603	4	1275	1662	76.7%
001603	3	1000	1368	73.1%
001603	1	1396	1711	81.6%
001601	3	574	1362	42.1%
001601	2	116	562	20.6%
001601	1	1301	1741	74.7%

Source: U.S. Census Bureau, 2000 Census

5.4.2 Lead-Based Paint

The City of College Station assumes that there is risk of lead-based paint if units were constructed prior to 1978. If (as HUD estimates) three-quarters of pre-1980 housing units contain some lead-based paint, then it is estimated that 7,800 City of College Station housing units (24% of all housing units) may contain lead paint.

Ultimately, the extent to which lead paint is a hazard in these homes depends on if there has been mitigation and how well the units have been maintained. Inadequately maintained homes and apartments are more likely to suffer from a range of lead hazard risks, including chipped and peeling paint and weathered window surfaces. Therefore, it is assumed that lower income households have fewer resources to maintain their homes and may be at higher risk for lead hazards. Based on 2008 data (which shows that 42% of households make below the median household income), the year housing units were built, and HUD's estimates of risk by year, about 3,300 of the City's low- and moderate-income households could live in units built before 1980 that contain lead-based paint, leaving them at higher risk for lead-based paint hazards.

	Children Tested	Children Elevated
Brazos County	1834	16
City of Bryan	1164	14
City of College Station	430	<5

Source: Texas Childhood Lead Poisoning Prevention Program, Texas Department of State Health Services

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

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

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

5.4.3 Barriers to Affordable Housing

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

reasonable and that there is an adequate supply of safe, decent, affordable, and sustainable housing in the City.

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

City	Population	Tax Rate
Sugar Land	72,099	.300000
College Station	82,691	.439400
Bryan	66,819	.636400
Denton	107,422	.66652
Waco	116,126	.786232

Sources: U.S. Census, 2006-2008 ACS and corresponding county tax appraisal districts

The chart above shows the City of College Station has a low ad valorem property tax rate compared to other similar sized, benchmark cities in Texas.

Secondly, zoning and land use controls impact housing affordability by increasing the initial cost per unit. The City of College Station works closely with the development community to help ensure that these costs and controls are reasonable and necessary. Initially adopted in June 2003, the last revision to the Unified Development Ordinance (UDO) was completed in December 2009.

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

Regarding building safety, the City of College Station has adopted the family of International Codes to regulate construction which came into effect January 1, 2010. Specifically, the following codes have been adopted:

- The International Building Code (2009 Edition)
- The International Residential Code (2009 Edition)
- The International Plumbing Code (2009 Edition)
- The International Mechanical Code (2009 Edition)
- The International Fuel Gas Code (2009 Edition)
- The International Energy Conservation Code (2009 Edition)
- The International Property Maintenance Code (2009 Edition)
- The National Electrical Code (2008 Edition)

A recent survey of housing providers in April 2010 indicated the greatest barrier to affordable housing in College Station was the high cost of land for development. The market for developable land in College Station is highly competitive. It can be concluded that increasing land prices are the result of high demand brought about by prudent and effective local government efforts to institute reasonable and necessary zoning and land use controls and providing excellent and timely expansion and maintenance of public infrastructure, while keeping property tax rates as low as possible.

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

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

Strategies to Remove or Ameliorate Barriers to Affordable Housing

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

- First, it is recommended that the City continue to hold down ad valorem property tax rates through sound fiscal management and economic development.
- It is also recommended that the City continue its policy of soliciting input from the public and working closely with the development community to keep zoning and land use regulations, development and building fees to those which are reasonable and necessary.
- It is important to build partnerships with financial institutions and engage lenders in the affordable housing efforts needed in the community.
- Finally, it is recommended that the City increase awareness about the need for affordable housing, as well as, combat misinformation in the community by educating citizens and stakeholders about the affordable housing process. In addition, the City should continue to promote and carryout education regarding financial management, home buying, and homeownership.

5.4.4 Anti-Poverty Strategy

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

The City's Consolidated Plan intends to carry out two economic development strategies with the goal of developing a strong and diverse economic environment to break the cycle of poverty. In addition, the City will continue to build and form partnerships with Community Housing Development Organizations (CHDO) and other private and no-profit organization in planning and implementing strategies at a neighborhood level. Finally, City staff collaborate and support many local organizations that support the local "Anti-Poverty Strategy", including efforts by: Brazos Valley United Way; Twin-City Mission; Brazos Valley Community Action Agency; Brazos Valley Council of Governments; Unity Partners; Workforce Solutions; Bryan-College Station Health Clinic, and many other local health and human service providers (identified in the "Institutional Structure" section on the following pages of this plan).

5.4.5 Fair Housing Choice

An Analysis of Impediments to Fair Housing Choice has been performed to coincide with the City of College Station's 2010-2014 Consolidated Plan. The study was performed in order to satisfy the requirements of 24 CFR 91.225(a)(1) titled "Certifications", which states:

"Affirmatively furthering fair housing. Each jurisdiction is required to submit a certification that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard."

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

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

- Rising numbers of fair housing complaints indicate that fair housing public education outreach and efforts have been successful; citizens know their rights and are successfully able to register their complaints for arbitration. However, the steady number of complaints also point out that some residents of College Station continue to face obstacles, whether real or perceived, in their pursuit of fair housing.
- Most dilapidated housing is located in low to moderate income areas which are also areas of minority concentration.
- A review of advertising indicates that local housing providers, lenders, and insurers need to be more diligent to include fair housing logos and diverse human models, as well as bilingual advertising.
- Review of the most recent home mortgage loan data (HMDA) from 2008 indicated that minority and low- to moderate-income applicants see their loan applications denied at higher rates than do White and/or high-income applicants.
- Most of the fair housing complaints registered in College Station relate to the denial of rental housing.
- Rather than constructing concentrated affordable housing, the City promotes scattered site, low-density low-moderate income housing in the belief that this approach helps limit concentrated areas of poverty in the City.
- Current limits on the numbers of occupants in a single family dwelling meet the test of reasonableness under the Fair Housing Act. However, the City must be careful that any further reductions in the number of occupants allowed are not unreasonable.

- Advertisements for home sales and rentals frequently contain a “No HUD” stipulation.

Actions to Address Impediments to Fair Housing

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

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

5.4.6 Institutional Structures

The City of College Station recognizes that needs and gaps in services exist in our community and is actively participating in efforts to improve services. Other important factors necessary for success include the maximum leveraging of limited program funds and the provision of local match necessary to receive state/federal funds.

The City of College Station will help promote and administer the identified goals, objectives, and strategies discussed in this document through its Economic and Community Development Department. The City will utilize and administer its CDBG, HOME, and other local, state, and federally-funded programs to fund numerous affordable housing programs and other community development activities to assist low-income citizens and revitalize declining neighborhoods.

The City will also consider and offer letters of support when appropriate to other organizations and agencies seeking grant or state/federal funding for projects that advance Consolidated Plan goals. When appropriate, the Economic and Community Development Department shall act as liaison to coordinate with volunteer groups who offer free labor assistance to low-income homeowners, other public and private groups providing housing assistance, and public and private groups who provide supportive services to low-income families.

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

As needed, the City will also consider programs that require local matching funds. Possible sources of local match include:

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

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

5.4.7 Coordination

Public Institutions/Public Non-Profit Organizations

U.S. Department of Housing and Urban Development - The City of College Station became a CDBG entitlement in 1974 and a HOME Participating Jurisdiction in 1992. The City will continue a proactive approach to making housing opportunities available to very-low and low-income citizens through participation in the CDBG and HOME programs and any other federal programs that may develop. This list of future HUD programs may include, but is not limited to, HOPWA and ESG.

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

Texas Department of Housing and Community Affairs (TDHCA) - The City of College Station received HOME Grant funding from the Texas Department of Housing and Community Affairs (TDHCA) for Fiscal Years 1992 and 1993. In 1994, the City became a Participating Jurisdiction (PJ) and now receives HOME grant funds directly from the federal government. With the City's support, in 2005 and 2007a developer was successful in obtaining Housing Tax Credit funding from TDHCA for the development of a 100-unit affordable apartment complex. The City anticipates the possibility of participating in additional future TDHCA affordable housing opportunities and will again consider partnerships with other private and public organizations seeking TDHCA funds for affordable housing developments.

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

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

Texas A&M University - Economic and Community Development Department staff works with various departments at Texas A&M University to utilize students and professors to assist on various housing or

public service projects. Research and data gathering efforts have also been offered as “class projects” on community development issues, sometimes in exchange for staff participation in class lectures.

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

Brazos County Health Department provides preventative services and education for basic public health issues, including immunizations, TB screening, septic system inspections, health education, STD screening, other basic health screenings, and emergency management.

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

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

Private Sector Participation

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

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

Local fraternities, sororities, and other **student groups**, such as The Big Event, provide volunteer workers to assist low-income homeowners or social service agencies that serve low-income citizens with minor repair, landscaping, and weatherization projects.

Several local **churches** provide supportive and, in some cases, financial services for low-income families, such as emergency assistance for utilities, deposits, and rent. Several churches also provide emergency food and clothing. Services are also provided to support the efforts of local non-profit organizations. In the past two years, several area churches began an **InterFaith Network** which serves homeless families through programming like Family Promise.

The **Bryan/College Station Homebuilders Association** has provided assistance to Habitat for Humanity and other area non-profit organizations.

Non-Profit Organizations/Agencies

Most organizations are realizing the value of the collaborative process to provide an effective “continuum of care” approach when assistance to families. **Project Unity** serves as the facilitator of many of these projects by providing an organizational partnership framework and processes to accomplish collaborative efforts. Beginning with a core group of eight local agencies in 1992, Project Unity has grown to include more than 80 member organizations and programs. Additionally, a commitment to providing comprehensive and excellent services is being evidenced by the **United Way of the Brazos Valley** and the success of the Area’s Information Center for the 2-1-1 Texas **Information and Referral System**. Additionally, the United Way recently developed three Impact Councils to address focused needs in the community and develop programming and funding activities to meet these needs.

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

Figure 66. Child and Youth Service Resources	
<i>Resources</i>	<i>Services Provided</i>
Big Brothers, Big Sister of America	Mentoring program for children ages 6 - 15
Boy Scouts of America	Organization for boys
Boys & Girls Club of Brazos Valley	Provides diverse activities that meet interests of all youth
Brazos County AgriLife Extension Service	Working in areas of agriculture and natural resources and youth development
Brazos County Juvenile Service	Provide accountability of juvenile offenders, monitor juvenile compliance of conditions of probation
Brazos Valley Regional Day School for the Deaf	Educational placement, programming and opportunities for all hearing impaired students
Bryan and College Station Independent School Districts	After school programs, Head-start and Pre-K programs
Bryan ISD – ACE Campus	Alternative learning environment for at-risk teens
Bryan ISD – Champions After School Care	After school care for grades Pre-K through 5PPP ^{thPPP}
Bryan ISD – Even Start	Family literacy program offering adult learning, GED, ESL, parenting, on-site child-care
Bryan ISD – Options for Young Parents	Support services for pregnant or parenting students
Bryan ISD – Special Opportunity School	Addresses student misbehavior in positive partnerships with local law enforcement
Children's Miracle Network	Provides funds for needy children
City of College Station – Teen Court	Teen trials in an environment of their peers
CSISD – Teen Parent Program	Support services for pregnant or parenting students
CSISD – Timber Academy	Alternative learning environment for grades 9-12 to ensure high school graduation
CSISD – Venture Academy	Temporary alternative learning environment for grades 7-12
CSISD/City of College Station – Kid's Klub	After school care for grades Pre-K through 5PPP ^{thPPP}
Girls Scouts Service Center	Creates an open and nurturing environment for girls
Head Start - BVCAA	Comprehensive education and social services for children ages 0 – 5
Lincoln Recreation Center	Recreational and educational activities
MHMR Children's Services	Screening, service coordination, skills training, counseling
MHMR Early Childhood Intervention	Screening, assessment, evaluation and comprehensive services to children ages birth to three years with developmental disability or delay
Neal Child Development Center	Subsidized child-care
Neal Recreation Center	Recreational/gym activities for youth
North Bryan Community Center	Recreational and educational activities
Scotty's House	Supportive programs for abused children including forensic interviews of child victims of sexual and physical abuse, medical exams, counseling, "Kid Court" program, case tracking and referrals
Still Creek Boys & Girls Ranch	Home for boys and girls
Texas Department of Family & Protective Services	Coordinates foster care for children in protective custody
Twin City Mission—STAR Program	Counseling for youth, assessment services
Voices For Children	Trains and supports volunteers to act as Court Appointed Special Advocates for children under the court's jurisdiction

Figure 67. Counseling Resources

<i>Resources</i>	<i>Services Provided</i>
Aggieland Pregnancy Outreach	Pregnancy counseling
Brazos Valley Council on Alcohol and Substance Abuse	Individual and group counseling services on alcohol and drug abuse
Brazos Valley Counseling Services	Family and individual counseling
Brazos Valley Health Department- Sexually Transmitted Infection Clinic	Counseling for persons with STDs, including HIV
Bryan/College Station Community-Based Outpatient Clinic, Veterans Affairs	Assist servicemen and women and their dependents in processing claims and advisory work
BVCAA-HIV Prevention	Provides testing, education and referrals
Consumer Credit Counseling Service	Provides budget, debt and housing counseling
Dispute Resolution Center	Volunteer trained mediators to resolve conflicts
Good Samaritan Gabriel Project Life Center	Offers pregnancy counseling, parenting education, material support
Hope Pregnancy Center of Brazos Valley	Counseling and supportive services for crisis pregnancies
Lone Star Legal Aid	Provides legal services for low income individuals in civil cases
MHMR of Brazos Valley	Counseling and support services for mentally disabled persons
Planned Parenthood	Counseling and support services for women
Regional Day School for the Deaf	Academic support for students with severe auditory impairments
Scotty's House	Provides individual counseling and intervention to child victims of physical and sexual abuse and counseling to non-offending family members
Sexual Assault Resource Center	Provides support to male and female sexual assault survivors, family members and friends
TAMU Student Counseling Helpline	Telephone service provides crisis intervention, information, support and referral for TAMU students
TAMU Student Counseling Service	Provides assessment and therapy services for students
Twin City Mission – Phoebe's Home	Emergency shelter and support for victims of domestic violence
Twin City Mission – STAR Program	Counseling for youth and their families

Figure 68. Elderly Services Resources	
<i>Resources</i>	<i>Services Provided</i>
AARP	Information, education, community, and member services for seniors over 50
Alzheimer's Association, Southeast Texas Chapter	Supportive services to families of victims of Alzheimer's and related diseases
Brazos County Senior Citizens Association	Provides social events and learning activities for seniors over 55
Brazos Transit	Accessible transportation services for Medicaid recipients to physician/pharmacy
BVCOG Area Agency on Aging	Offers benefits counseling, application assistance
College Station Medical Center- Senior Circle	Offers exercise and wellness classes, social events
Crestview Retirement Community	Subsidized rental housing for elderly
Elder-Aid- Lena Mae Farris Foundation	Provides social events, telephone reassurance, case management for seniors, minor repairs
Hospice of Brazos Valley	Supportive services with terminally ill and their families
Lincoln Recreation Center	Offers a daily hot lunch for seniors
LULAC Apartments	Subsidized rental units for elderly/disabled
Retired Senior Volunteer Program	Places senior citizens in volunteer positions with local non-profit agencies
Social Security Administration	SS, SSI, Medicare
St. Joseph's Gold Medallion Club	Assistance with insurance claims, social activities, discounts on other services
Terrace Pines	100 unit subsidized elderly apartment community
Texas Dept. of Human Services Community Care for the Aged	Meals on wheels, home health/homemaker services, transportation, family support, emergency response system
Villas of Rock Prairie	LIHTC Subsidized rental units

Figure 69. Employment/Job Training/Adult Education Services Resources	
<i>Resources</i>	<i>Services Provided</i>
Adult Learning Center, Bryan I.S.D.	Literacy program which includes GED preparation, job readiness, and life skills
Barbara Bush Parent Center – CSISD	Supportive programming for parents, English language lessons, GED classes
Blinn College	Specialized skill training
Brazos Valley Workforce Solutions	Job training and employment opportunities
Bryan Adult Learning Center	Literacy training, ESL, GED, parenting classes
Bryan I.S.D. Career and Technology Education	Vocational skills training for teens
Bryan I.S.D. Options for Young Parents	Supportive services for young parents
BVCAA JOBS Program	Vocational and educational training
Charles & Sue's School of Cosmetology	Cosmetology training/certification
Goodwill Industries	Rehabilitation services and employment for disadvantaged persons
Junction 5-0-5	Job training and employment for the mentally and physically handicapped
MHMR – Life Choice Center	Sheltered workshop for mentally disabled individuals, provides training in personal/social adjustment and sheltered work production
Project Unity – JOBS	Supportive services for clients who are enrolled in job training programs
Room For Us All	Provides assistance with resume preparation, job searching, work clothes, and transportation
Texas Commission for the Blind	Help blind and visually impaired secure and maintain employment
Texas Rehabilitation Commission	Rehabilitation for gainful employment
Texas Workforce Commission	Job training and placement

Figure 70. Healthcare Resources	
<i>Resources</i>	<i>Services Provided</i>
American Cancer Society	Supportive services for victims of cancer
American Heart Association	Supportive services for heart patients
American Red Cross Blood Services	Blood drives
Brazos County Health Department	Immunizations, TB, STD, HIV clinics; child health clinic
Brazos County Indigent Health Care (BVCOG)	Provides medical coverage for in/outpatient physician services, lab-work, and medications
Brazos Maternal and Child Health Clinic	Prenatal care
Brazos Valley Rehabilitation Center	Outpatient physical, speech, and occupational therapy services
Bryan-College Station Community Health Center	Total health care for adults and children, medications, dental clinic for Medicaid/insured; nutrition counseling, health education, counseling, research, family planning
Children's Miracle Network	Funding of health programs for children
CHIP Insurance Program	Affordable health insurance
College Station Medical Center	Emergency and acute health care, diagnostic services, outpatient day surgery, health education material and classes
Family Practice Residency Program	Family health care on a sliding scale
Good Samaritan Gabriel Project Life Center	Pregnancy services, counseling, maternity and baby clothes & supplies
Health-For-All Clinic	Free health care/dental care/medication for indigents
Hope Pregnancy Center	Pregnancy services, counseling, maternity and baby clothes & supplies, parenting classes
Hospice of Brazos Valley	Care for terminally ill individuals and their families
International Loving Touch	Infant massage classes
MHMR	Mental health/Mental retardation supportive services, counseling, prescription assistance
Planned Parenthood of Brazos County	Family planning services
Project Unity	Mobile unit conducts medical, dental, development screenings in 7 county region
Scott and White Clinic	Comprehensive family medical care
St. Joseph's Regional Health Center	Emergency health care regardless of ability to pay; Lifeline emergency response system
St. Joseph's Regional Rehabilitation Center	Physical, occupational, speech therapy
TAMU Student Health Center	Health care for TAMU students
Texas Health and Human Services Commission	Medicaid

Figure 71. Housing Resources	
<i>Resources</i>	<i>Services Provided</i>
Arbor on the Brazos	Elderly housing. 24-hour nursing, meals, laundry, housekeeping and medication assistance. Private pay & insurance.
Bluebonnet House	Elderly housing. 24-hour non-skilled nursing, meals, laundry, housekeeping and medication assistance. Private-pay, insurance, Medicare & Medicaid.
Brazos Oaks Assisted Living	Elderly Housing. Non-skilled nursing, meals, housekeeping, laundry, medication assistance, transfer and bathing assistance, transportation and social activities. Private-pay only.
Brazos Valley Affordable Housing Corporation	Provides assistance to low-income homebuyers in Brazos County
Brazos Valley Community Action Agency (CHDO)	Utilizes HOME CHDO funds to provide assistance to low-income homebuyers in College Station
Brazos Valley Council of Governments Section 8 Housing Choice Voucher Program	Rental assistance for very-low income households
Bryan Housing Authority	Public Housing assistance
BVCAA-Weatherization	Energy efficient repairs
BVCASA-Trinity Living Center	Residential treatment center
Carriage Inn	Housing and supportive needs for elderly
Cedar Creek	LIHTC Subsidized rental units
Community Development Divisions in Bryan and College Station	Housing repairs, accessibility, security, homebuyer's assistance, housing replacement, new construction, emergency repairs, repairs for rental units
Crestview Place Apartments Crestview Terrace Apartments Crestview Unity	Elderly Housing. Independent and assisted living, intermediate nursing unit and intensive care nursing unit. Meals, social activities, housekeeping, transportation, laundry. Private pay, HUD subsidized, Medicare & Medicaid.
Dansby House	Elderly Housing. Meals, housekeeping, laundry, transfer and bathing assistance, medication assistance. Private pay, Medicare, Medicaid, and private insurance.
Elder-Aid- Lena Mae Farris Foundation	Provides services to the elderly to improve quality of life; transportation, errands for the homebound, home visits, major/minor home repair, and case management.
Embrace	Rehabilitates and builds housing units for affordable resale
Emmanuel Baptist Church- Lighthouse Mission	Shelter to homeless single women and women with children
Habitat for Humanity	Homeownership for low-income families
Heritage at Dartmouth Apartments	LIHTC Subsidized rental units
Junction Five-O-Five	Housing assistance for people with disabilities
LULAC Oak Hill Apartments	Section 202 units for elderly/disabled. Social activities, transportation, and home health care services available.
Millican House	Elderly Housing. 24-hour non-skilled nursing, meals, laundry, housekeeping and medication assistance. Private-pay, insurance, Medicare and Medicaid.
No Limits	Utilizes HOME CHDO funds to provide assistance to low-

	income homebuyers
Park Place Assisted Living	Housing assistance, meals, transportation, activities for elderly
Project Unity-AIDS Services of Brazos Valley	Housing assistance for income eligible persons with HIV/AIDS and their families
Salvation Army	Emergency assistance with rent/utilities
Save Our Streets	Homeless shelter for men
Sheridan on Anderson Sheridan of Bryan Sheridan on Rock Prairie	Private skilled nursing care facility provides long-term care for elderly residents. Private-pay, insurance, Medicare, Medicaid.
Sherwood Health Care Facility	Private skilled nursing facility provides long-term care and rehabilitation services for elderly residents. Dementia and Alzheimer's unit on-site. Private-pay, insurance, Medicare, Medicaid, VA benefits.
Southgate Village Apartments	Section 8 Subsidized rental units
St. Joseph's Manor	Private skilled nursing facility provides long-term care and rehabilitation services for elderly residents. Dementia and Alzheimer's unit on-site. Private-pay, insurance, Medicare, Medicaid, VA benefits.
St. Vincent de Paul	Emergency assistance with rent/utilities
Still Creek Boys & Girls Ranch	Permanent home for youth 8-14
Twin City Mission – The Bridge	Residential shelter for homeless
Twin City Mission - The Haven	LIHTC subsidized transitional housing units.
Twin City Mission – Housing Services	Rental assistance for sheltered homeless
Twin City Mission - Phoebe's Home	Shelter for battered women and their children
Villas of Rock Prairie	LIHTC Subsidized rental units
Windsor Point	LIHTC Subsidized rental units

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

Figure 72. Other General Supportive Services	
<i>Resources</i>	<i>Services Provided</i>
Alcoholics Anonymous	Support groups for those desiring to achieve and maintain sobriety
Brazos Transit Authority- The District	Public transit system
Brazos Valley Council of Governments	Coordination and support for seven-county governmental region
Bryan-College Station Public Library System	Library, internet access
Children's Miracle Network	Funding for programs/projects for children
City of Bryan – Community Development	Housing rehab, home-buyer's assistance, funding of public services, affordable housing development, commercial/economic development
City of Bryan – Community Policing	Neighborhood policing activities
City of College Station – Community Development	Housing rehab, home-buyer's assistance, funding of public services, affordable housing development, commercial/economic development
City of College Station – Police Department	Neighborhood policing activities and crime prevention program, noise abatement, residential security inspections, citizen police academies,
Community Foundation of the Brazos Valley	Financial support for local non-profits
Junior League of B-CS	Provides volunteers/funding for special public service programs/projects
March of Dimes	Prenatal education and information on birth defects
Mosaic	Support and services for mentally disabled persons
Project Unity	Collaborative partnerships with agencies; Comprehensive case management/referral
Special Olympics of Texas – Heart of East Texas	Sports training and competition program for individuals with mental retardation or other mental disabilities
Texas AgriLife Extension Service	Youth services, nutritional education, and homeownership education
Texas Association of X-Offenders	Support services for felons
Texas Commission for the Blind	Evaluation, rehabilitation teaching, counseling, guidance, referrals, orientation, physical and mental restoration, reader services, technological aids and devices, case management for parents of children with vision problems
Texas Department of Assistive and Rehabilitative Services	Assists people with disabilities to participate in their communities by achieving employment of choice, living as independently as possible and accessing high quality services
Texas Department of Family & Protective Services	Receives reports of abuse or neglect of children, neglect and exploitation of elderly, abuse, neglect or serious incidents in child care facilities, and abuse or neglect of Texas MHMR clients
Texas Department of Human Services	Supportive services for low-income residents
Twin City Mission	Programs to assist in gaining and/or maintaining self-sufficiency
United Way of Brazos Valley	Financial and technical support for agencies, tax services for low-income individuals, IDA Program for low-income persons

Appendix A: Tables

Figure 73. Homeless and Special Needs Populations [HUD Table 1A]

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	134	8	87
	Transitional Housing	100		12
	Permanent Supportive Housing	25		35
	Total	259	8	134
Persons in Families With Children				
Beds	Emergency Shelter	51		27
	Transitional Housing	63		50
	Permanent Supportive Housing			194
	Total	114		271

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Number of persons with dependent children:	7	13	1	21
1a. Total number of persons in these households:	34	37	3	74
2. Number of households without dependent children	163	28	82	273
2a. Total number of persons in these households	163	30	82	275
Total persons (add lines 1a & 2a)	197	67	85	349
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	483		26	509
b. Seriously Mentally Ill	14		5	19
c. Chronic Substance Abuse	69		3	72
d. Veterans	10		1	11
e. Persons with HIV/AIDS	1			1
f. Victims of Domestic Violence	25		3	28
g. Unaccompanied Youth (Under 18)				

Figure 74. Special Needs (Non-Homeless) Populations [HUD Table 1B]

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need**	Multi-Year Goals	Annual Goals
Elderly	H	438*	\$4,394,016	90	18
Frail Elderly					
Severe Mental Illness	M				
Developmentally Disabled					
Physically Disabled	H				
Persons w/ Alcohol/Other Drug Addictions	M				
Persons w/HIV/AIDS	M				
Victims of Domestic Violence	H				
Other					
TOTAL		438	\$4,394,016		

*Number calculated from 2000 SOCDs CHAS Data: Housing Problems Output for Mobility and Self Care Limitation, Households with housing problems earning below 80% AMI.

**One 2 bedroom unit per year would cost \$10,032 according to HUD 2010 Fair Market Rents.

Figure 75. Priority Housing Needs/Investment Plan Table [HUD Table 2A]

Priority Housing Needs (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	844
		31-50%		625
		51-80%		448
	Large Related	0-30%		95
		31-50%		94
		51-80%		89
	Elderly	0-30%		60
		31-50%		60
		51-80%		85
	All Other	0-30%		5,212
		31-50%		2,271
		51-80%		923
Owner	Small Related	0-30%	H	69
		31-50%		45
		51-80%		154
	Large Related	0-30%		0
		31-50%		10
		51-80%		24
	Elderly	0-30%		59
		31-50%		60
		51-80%		49
	All Other	0-30%		330
		31-50%		60
		51-80%		49
Non-Homeless Special Needs	Elderly	0-80%	H	438
	Frail Elderly	0-80%		
	Severe Mental Illness	0-80%	M	
	Developmental Disability	0-80%		
	Physical Disability	0-80%	H	
	Alcohol/Drug Abuse	0-80%	M	
	HIV/AIDS	0-80%	M	
Victims of Domestic Violence	0-80%	H		

Figure 76. Priority Housing Needs Investment Plan Goals [HUD Table 2A]

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI	390	60				
31 - 50% of MFI						
51 - 80% of MFI						
Owners						
0 - 30 of MFI	100	22				
31 - 50 of MFI						
51 - 80% of MFI						
Homeless						
Individuals	27*	5*				
Families						
Non-Homeless Special Needs						
Elderly	90*	18*				
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
Total						
Total Section 215						
215 Renter	390	60				
215 Owner	100	22				

*These are clients that are served through the 300 TBRA Program at Twin City Mission (TCM). TCM estimates that 9% of TBRA recipients were formally homeless and 30% have special needs.

Figure 77. Priority Housing Activities [HUD Table 2A]

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	8					
Homeownership assistance						
HOME						
Acquisition of existing rental units						
Production of new rental units	70					
Rehabilitation of existing rental units	20					
Rental assistance	300					
Acquisition of existing owner units						
Production of new owner units	20					
Rehabilitation of existing owner units	12					
Homeownership assistance	60					
Other						

Figure 78. Priority Community Development Needs [HUD Table 2B]

Priority Need	Priority Need Level
Acquisition of Real Property	H
Disposition	H
Clearance and Demolition	M
Clearance of Contaminated Sites	L
Code Enforcement	H
Public Facility (General)	
Senior Centers	L
Handicapped Centers	M
Homeless Facilities	L
Youth Centers	M
Neighborhood Facilities	H
Child Care Centers	L
Health Facilities	M
Mental Health Facilities	M
Parks and/or Recreation Facilities	H
Abused/Neglected Children Facilities	H
Non-Residential Historic Preservation	L
Infrastructure (General)	
Water/Sewer Improvements	M
Street Improvements	H
Sidewalks	H
Solid Waste Disposal Improvements	L
Flood Drainage Improvements	M
Public Services (General)	
Senior Services	M
Handicapped Services	M
Legal Services	L
Youth Services	M
Child Care Services	M
Transportation Services	H
Substance Abuse Services	M
Employment/Training Services	H
Health Services	H
Lead Hazard Screening	H
Crime Awareness	H
Fair Housing Activities	H
Tenant Landlord Counseling	L
Economic Development (General)	
C/I Building Acq/Const/Rehab	L
Micro-enterprise Assistance	M

Figure 79. Continuum of Care Planning Process Organizations Chart

Specific Names of All CoC Organizations	Geographic Area Represented	Subpopulations Represented, if any (no more than 2 per organization)	
State Government Agencies			
Department of State Health Services	Grimes County	HIV/AIDS	SA
Department of Family Protective Services: Adult Protective Services/Child Protective Services	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	Y	
Texas Veteran's Commission	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	VET	
Local Government Agencies			
City of Bryan Community Development Services Department	Bryan, Texas	N/A	
City of College Station Economic & Community Development Dept.	College Station, Texas	N/A	
Brazos Valley Council of Governments – Section 8 Housing Choice Voucher Program	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Brazos County Health Department	Brazos County	N/A	
School Systems / Universities			
Bryan ISD	Bryan, Texas	Y	
Project Head Start	Bryan and College Station, Texas	Y	
College Station ISD	College Station, Texas	Y	
Law Enforcement / Corrections			
Bryan Police Department	Bryan, Texas	N/A	
College Station Police Department	College Station, Texas	N/A	
Non-profit Organizations			
Twin City Mission, Inc.	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	DV	Y
MHMR Authority of Brazos Valley	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	SMI	Y

Brazos Food Bank	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Health For All Clinic, Inc.	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	HIV/AIDS	SMI
Brazos Valley Council on Alcohol and Substance Abuse (BVCASA)	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	SA	
Elder Aid and Lena Mae Foundation	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	N/A	
Genesis House	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	Y	
United Way – 211	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Brazos Valley Affordable Housing Corporation	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Everyday Life	Bryan, Texas	Y	
Faith-Based Organizations			
Ecclesia Ministries, Texas	Bryan, Texas	N/A	
Catholic Charities	Brazos, Burleson and Robertson counties	N/A	
Embrace Brazos Valley, Inc.	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	SMI	SA
First United Methodist Church of Brenham and Faith Mission	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Family Promise	Brazos County	N/A	

Businesses (banks, developers, Business Associations, etc.)			
Community Solutions	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Other Community Affiliates			
Bryan Housing Authority	Brazos	N/A	
Centerville Housing Authority	Leon	N/A	
Navasota ISD	Grimes County	Y	
Brenham ISD	Washington County	Y	
Caldwell ISD	Burleson County	Y	
Crisis Intervention Team	Brazos County	N/A	
Project Unity	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Brazos Valley Community Action Agency (BVCAA): AIDS Services, Federally Qualified Health Center (FQHC), Brazos Transit	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	HIV/AIDS	VET
Freedom Hill (Halfway House)	Brenham, Texas and Washington County	SA	
UMC Lee Chapel	Brazos County	N/A	
The Lighthouse	Brazos County	DV	
Unitarian Universalism Church of Brazos Valley	Brazos Valley	N/A	
A&M United Methodist Church	College Station, Texas	N/A	
Room For Us All	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Blinn College of Nursing	Brazos County	HIV	SA
Timothy Halbrook and Donnie Holland	Brazos County	N/A	
Community of Promise	Brazos County	Y	

Figure 80. Continuum of Care: 10-Year Plan, Objectives, and Action Steps Chart

Objectives to End Chronic Homelessness <i>and</i> Move Families and Individuals to Permanent Housing	2010-2011 Local Action Steps	Lead Person	Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in 5-Years	Numeric Achievement in 10 years
	How are you going to do it? List action steps to be completed within the next 12 months.	List name and title or organization of one person responsible for accomplishing each action step.				
1. Create new PH beds for chronically homeless persons.	1. Contact agencies with an interest in applying for PH funding;	Brazos Valley Homeless Coalition Chair, Alsie Bond	0	22	24	26
	2. Coordinate training on PH funding sources, and					
	3. Create 22 new beds for chronically homeless.	Twin City Mission, Inc. Doug Weedon and Embrace Brazos Valley, Joe Montgomery				
2. Increase percentage of homeless persons staying in PH over 6 months to at least 77%.	1. Increase support, case management, and public service referrals provided to clients in PH, and	Twin City Mission, Inc. Steven Bethea	0	0	0	0
	2. Develop a support team of Coalition members to reduce obstacles to clients' success in PH.	Brazos Valley Homeless Coalition Chair, Alsie Bond				
3. Increase percentage of homeless persons moving from TH to PH to at least 65 %.	1. Conduct evaluation of Transitional Housing programs and contact agencies working with homeless persons, focusing on maintaining current successful practices, and	Twin City Mission, Inc. CFO Doug Weedon	64%	66 %	68%	70%
	2. Ensure that case management services and follow-up support are strong enough to help TH participants obtain and maintain PH.	Brazos Valley Homeless Coalition CFO Doug Weedon				
4. Increase percentage of homeless persons employed at exit to at least 20%.	1.Continue coordination with local Workforce Board to address employment needs of homeless and increase access to local employment programs, and	Twin City Mission, Inc. CEO Doug Weedon	36%	38%	43 %	48%
	2. Host job/skills training workshops each year to enhance employability.	Faith Mission, J.D. Young				

5. Decrease the number of homeless households with children.	1. Collaborate with agencies and organizations to expand housing opportunities to homeless families with children, and 2. Develop a program that specifically targets this population.	Twin City Mission, Inc. Steven Bethea	6	4	2	2
Other CoC Objectives in 2010		Lead Person(s)	Timelines			
1. Continue to meet CoC HMIS requirements by following established HMIS policies/protocols, monitoring compliance with Data Standards, and reporting accurate, reliable data in SuperNOFA and Annual Homeless Assessment Report (AHAR).		Brazos Valley Homeless Coalition Chair, Alsie Bond and Twin City Mission, Inc. Sandra Hoeschler	Complete by September 2011			
2. Incorporate Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 changes into by-law and committee responsibilities.		Brazos Valley Homeless Coalition Chair, Alsie Bond	Complete by December 2010			
3. Coordinate with agencies to conduct bi-annual Point-In-Time Homeless population and subpopulation count.		Brazos Valley Homeless Coalition Chair, Alsie Bond	Complete by January 2011			
4. Provide for CoC quarterly achievement reports.		Brazos Valley Homeless Coalition Chair, Alsie Bond	Complete by September 2011			

Appendix B: Citizen Participation Plan

City of College Station Citizen Participation Plan

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

CITIZEN PARTICIPATION PLAN

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

1. A public hearing to review the proposed Citizen Participation Plan will be held and copies of the proposed Plan will be available at the public hearing, in local neighborhood centers, the library, and the City of College Station Department of Economic and Community Development.
2. Citizen comment and review of the proposed Citizen Participation Plan will be encouraged for residents of assisted housing developments and low-income residents of targeted revitalization areas by holding the public hearing in a targeted area that allows easy access for low-income citizens.
3. Amendments to the Citizen Participation Plan will be published in the local newspaper and will include a 10-day comment period for citizen input before approval by City Council. The amended Plan will be available for citizen review by placing copies in the local library, local neighborhood centers, and the City’s Department of Economic and Community Development.
4. All public hearings will be held in facilities that are wheelchair accessible and provide handicapped parking. Interpretive services for deaf or non-English speaking citizens will be available with an advance notice of forty-eight (48) hours. Arrangements for such services can be made by calling the Department of Economic and Community Development or (TDD) 1-800-735-2989.

CONSOLIDATED PLAN

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

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

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

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

2. Notice of the public hearings will be placed in the local newspaper at least 2 weeks prior to the hearing. Notices will also be placed on the local cable television information system, in neighborhood centers and mailed to local agencies providing services to low-moderate income citizens.
3. A summary of the proposed Consolidated Plan will be published in the local newspaper. The summary will describe the contents and purpose of the proposed Consolidated Plan and provide the locations where copies of the entire Consolidated Plan may be reviewed.
4. Residents of assisted housing developments and low-income residents of targeted revitalization areas will be encouraged to participate in the development and review of the proposed Consolidated Plan by holding the public hearings in targeted areas that allow easy access by low-income citizens and by special outreach programs to be determined by the City.
5. A 30-day comment period will be allowed for citizens to comment on the proposed Consolidated Plan. All comments from citizens received in writing or orally at the public hearings will be considered in preparing the final Consolidated Plan. A summary of these comments and a summary of any comments not accepted and the reason therefore, shall be attached to the final Consolidated Plan.
6. A 15-day comment period will be allowed for citizens to comment on the Annual Performance Report. A summary of all comments from citizens received in writing or orally at public hearings will be attached to the Annual Performance Report.
7. Amendments to the Consolidated Plan will be published in the local newspaper and the amended Plan will be available at the Department of Economic and Community Development, local library, and neighborhood centers for review.
8. Citizens will be given a 30 day period to comment on any substantial amendment to the Consolidated Plan. All comments from citizens will be considered and a summary of any comments not accepted and the reasons therefore, will be attached to the amended Consolidated Plan.
9. Technical assistance will be provided to groups representative of persons of low-moderate income that request such assistance in developing proposals for funding assistance that are consistent with the goals and priorities contained in the Consolidated Plan. The level and type of assistance will be determined by the City on a case-by-case basis.
10. The City will provide timely, substantive written response to the respective citizen regarding every written citizen comment related to the Consolidated Plan, amendments and the Performance Report, within fifteen (15) working days where practical.

11. Provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the use of assistance under the program covered by the Plan during the preceding five (5) years.
12. All public hearings will be held in facilities that are wheelchair accessible and provide handicapped parking. Interpretive services for deaf or non-English speaking citizens will be available with an advance notice of forty-eight (48) hours. Arrangement for such services can be made by calling the Department of Economic and Community Development Office or (TDD) 1-800-735-2989.

DISPLACEMENT INTERVENTION

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

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

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

LOCAL DEFINITION OF SUBSTANTIAL CHANGE TO THE CONSOLIDATED PLAN

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

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

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

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

Amended August 12, 1999

Appendix C: Glossary of Terms and Acronyms

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

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

Allocation: Funds set aside for a particular approved activity.

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

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

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

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

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

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

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

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

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

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

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

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

Elderly: A person who is at least 62 years of age. For the purposes of some HTC projects, the age of 55 years old may be applied.

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

ECD (Economic and Community Development Department): The City of College Station's Economic and Community Development Department.

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

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

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

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

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

GIS: Geographic Information System

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

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

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

HTC (Housing Tax Credit): See LIHTC below

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

I&R: Information and Referral

IDIS: Integrated Disbursement information System

JRFRC: Joint Relief Funding Review Committee.

Jurisdiction: A state or unit of general local government.

Lead-Based Paint Hazard: Any condition that causes exposure to lead 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.

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

L/M Income or LMI: Low to Moderate income

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

LULAC: League of United Latin American Citizens

MHMR: Mental Health Mental Retardation

MSA: Metropolitan Statistical Area.

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

PJ: Participating Jurisdiction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix D: Comments

Figure 81. Comments from March 16th 2010 Public Hearing

Comments
MHMR appreciates the City of College Station supporting the use of 15% of CDBG funds for public service agencies. We ask you continue this effort.
Voices for Children, Inc. CASA of Brazos Valley appreciates the City of CS supporting the use of 15% of CDBG grant for Public Service Agencies.
Request City Council continue to fund at 15%. Plan Needs: 1) Homeless, victims of domestic violence are still great needs; 2) Jobs with increase wages; 3) Food for those in need; 4) Health care for indigent; and 5) tenant rental assistance.
I strongly support continuing the use of CDBG funds to support local agencies serving low-income citizens. This is especially important in these difficult economic times.
We strongly support the cities continuing to earmark 15% of its allocation for Public Services. CDBG Public Services funds have enabled the Brazos Valley Food Bank to expand its vitally important Backpack Program. Our Backpack Program allows us to fill the gap for food on the weekends that children who are eligible for free and/or reduced lunch would otherwise experience. Programs like our Backpack Program need local dollars to expand and succeed. Before we had CDBG Public Services funds, we collaborated with one school on this program. Because of CDBG Public Services funds, we are now working with fifteen (15) different schools, positively impacting the lives of over 450 food insecure students each week of the school year.
Voices for Children appreciates the 15% of HUD funding that the cities have allotted to Public Service Agencies each year and encourage the City of College Station to continue that same level of support in the future. It has been crucial to the backbone support for Voices for Children along with other social service organizations.

Figure 82. Comments from the 30-Day Public Comment Period

Comments
No comments were submitted.

Figure 83. Comments from July 7th 2010 Public Hearing (Presentation of Draft Plan)

Comments
The issues listed in the Consolidated Plan are still of major importance to Twin City Mission. The Mission has not been able to put any of these goals to rest and therefore must continue to work towards a better community. The Mission encourages both cities to continue to support the local service providers with the 15% allocation.

Responses to Comments:

Comments related to Public Service Agency Funding:

The plan allocates the maximum 15% allowed for Public Service funding in support of health and human service providers and programs.