

**June 11, 2026**  
**Item No. 8.1.**

**FY 2027 (PY2026) Annual Action Plan and FY 2027 Community Development Budget**

**Sponsor:** Raney Whitwell, Community Development Analyst

**Reviewed By CBC:** City Council

**Agenda Caption:** Public Hearing, presentation, discussion, and possible action regarding the proposed FY 2027 (PY2026) Annual Action Plan and the FY 2027 Community Development Budget.

**Relationship to Strategic Goals:**

- Good Governance
- Financial Sustainability
- Core Services & Infrastructure
- Neighborhood Integrity

**Recommendation(s):** N/A

**Summary:**

Community Development programming for the City of College Station is guided by the 2025 – 2029 Consolidated Plan, which remains in effect through September 30, 2030. The U.S. Department of Housing and Urban Development (HUD) requires each grantee to develop a Consolidated Plan that includes a community needs assessment, housing market analysis, evaluation of housing conditions, and defined goals and objectives to establish a unified five-year strategy. Staff will present a summary of the proposed 2025-2029 Consolidated Plan and request input and direction from the City Council.

Each year, the City must also submit a one-year Annual Action Plan outlining the projects, activities, and budget to be supported with community development grant funds. Annual Action activities must align with the goals of the five-year Consolidated Plan. Total grant funds available for the upcoming year amount to \$3,516,006.02, including \$1,236,870 in new Community Development Block Grant (CDBG) funding, \$511,237.89 in new HOME Investment Partnership Program funding, and \$1,767,958.13 in carryover funds and program income.

CDBG and HOME funds may only be used to:

1. Benefit low- and moderate-income persons
2. Aid in the elimination of slum and blight
3. Address an urgent community need

In addition, CDBG funds may support a broad range of community development activities, while HOME funds are restricted to affordable housing activities.

The Annual Action Plan and budget must be submitted to HUD no later than August 16, 2026. For this reason, the information is being presented prior to Council's consideration of the overall City budget. Adoption of the Plan by resolution will also establish a Community Development Program as defined by the Texas Local Government Code and will authorize the City Manager to sign all required applications, certifications, evaluations, and related HUD documents for Program Year 2026 on behalf of the City of College Station.

Staff will return to Council at the July 23 meeting to present the final drafts of the plans and budget and to request adoption.

Historically, the City has used these funds for programs and activities such as affordable housing assistance (including homebuyer assistance, security deposit assistance, rehabilitation, new construction, and minor repair), funding for nonprofit services benefiting low-income families, demolition, economic development, infrastructure improvements to parks and streets, grant administration, and public facility improvements within primarily low-to moderate-income areas of the community.

Staff will be available to answer any questions regarding the proposed plans or budget.

#### **Budget & Financial Summary: N/A**

#### **Attachments:**

1. Attachment 1 -PY 2026 Proposed Community Development Budget
2. Attachment 2- PY 2026 Plan Development Process Summary
3. Attachment 3 - PY 2026 CDBG Public Service Funding
4. Attachment 4 - 2025-2029 Community Development Goals
5. Attachment 5- 2026 Income Limits
6. Attachment 6 - Area Benefit Map
7. Attachment 7 Community Development Project Descriptions
8. Annual Action Plan Public Comment Draft

**Attachment 1: PY 2026 Proposed Community Development Budget**

<b>PROJECT</b>	<b>CDBG &amp; HOME CARRY-OVER</b>	<b>CDBG &amp; HOME NEW ALLOCATIONS</b>	<b>CDBG &amp; HOME TOTAL PROPOSED</b>
<b>Owner-Occupied Rehabilitation</b>	\$1,280.39	\$113,601.33	<b>\$114,881.72</b>
<b>Rehabilitation Administration</b>	\$50,000.00	\$0.00	<b>\$50,000.00</b>
<b>Homeowner Acquisition - Rehabilitation</b>	\$50,000.00	\$0.00	<b>\$50,000.00</b>
<b>Rental Housing - Rehabilitation</b>	\$73,762.29	\$238,586.42	<b>\$312,348.71</b>
<b>Homebuyer Assistance (DAP)</b>	\$268,472.32	\$221,527.68	<b>\$490,000.00</b>
<b>Tenant Based Rental Assistance – Deposits</b>	\$14,400.00	\$0.00	<b>\$14,400.00</b>
<b>Public Service Agency (See Attachment 3)</b>	\$64,008.58	\$211,180.50	<b>\$275,189.08</b>
<b>Public Facility</b>	\$1,024,760.35	\$721,676.65	<b>\$1,746,437.00</b>
<b>Section 108 Loan Financing Activities</b>	\$45,962.48	\$114,037.52	<b>\$160,000.00</b>
<b>Grant Administration</b>	\$0.00	\$298,497.79	<b>\$298,497.79</b>
<b>Recaptured Funds/ Program Income</b>		<b>CDBG HOME</b>	<b>\$0 \$4,311.72</b>
<b>Total Community Development Budget</b>			<b>\$3,516,066.02</b>

## Attachment 2: Consolidated Plan and Budget Development Process Summary, PY 2026

<b>Event</b>	<b>Date</b>
Pre-proposal workshop for agencies	Feb. 10, 2026
Agency Consultations	Jan. – Mar.
Community Needs Survey	Feb. & Mar.
Nonprofit Provider Survey	Mar. & Apr.
Public Hearing 1	Mar. 17, 2026
CDBG Public Service Agency Funding proposals due	Mar. 11, 2026
CDBG Public Service Agency Funding Review Committee	Mar. 26, 2026 Apr. 24, 2026 May 08, 2026
30-Day Public Comment Period begins	June 11, 2026
First presentation of Annual Action Plan and Budget to City Council	June 11, 2026
Request council approval by consent agenda of PY2026 (FY2027) Annual Action Plan, and FY2027 Community Development Budget	July 23, 2026
30-Day Public Comment Period ends	July 13, 2026
Due to HUD no later than	Aug. 16, 2026

**Attachment 3: PY 2026 CDBG Public Service Funding Summary & Recommendations**

<b>Agency</b>	<b>Program</b>	<b>Requested</b>	<b>Recommended Funding</b>	<b>Funded Items</b>	<b>Client #'s /Cost per Client</b>
<b>Twin City Mission</b> Family Support Services	L.E.A.D Program	\$60,000	<b>\$50,000</b>	Client Assistance	60 \$1,000.00
<b>Big Brothers Big Sisters of South Texas - Brazos</b>	Youth Mentoring	\$40,000	<b>\$35,000</b>	Program Manager Volunteer Manager	300 \$133.33
<b>United Way of the Brazos Valley</b>	Ride2Health Program	\$40,000	<b>\$25,000</b>	Program Salaries & Benefits, Lyft Rides, IT Expenses	250 \$160.00
<b>A Home Base for Transitioning Foster Youth dba Unlimited Potential, Inc.</b>	Transitional Living for Former Foster Youth	\$50,000	<b>\$25,000</b>	Personnel-Resident Coordinator Intern Stipend, Transitional Living Program Supplies	10 \$2,500.00
<b>The Salvation Army</b>	Rent and Utilities Assistance Program	\$40,000	<b>\$25,000</b>	Financial Assistance for Rent and Utilities	145 \$275.86
<b>Catholic Charities of Central Texas</b>	Brazos Valley Financial Stability Program	\$50,000	<b>\$20,100</b>	Case Manager Salary, Direct Client Benefits	130 \$384.62
<b>City of College Station Police Department Victim Services</b>	Victim Services	\$30,000	<b>\$30,000</b>	Transitional Housing/Crisis Funding	30 \$1,000
<b>Total</b>		<b>\$310,000</b>	<b>\$210,100.00</b>		

\* \$65,089.08 Will be carried over from previous year to pay 4<sup>th</sup> quarter expenses

**Attachment 4: PY 2025-2029 Community Development Goals**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator
1	Rental Housing - Rehabilitation	2025	2029	Affordable Housing Community Housing Dev. Organization	City-wide	Rental Housing Special Needs	Rental units Acquired and Rehabilitated: Household Housing Unit
2	Owner Housing - Rehabilitation/Reconstruction	2025	2029	Affordable Housing	City-wide	Owner-Occupied Housing	Homeowner Housing Rehabilitated: 36 Household Housing Unit
3	Homeownership - Down Payment Assistance	2025	2029	Affordable Housing	City-wide	Homeownership	Direct Financial Assistance to Homebuyers: 24 Households Assisted
4	Homelessness - TBRA Security Deposits	2025	2029	Homeless	City-wide	Rental Housing Homelessness Special Needs	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
5	Public Services	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non- Housing Community Development	City-wide	Homelessness Special Needs Public Services	Low/Mod Housing Benefit: 6185  Public Service: 3290
6	Public Facilities	2025	2029	Non-Housing Community Development	City-wide	Public Facilities & Infrastructure	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 52,825 Persons Assisted
7	Program Administration and Compliance	2025	2029	Non-Housing Community Development	City-wide	Program Administration and Compliance	N/A

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator
8	Section 108 Loan Financing Activities	2025	2029	Affordable Housing	City-wide	Rental Housing - Rehabilitation	N/A
9	Homeowner Acquisition - Rehabilitation	2025	2029	Affordable Housing	City-wide	Homelessness	Persons Assisted: 10

#### Goal Descriptions

1	<b>Goal Name</b>	Rental Housing - Rehabilitation
	<b>Goal Description</b>	Encourage and facilitate the rehabilitation of rental units.
2	<b>Goal Name</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Goal Description</b>	Encourage and facilitate maintenance of residential units by low- and moderate-income homeowners through minor repair grants (CDBG).
3	<b>Goal Name</b>	Homeownership - Down Payment Assistance
	<b>Goal Description</b>	Encourage and support programs and projects that provide financial assistance to low- and moderate-income households purchasing existing or new affordable homes.
4	<b>Goal Name</b>	Homelessness - TBRA Security Deposits
	<b>Goal Description</b>	Preventing homelessness through the provision of assistance for low-income households to secure and sustain safe, decent affordable housing. This is a coordinated effort among affordable housing providers and the City to provide security deposit assistance to eligible households.

5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Encourage and support nonprofit providers of homeless/AIDS patient programs, senior services, services for persons with disabilities, legal services, youth services, transportation services, substance abuse services, services for victims of domestic violence, employment training, crime awareness, fair housing, tenant/landlord counseling, child care services, health services, abused and neglected children services, mental health services, screening for lead based paint/lead hazards, subsistence payments, homebuyer downpayment assistance, rental housing subsidies, security deposits, housing counseling, neighborhood clean-ups, food banks, housing information and referral, housing counseling to support homebuyer downpayment assistance, or other public services to deliver programs to low- and moderate-income families and individuals.
6	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Rehabilitation and expansion of street infrastructure, sidewalks, other infrastructure, including water and sewer lines and flood drain improvements, or park facilities including green space, neighborhood parks, and recreation facilities in primarily low- to moderate-income areas.
7	<b>Goal Name</b>	Program Administration and Compliance
	<b>Goal Description</b>	Oversee and facilitate grant programs.
8	<b>Goal Name</b>	Section 108 Loan Financing Activities
	<b>Goal Description</b>	The City of College Station, in conjunction with the affordable housing provider LULAC Oak Hill, intends to fulfill its contractual obligations to its Section 108 financing agreement throughout the duration of this Strategic Plan. To that end, the City anticipates making quarterly interest payments and assisting LULAC Oak Hill to make principal payments for the duration of the loan's term.
9	<b>Goal Name</b>	Homebuyer Acquisition - Rehabilitation
	<b>Goal Description</b>	Housing units will be purchased and rehabbed by the grantee. After rehab, the unit will be sold to an income qualified household using a model that will guarantee long term affordability.

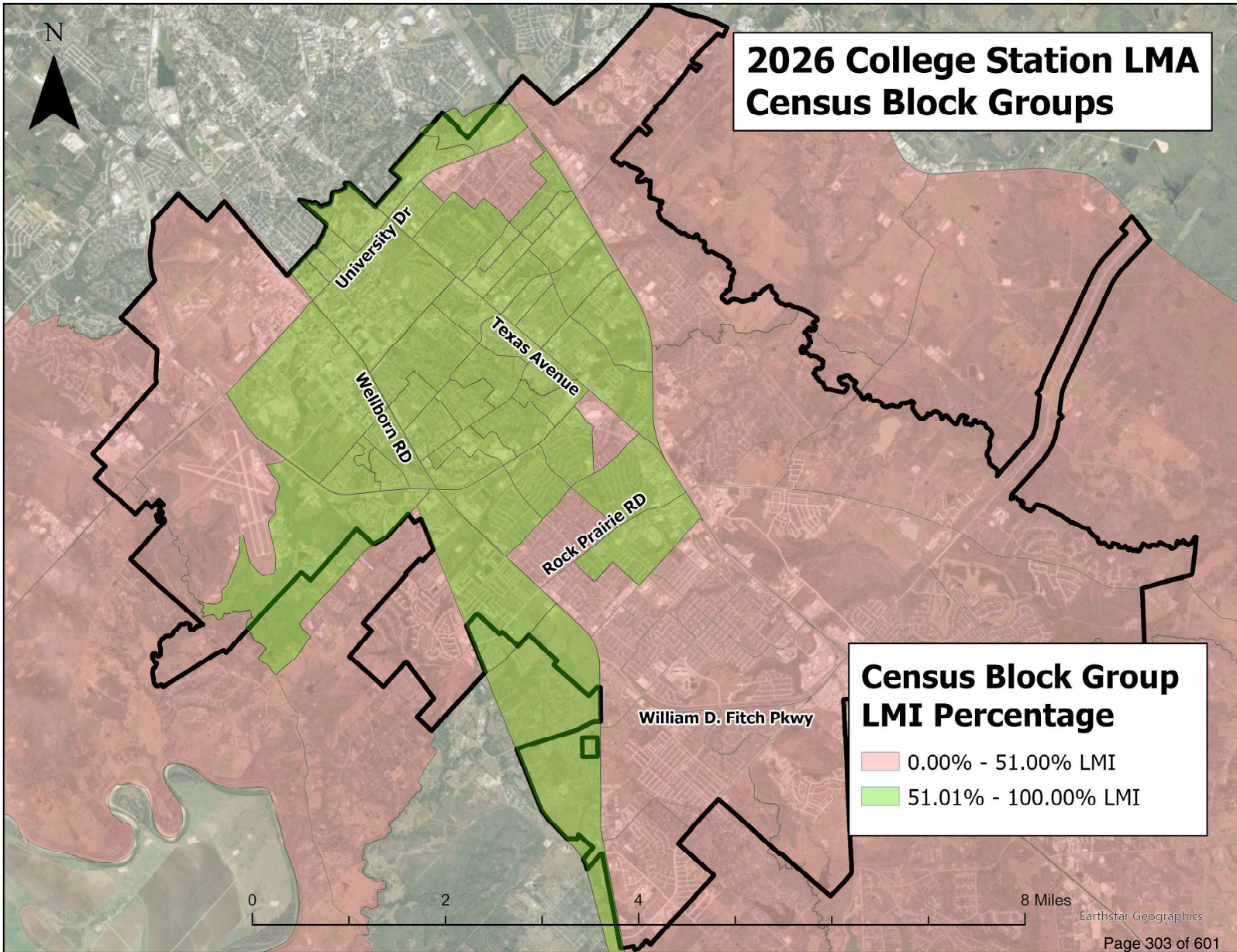
Attachment 5: 2026 Median Income Limits

2026 MEDIAN INCOME LIMITS  
City of College Station  
Community Development

This list supersedes all other lists of prior dates.

Household	60%	80%
1	\$40,920	\$54,500
2	\$46,680	\$62,300
3	\$52,560	\$70,100
4	\$58,380	\$77,850
5	\$63,060	\$84,100
6	\$67,740	\$90,350
7	\$72,420	\$96,550
8	\$77,100	\$102,800

The left column (Household) refers to the number of people in the home. The two columns on the right refer to the maximum combined income allowed per year by HUD guidelines in order to qualify for a Community Development program at 60% and 80% of the Area Median Income (AMI).



## **Attachment 7: Community Development Project Descriptions**

### **Owner-Occupied Housing Assistance**

HOME and CDBG funds will be used for housing rehabilitation, minor repairs, weatherization, home security, and reconstruction for low-moderate income homeowners; the removal of architectural barriers; and the inspection, testing and abatement of lead hazards. Funds will also be used for program delivery costs including staff salaries and benefits.

### **Acquisition/Rehabilitation:**

CDBG and HOME funds may be used to support the acquisition of property for the development of affordable housing units for sale or rent by income-eligible and otherwise qualified households. This can include vacant land for new construction, or existing housing units, often combined with rehabilitation.

### **Demolition:**

CDBG funds will be used for clearance, demolition, and removal of dilapidated structures that have been deemed uninhabitable in accordance with City codes, including the movement of structure to other sites. Funds will also be used for program delivery costs including staff salaries and benefits.

### **Homebuyer Assistance:**

Down payment and closing cost assistance provided to eligible, qualified homebuyers through deferred no interest loans, which include a shared equity component, with HOME or CDBG funds.

### **Community Housing Development Organization:**

HOME funds will be made available to an eligible CHDO for the acquisition, development and construction of affordable housing units or the rehabilitation of existing housing units.

### **New Construction:**

#### **Leveraged Development and Non-Profit Partners:**

HOME funds will be used to facilitate the development of new affordable housing or the renovation of existing housing for low-income residents. Activities may include the acquisition of land, soft costs, or construction of single-family or multi-family units.

### **Rental Rehabilitation:**

HOME funds will be matched with private funds to rehabilitate rental properties that will maintain affordable rents for low-income households for a specified period of time following the completion of the project. Projects will be selected based on the following priorities: bringing the unit up to City Codes and HUD standards, upgrade systems, energy conservation upgrades, exterior repairs, and other upgrades that increase marketability.

### **Tenant Based Rental Assistance:**

Using HOME funds, CD staff will administer a security deposit assistance program for low income individuals and families who will reside in housing units located in a HTC property located in College Station. Current properties include The Haven Apartments, The Heritage at Dartmouth, and Santour Court. Other eligible properties include Terrace Pines Apartments and Villas of Rock Prairie. CD staff will work with the Housing Choice Voucher Program to provide security deposit assistance to qualified voucher holders securing housing in College Station. CD Staff will also work with BVCAP, Twin City Mission, and Family Promise,

which offers affordable rental units to lower-income households in College Station or assists homeless individual and families to secure housing.

**Public Services:**

15% of the City's CDBG fund allocation will be used to fund eligible nonprofit organizations to carry out social services to vulnerable populations.

**Public Facility:**

Funds will be used to design, engineer, construct, or rehabilitate streets, sidewalks, parks, water and wastewater utilities, or other infrastructure improvements in College Station.

**Economic Development – Business & Job Development:**

Funds will be utilized in the establishment of a loan program to spur economic development and create or retain jobs for qualified low- and moderate-income persons.

**Program Administration:**

HOME and CDBG funds will be used for management, planning and administration of the City's CDBG, HOME and other eligible grant programs for LMI citizens. Staff will provide capacity building and technical assistance as needed to citizens, builders, developers, and service providers. Funds from the administrative budget are made available to Project Unity to provide planning and reporting support to CD staff and coordinate a variety of community meetings to address the needs of low- and moderate-income residents, available services, and resources among local service providers. The City will utilize administrative funds to provide education to the community regarding Federal Fair Housing laws and affirmatively further fair housing in College Station.

**DRAFT**

**2026  
ANNUAL ACTION PLAN**

---

CDBG B-26-MC-48-0007  
HOME M-26-MC-48-0219

**FOR QUESTIONS OR COMMENTS, PLEASE CONTACT THE:**

COMMUNITY DEVELOPMENT DIVISION  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
1101 TEXAS AVENUE  
COLLEGE STATION, TX 77842  
(979) 764- 3488

## COLLEGE STATION CITY COUNCIL

**JOHN NICHOLS**, MAYOR

**MARK SMITH**, PLACE 1

**WILLIAM WRIGHT**, PLACE 2

**DAVID WHITE**, PLACE 3

**MELISSA MCIHANEY**, PLACE 4

**BOB YANCY**, PLACE 5

**SCOTT SHAFER**, PLACE 6

## PLANNING AND DEVELOPMENT SERVICES

**ANTHONY ARMSTRONG**

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

**MOLLY HITCHCOCK**

ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

**DAVID BROWER**

COMMUNITY DEVELOPMENT ADMINISTRATOR

**RANEY WHITWELL**

COMMUNITY DEVELOPMENT ANALYST

**VIRGIL (ERIC) BARTON**

COMMUNITY DEVELOPMENT ANALYST

**FRANK MYERS**

COMMUNITY DEVELOPMENT ANALYST

## CDBG PUBLIC SERVICE AGENCY FUNDING REVIEW COMMITTEE

**SHAWN DUNHAM** – POSITION 1

**DANNY WISEMAN** – POSITION 2

**JORDAN FAUST** – POSITION 3

**CHELETIA JOHNSON** – POSITION 4

**CARLA ROBINSON** – POSITION 5

**ANNA LOWARY** – POSITION 6

## SPECIAL THANKS

The Community Development Division would like to express our appreciation to the agencies, departments, and committees who participated in developing the City of College Station's 2026 Annual Action Plan.

# LETTER TO THE READER

The City of College Station's community development initiatives are currently guided by the 2025–2029 Consolidated Plan, which is scheduled to expire on September 30, 2030. As required by the U.S. Department of Housing and Urban Development (HUD), each grantee must prepare a Consolidated Plan that includes a community needs assessment, housing market analysis, evaluation of housing conditions, and clearly defined goals and objectives. The Consolidated Plan serves as the strategic framework for implementing community development programs during the five-year planning period.

In addition, the City is required to annually submit an Annual Action Plan outlining the projects, activities, and budget allocations associated with the community development grants it receives. All proposed activities must align with the priorities and objectives established in the five-year Consolidated Plan.

For the upcoming program year, the City anticipates receiving approximately \$1,236,870 in Community Development Block Grant (CDBG) funds and \$511,237 in HOME Investment Partnerships Program (HOME) funds. CDBG and HOME funds must be used to:

1. Benefit low- and moderate-income individuals and households;
2. Prevent or eliminate slum and blight conditions; or
3. Address urgent community needs.

While CDBG funds may support a broad range of community development activities, HOME funds are specifically designated for affordable housing initiatives.

The Annual Action Plan and associated budget must be submitted to HUD no later than August 16, 2026. Accordingly, this item is being presented in advance of the City Council's consideration of the overall municipal budget. Adoption of the plan by resolution will also formally establish the Community Development Program in accordance with the Texas Local Government Code and authorize the City Manager, or designee, to execute all required applications, certifications, evaluations, and related documents necessary for HUD's Community Planning and Development Grant Programs for the 2026 Program Year.

City staff will present the Draft Annual Action Plan and budget during a public hearing held in conjunction with the City Council meeting on **June 11, 2026**. Staff will subsequently return to the City Council on **July 23, 2026**, to present the final drafts of the 2026 Annual Action Plan and budget for consideration and adoption. In addition, a 30-day public comment period for the draft 2026 Annual Action Plan and budget will begin on **June 11, 2026**, and conclude on **July 13, 2026**. During this period, the draft Annual Action Plan will be available for public review and comment on the City's website and at several publicly accessible locations throughout the community.

Historically, the City has leveraged these funds to support a variety of programs and initiatives, including:

- Affordable housing assistance programs, such as homebuyer assistance, security deposit assistance, housing rehabilitation, new construction, and minor home repairs;

- Direct services for low-income households through nonprofit organizations;
- Demolition and clearance projects;
- Economic development initiatives;
- Infrastructure improvements in parks, streets, and public facilities located in low- to moderate-income areas; and
- Grant administration services.

To develop the draft 2026 Annual Action Plan, staff conducted an extensive public outreach effort between January and April 2026 to gather current and relevant data and community input. All supporting data is included in the appendix of the draft plan and was carefully considered during the development of the proposed Annual Action Plan and budget.

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



# Executive Summary

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

### 1. Introduction

The City of College Station, located in Brazos County, is a rapidly growing, medium-sized city situated among major Texas metropolitan areas, including Houston, Dallas/Fort Worth, Austin, and San Antonio. Home to Texas A&M University - the second largest university in the nation – College Station is recognized for its exceptional quality of life, strong educational resources, and robust business opportunities.

Together with the City of Bryan, College Station forms the College Station – Bryan Metropolitan Statistical Area (MSA), serving as the economic and educational center of the Brazos Valley region. The City now spans approximately 50 square miles and has an estimated population of more than 132,000 as of December 2025.

In accordance with U.S. Department of Housing and Urban Development (HUD) regulations (24 CFR 91.200 – 91.230), jurisdictions receiving funding under programs such as the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) must submit a Consolidated Plan every five years, along with an Annual Action Plan and a Consolidated Annual Performance and Evaluation Report every year.

The 2025-2029 Consolidated Plan serves as a comprehensive guide for setting priorities, goals, and strategies. It includes citizen participation details, needs assessments, market analysis, and a strategic plan addressing priority areas for the next five years:

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

The City of College Station collaborated with a broad range of partners, including the City of Bryan, Brazos County, Twin City Mission, the Brazos Valley Council of Governments, Brazos Valley Community

Action Programs, the Brazos Valley Affordable Housing Corporation, the Brazos County Health District, and other social service organizations serving low-income individuals, persons with special needs, and those experiencing homelessness.

Data for the plan was collected through local surveys, community meetings, stakeholder consultations, and secondary sources. These efforts were supplemented by data from the U.S. Department of Housing and Urban Development (HUD), including the American Community Survey (ACS), the U.S. Census, and the Comprehensive Housing Affordability Strategy (CHAS).

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Federal law requires the City to allocate housing and community development grant funds primarily to benefit low- and moderate-income individuals, consistent with HUD's objectives:

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

All grant activities must align with one of HUD's designated outcomes: Availability/Accessibility, Affordability, or Sustainability.

For Program Year 2026, the City anticipates receiving:

- \$1,236,870 in CDBG funds
- \$511,237.89 in HOME funds

CDBG funds offer flexibility to support housing, economic development, neighborhood improvements, and human services. HOME funds are specifically designated for affordable housing initiatives.

Additionally, the City received \$1,740,263 from the American Rescue Plan Act to develop social service programs for individuals experiencing or at risk of homelessness. The City has executed two contracts with Twin City Mission: one for HOME-ARP Supportive Services and another for HOME-ARP Nonprofit Operating and Capacity Building.

Outlined below are the activities the City plans to undertake during the program year to fulfill the aforementioned objectives:

### Decent Housing:

- Rehabilitation of 5 owner-occupied units
- Rehabilitation of 1 rental housing unit
- Provision of 6 down payment assistance loans
- Provision of 36 security deposits through the TBRA program
- Provision of 345 rental assistance payments through Public Services
- Acquisition and rehabilitation of 1 homeownership unit

Suitable Living Environment:

- Assistance to 300 individuals in youth services
- Assistance to 100 individuals with case management
- Assistance to 23,060 individuals with public facilities or park improvements

**3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of College Station is confident that its past efforts have effectively advanced its overall strategy to address both housing and non-housing needs within the community. Although the degree of success in achieving specific goals and objectives has varied due to program-specific circumstances and opportunities, the City has consistently demonstrated measurable progress. Accordingly, the City proposes to continue funding proven and essential programs, including Owner-Occupied Housing Rehabilitation, Public Facilities, Public Services, Homeowner Acquisition-Rehabilitation, Rental Housing Rehabilitation, Tenant-Based Rental Assistance (TBRA) Security Deposits, and Homeownership Down Payment Assistance.

The City has utilized, and will continue to leverage, federal, state, local, and private resources in alignment with the priorities established in its 2025-2029 Five-Year Consolidated Plan. As evidenced by the submission of the Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD), the City has demonstrated that activities undertaken in prior reporting periods were consistent with the strategies outlined in both the Consolidated Plan and Annual Action Plans. Community Development Block Grant (CDBG) funds have supported a wide range of eligible activities, including housing programs, public facilities and improvements, and public services.

On March 3, 2026, the City received correspondence from HUD regarding its Program Year 2024 CAPER, expressing appreciation for the City’s continued commitment to strengthening the community through

Community Planning and Development (CPD) programs. Additionally, the City's most recent single audit of its CDBG funds resulted in zero findings, indicating that grant funds are being administered in accordance with applicable requirements and without evidence of fraud, waste, or abuse.

Despite ongoing challenges, including inflation and increasing need among low-and moderate-income populations, the City of College Station remains committed to delivering effective programs and services. Detailed information on past performance is available in prior CAPER reports. As the City enters the first year of its 2025-2029 Consolidated Plan, it anticipates achieving its goals for Program Year 2025 (Fiscal Year 2026). Overall, HUD has determined that the City's performance remains satisfactory.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The 2026 Action Plan was developed in accordance with the City's adopted Citizen Participation Plan. To ensure transparency and community engagement, two public hearings were held on March 17, 2026, and June 11, 2026. These hearings provided an opportunity to explain the planning process, share updates on plan development, and gather feedback from residents. Both hearings were conducted in a location situated within a low- and moderate-income (LMI) area and accessible by public transportation.

Following the second hearing, a 30-day public comment period was open from June 11, 2026, through July 13, 2026, allowing community members to review and provide input on the proposed plan.

To further engage stakeholders, two surveys were administered between March and April 2026. The first survey collected input from College Station residents regarding the use of CDBG and HOME funds within the community. The second survey targeted nonprofit organizations serving LMI residents to gather feedback on community needs and priorities. Both surveys were promoted and distributed through multiple channels. In total 148 responses were received – 118 from the general public and 30 from nonprofit providers.

Additionally, a consultation was held with College Station ISD, the largest provider of services to families experiencing homelessness in the area, to ensure their perspectives were incorporated into the planning process.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public input was actively solicited during two public hearings and through additional outreach methods previously outlined. Feedback received through these hearings and the community survey was overwhelmingly positive. Many respondents expressed appreciation that the City of College Station receives CDBG and HOME funds to support low – to moderate – income residents. According to survey results, the activities identified as most critical by the community included Social Services, Special Needs Housing, Economic Development, Rental and Owner Housing, Public Facilities, and Homeless Outreach and Services.

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

All comments received were acknowledged and carefully considered in the development of the Annual Action Plan. It should be noted, however, that some feedback related to activities beyond the scope of HUD-funded programs.

## **7. Summary**

The 2026 Action Plan was developed using comprehensive input from community surveys, secondary data sources, and collaboration with other City departments. The plan outlines targeted strategies to address the needs of College Station’s low – to moderate – income population across key areas, including housing, homelessness, special needs services, public services, public facilities, and economic development opportunities.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	COLLEGE STATION	Planning & Development Services
HOME Administrator	COLLEGE STATION	Planning & Development Services

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Community Development Division, within the Planning and Development Department, is responsible for administering the City’s CDBG and HOME programs, with financial oversight provided by the Fiscal Services Department. Successful implementation of public facility projects requires close collaboration between Community Development staff and colleagues in Capital Improvement Projects, Public Works and Parks and Recreation. Additionally, the City Attorney’s Office supports these programs by preparing CDBG and HOME agreements and providing legal guidance as needed.

**Consolidated Plan Public Contact Information**

Planning and Development Services

Community Development Division

City of College Station

PO Box 9960

1101 Texas Avenue

College Station, TX 77842

Phone: 979-764-3488

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of College Station’s Community Development Division works collaboratively with a wide range of agencies throughout the year to address local needs. Staff maintain close partnerships with public service organizations, housing providers, contractors, and other stakeholders to ensure the effective delivery of housing programs, social services, and public facility projects. To address homelessness, the City coordinates efforts with the local Continuum of Care, the Brazos Valley Coalition for the Homeless, and Twin City Mission – the area’s primary provider of homeless services.

Public engagement is guided by the Citizen Participation Plan, which establishes the process for soliciting community input to inform the Action Plan. As part of this process, the City conducted two public hearings and provided a 30 – day public comment period on the draft Action Plan, offering residents the opportunity to ask questions and provide feedback.

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

The City of College Station actively participates in a variety of coalitions and collaborative initiatives to address housing and public service needs, despite not operating any public housing units within its jurisdiction. Approximately 29% of participants in the regional Housing Choice Voucher Program – administered by the Brazos Valley Council of Governments – secure housing within College Station.

To support these efforts, the City works closely with key partners, including the City of Bryan, the Brazos Valley Council of Governments, United Way, MHMR Authority of the Brazos Valley, Brazos County Health Department, Brazos Valley Community Action Programs, and Elder-Aid. In addition, City staff maintain extensive knowledge of local resources and are well-equipped to connect residents with appropriate assistance when needed.

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

The City of College Station works closely with the local Continuum of Care, the Brazos Valley Coalition for the Homeless (BVCH), to address the needs of individuals and families experiencing homelessness, including those who are chronically homeless, families with children, veterans, and unaccompanied youth. The City actively participates in BVCH meetings, committee initiatives, and the annual Point-in-Time Count to strengthen coordination of homeless services. BVCH collaborates with local agencies to

provide a range of resources, including emergency and transitional housing, permanent supportive housing, affordable permanent housing, and transitional shelter with integrated supportive services.

To support these efforts, the City allocates HOME-ARP funds to Twin City Mission for the L.E.A.D. Program and utilizes HOME funds to provide security deposit assistance through the Tenant-Based Rental Assistance Program – a key homelessness prevention strategy. This assistance is available to voucher holders and residents of affordable housing communities, including The Haven, a 24-unit transitional housing development for individuals experiencing homelessness. These and other services are accessible through the 2-1-1 information and referral system, managed by the United Way of the Brazos Valley.

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

The City of College Station does not directly receive Emergency Solutions Grant (ESG) funds; however, it actively collaborates with the Brazos Valley Coalition for the Homeless (BVCH), which administers ESG funding locally. Twin City Mission (TCM), a BVCH member agency, manages the Homeless Management Information System (HMIS) with coalition support. While the City does not determine ESG fund allocations or establish performance standards for ESG-assisted projects, its participation in BVCH provides opportunities for consultation and coordination within the local Continuum of Care framework.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Elder-Aid
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Community Housing Development Organization
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted Elder-Aid in person and via email. As the area's only CHDO providing affordable rental units to LMI seniors, staff maintains ongoing communication with the organization, supporting a current housing project funded by the City and building on past collaborations.
2	<b>Agency/Group/Organization</b>	TWIN CITY MISSION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted Twin City Mission in person during the Housing Needs Focus Group, with representatives also attending the Public Hearing and completing the nonprofit providers survey. As the local homeless shelter and a current sub-grantee of HOME-ARP funds, Twin City Mission administers the LEAD Program, serving qualified populations and providing key insights for future coordination efforts.
3	<b>Agency/Group/Organization</b>	Brazos County Health District
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Brazos County Health District was consulted through an in-person interview and also completed the Nonprofit Client Needs Survey. As a former subgrantee with a strong emphasis on disease prevention and health promotion, the organization provided valuable insights that contribute to identifying and addressing healthcare disparities within the community.
4	<b>Agency/Group/Organization</b>	BRYAN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Bryan Housing Authority participated in the Nonprofit Client Needs Survey. Although the City of College Station does not operate a public housing authority, it shares a border with the City of Bryan. As a result, it is common for many low-to moderate- income households to move between the two communities in search of affordable housing options.
5	<b>Agency/Group/Organization</b>	Texas A&M University
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Texas A&M University participated in the Nonprofit Client Needs Survey. As one of the largest universities in the United States, Texas A&M not only provides educational services but also addresses a broad range of student needs, including housing, food insecurity, and mental health support.
6	<b>Agency/Group/Organization</b>	American Red Cross - Heart of Texas South
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The American Red Cross - Heart of Texas South participated in the Nonprofit Client Needs Survey. As a leading organization in disaster response, their expertise provides valuable insight into emergency management and hazard mitigation efforts.

7	<b>Agency/Group/Organization</b>	Health Point
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HealthPoint participated in the Nonprofit Client Needs Survey, providing essential insights into the challenges faced by uninsured residents and those reliant on Medicaid and Medicare in accessing medical care. As the largest provider of healthcare services for this population, their feedback is instrumental in identifying opportunities for improved service coordination and in enhancing healthcare accessibility for low- to moderate-income individuals.
8	<b>Agency/Group/Organization</b>	MHMR AUTHORITY OF BRAZOS VALLEY
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Mental Health Services

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MHMR completed the Nonprofit Client Needs and Service Gaps survey and has been a past sub-grantee. As the leading provider of mental health services in the area, their expertise in the mental health needs of the LMI population will help guide future coordination and support efforts.
9	<b>Agency/Group/Organization</b>	BRAZOS VALLEY FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Food Bank
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Brazos Valley Food Bank completed the Nonprofit Client Needs and Services Gaps Survey. As a past sub-grantee and local authority on food insecurity, BVFB provided critical insights to guide future coordination and support efforts.
10	<b>Agency/Group/Organization</b>	COLLEGE STATION INDEPENDENT SCHOOL DISTRICT
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted College Station Independent School District, the largest provider of homelessness services in College Station, serving over 100 McKinney-Vento classified students annually. As a past sub-grantee, the district collaborates with staff to exchange information, supporting the advancement of both missions.
11	<b>Agency/Group/Organization</b>	Family Promise Bryan-College Station
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Family Promise completed the Nonprofit Client Needs and Service Gaps Survey. As one of two homeless shelters for family units and a past sub-grantee, Family Promise provides critical insights into the needs of homeless families and related housing issues, guiding future coordination efforts.
12	<b>Agency/Group/Organization</b>	Hope Pregnancy Center
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hope Pregnancy Center provided input through the Nonprofit Client Needs and Service Gaps survey. As a crisis pregnancy center, staff worked to strengthen coordination with medical providers, ensuring early access to care and improving birth outcomes.

13	<b>Agency/Group/Organization</b>	VOICES FOR CHILDREN, (CASA)
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Victims Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Voices for Children, Inc., a Court Appointed Special Advocates organization supporting children in the foster care system, completed the Nonprofit Client Needs and Service Gaps Survey. Their insights will help inform ongoing efforts to enhance services for foster youth.
14	<b>Agency/Group/Organization</b>	Workforce Solutions Brazos Valley
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Workforce Solutions Brazos Valley participated in the Nonprofit Client Needs and Service Gap Survey. as the region's largest provider of employment services, they offered valuable insights into challenges experienced by their clients.
15	<b>Agency/Group/Organization</b>	United Way of the Brazos Valley
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	United Way of the Brazos Valley participated in the Nonprofit Client Needs and Service Gaps survey, offering insights on community service access. Their role in facilitating 2-1-1 helps connect residents with local resources, and their online community digest serves as a valuable tool for sharing information and improving program coordination.
16	<b>Agency/Group/Organization</b>	Brazos Health Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Brazos Health Resource Center contributed feedback through the Nonprofit Client Needs and Service Gap Survey. As an organization that supports indigent residents following hospital discharge, they offer critical insights into medical needs, housing instability, food insecurity, and public transportation challenges, helping to inform future coordination efforts.

17	<b>Agency/Group/Organization</b>	Catholic Charities of Central Texas
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Catholic Charities of Central Texas completed the Nonprofit Client Needs and Service Gaps survey and has been both a past and current sub-grantee. Staff maintains regular communication with the organization to support ongoing coordination and service efforts.
18	<b>Agency/Group/Organization</b>	Unbound Bryan College Station
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims Anti-trafficking
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Unbound Now completed the Nonprofit Client Needs and Services Gaps survey, offering valuable insight into the needs of former trafficked individuals. Their expertise supports efforts to resource communities and assist survivors in the fight against human trafficking.
19	<b>Agency/Group/Organization</b>	Brazos Valley Community Action Programs
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Brazos Valley Community Action Programs contributed valuable feedback through multiple channels, including completing the nonprofit survey and participating in meetings and focus groups. Their insights will help shape future initiatives, with anticipated outcomes focused on enhancing collaboration and improving service delivery to better address community needs.
20	<b>Agency/Group/Organization</b>	Brazos Valley Coalition for the Homeless
	<b>Agency/Group/Organization Type</b>	Regional organization Continuum of Care

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Brazos Valley Coalition for the Homeless was consulted in person and via email, enabling City staff to better understand homelessness in the area and identify ways to support the organization's efforts.
21	<b>Agency/Group/Organization</b>	BRAZOS MATERNAL AND CHILD HEALTH CLINIC
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff conducted in-person consultations with Brazos Maternal and Child Health Clinic (The Prenatal Clinic), which serves indigent women to ensure safe and healthy pregnancies and deliveries. Additionally, the organization completed the nonprofit providers survey. These efforts helped identify community needs and gaps in medical services.

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

23	<b>Agency/Group/Organization</b>	Unlimited Potential
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Education Services-Employment Former Foster Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted Unlimited Potential in person. As a current sub-grantee, UP supports individuals aging out of the Texas Foster Care system, equipping them with essential life skills to prevent homelessness and legal challenges. Their expertise informs ongoing coordination efforts to help former foster youth transition successfully into adulthood.
24	<b>Agency/Group/Organization</b>	City of College Station - Fire Department
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Disaster Mitigation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of College Station Fire Department was consulted in person regarding disaster management and mitigation. As a key agency in emergency response, their insights will help strengthen preparedness efforts and improve coordination in addressing community resilience and disaster response strategies.
25	<b>Agency/Group/Organization</b>	City of College Station- Transportation and Mobility Services
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Transportation and Mobility planners were consulted to address transportation challenges, consistently identified as the primary barrier for low-to moderate- income residents. Their expert guidance helped staff optimize alternative transportation options and strategically program public facility projects to maximize impact and accessibility.
26	<b>Agency/Group/Organization</b>	ConnectedNation of Texas
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online research was conducted to assess internet connectivity across Texas.

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

All agencies were invited to participate in the Action Plan development through either the online survey, in person consultations or the Public Hearings.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Brazos Valley Coalition for the Homeless	The Brazos Valley Coalition for the Homeless serves as a central communication hub for service providers and facilitates access to shelter and supportive resources for individuals and families experiencing homelessness.
Economic Development Master Plan	City of College Station	Adopted by the City Council in 2020, the College Station Economic Development Master Plan outlines strategies to assess the feasibility of utilizing Community Development Block Grant (CDBG) funds for initiatives such as micro-enterprise assistance, job training programs, business incubators, and related projects.
Comprehensive Economic Development Strategy	Brazos Valley Council of Governments	The long-term objectives of this plan include job creation and retention, attracting new industries to the area, and expanding the availability of affordable housing throughout the region.
Comprehensive Plan	City of College Station	The Comprehensive Plan, adopted by the City Council, is a long-range policy document that guides decisions regarding the City's physical development. Its purpose is to anticipate and manage growth in a way that ensures a balanced mix of land uses, promotes economic development, and preserves quality of life. The plan encompasses key elements such as parks, utilities, land use, economic development, transportation, and urban design-addressing all aspects of the community's physical form. A Five-Year Evaluation & Appraisal Report was completed in 2025 to assess progress and identify areas for refinement. Since 2020, three new plans have been integrated into the Comprehensive Plan: two small area plans - the Northeast Gateway Redevelopment Plan and the Wellborn District Plan - and one master plan, the Housing Action Plan. These additions strengthen the City's ability to respond to evolving needs and opportunities while maintaining a cohesive vision for future development.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Brazos County Hazard Mitigation Plan 2024-2029	Brazos Community Emergency Operations Center	Brazos County, the City of Bryan, the City of College Station, the City of Kurten, the City of Wixon Valley, and Texas A&M University have jointly adopted a single inter-jurisdictional emergency management plan. Because disasters do not adhere to geopolitical boundaries, multiple jurisdictions are often directly affected or engaged in response efforts. Existing mutual aid and interlocal agreements further support a coordinated, safe, and efficient response to both natural and human-caused disasters.
The 2022 Greater Brazos Valley Health Assessment	Center for Community Health Development	The 2022 Greater Brazos Valley Health Assessment provides an analysis of health disparities within the community and examines key social determinants of health.
Cooling College Station:Urban Heat Mitigation Plan	City of College Station	The Cooling College Station Urban Heat Mitigation Plan, finalized in September 2022, outlines a five-year strategy to reduce the urban heat island effect through targeted tree planting. The plan aims to mitigate future heat-related risks and enhance community resilience.
Governor's Broadband Development Council Report	Office of the Texas Governor	The 2022 Texas Report from the Governor's Broadband Development Council fulfills its mandate to identify challenges to broadband connectivity across the state. The findings align with the Strategic Plan by highlighting key barriers to broadband access.
City of College Station Housing Action Plan	City of College Station	The City of College Station Housing Action Plan outlines strategic initiatives to address housing affordability, availability, and accessibility for residents. It focuses on expanding affordable housing options, promoting sustainable development, and enhancing housing stability through targeted programs and policies. By leveraging community partnerships and funding opportunities, the plan aims to meet the diverse housing needs of low- to moderate-income households while fostering a balanced and resilient housing market.
City of College Station Existing Conditions Report	City of College Station	The City of College Station Existing Conditions Report includes current conditions and trends for the following key areas: local context, natural environment, demographics, economic development, land use, public facilities, and transportation.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

In College Station, addressing critical community needs such as housing and homelessness requires coordinated efforts among state agencies, local nonprofits, and City departments. Public hearings provide an opportunity for stakeholders to share input and feedback, ensuring an inclusive decision-making process. Proposed programs undergo comprehensive consultation, emphasizing a deep understanding of local housing dynamics and identifying populations at risk. Through citizen engagement methods – including group sessions and surveys – community priorities are established and incorporated into the City’s strategic plans. Sustained partnerships help ensure that public input remains central to the development and implementation of effective, long-term solutions.

## **AP-12 Participation – 91.105, 91.200(c)**

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

Citizen participation is promoted through multiple communication channels, including announcements in the local newspaper, broadcasts on radio programs, and postings on the City's website. Residents are encouraged to engage in identifying and prioritizing community needs by attending public hearings and completing surveys.

The Citizen Participation Plan establishes policies and procedures to ensure that public comments and feedback are incorporated throughout the development of the Consolidated Plan and the Analysis of Impediments. As part of this process, the Public Survey was available online for approximately six weeks and was actively promoted through the City's website.

Additionally, the City conducted two public hearings, announced in the local newspaper at least two weeks in advance. Notices included information on reasonable accommodations, such as translation services. Concurrently, a 30-day public comment period for reviewing the plan document was held from June 11, 2026, to July 13, 2026.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	A public notice was published in The Eagle, our local newspaper, on March 3, 2026, informing the community that a Public Hearing would be held on March 17, 2026. A second public notice was published in The Eagle on May 26, 2026, informing the community that a Public Hearing would be held on June 11, 2026. The purpose of the hearing was to gather public feedback for the development of the Annual Action Plan.	n/a	n/a	n/a

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-English Speaking - Specify other language: Spanish	<p>A public notice was published in the online edition of La Voz Hispana, the local Spanish-language newspaper, on February 27, 2026. The notice announced the Public Hearing schedule for March 17, 2026. A second public notice was published announcing the Public Hearing to be held on 6/11/2026. The purpose of this hearing was to gather public feedback for the development of the Annual Action Plan.</p>	n/a	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Nonprofit Providers Survey	Nonprofit Service providers	A survey was distributed to local nonprofit organizations that serve low- and moderate-income households. The purpose of the survey was to identify needs and gaps in services for these households. A total of 41 responses were received from a diverse group of nonprofit providers.	The majority of respondents identified three primary concerns: a shortage of affordable housing, limited access to reliable public transportation, and insufficient availability of accessible mental health services.	All comments were accepted.	
4	TV Announcement - Public Hearing	Non-targeted/broad community	An advertisement was broadcast on Channel 19, the City's local channel, inviting members of the public to attend the hearing and provide feedback during the development of the Action Plan.	n/a	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	General Public Survey	Non-targeted/broad community	A General Public survey was released from March 2, 2026 to April 15, 2026. This survey was designed to identify the needs, barriers, and service gaps experienced by low- to moderate-income residents.	A total of 118 responses were received, accompanied by numerous comments. All comments and survey results are included in the appendix of the Annual Action Plan.	All comments were accepted.	
6	United Way Newsletter	Non-targeted/broad community	A notice was published in the United Way newsletter inviting the public to participate in the general survey and attend the public hearing.	n/a	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Non-targeted/broad community	A public hearing was conducted March 17, 2026 to gather input for the development of the 2026-2027 Annual Action Plan. Although extensively advertised, no attendees were present.	n/a	n/a	
8	Radio Interview - WTAW	Non-targeted/broad community	A radio interview was conducted at a local news talk station to inform the community that public input was being sought for the development of the Annual Action Plan.	n/a	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Neighborhood Newsletter	Non-targeted/broad community	An ad in the Neighborhood Newsletter invited stakeholders to complete the General Public Survey and attend the Public Hearing held on March 17,2026.	n/a	n/a	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

The City of College Station anticipates receiving annual allocations of the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME) from the U.S. Department of Housing and Urban Development (HUD) throughout the duration of this Strategic Plan. These funds, determined by a HUD – established formula, will be leveraged alongside resources from public, private, and nonprofit partners to implement a comprehensive approach to achieving community development goals and objectives.

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

The HOME program focuses on creating and sustaining affordable housing options for low-income households. Communities, often in partnerships with local nonprofit organizations, use HOME funds to construct, purchase, and rehabilitate affordable housing for rental or homeownership, as well as to provide direct rental assistance to qualifying residents. Additionally, at least 15% of HOME funds must be allocated to Community Housing Development Organizations (CHDO’s) – experienced nonprofits entities dedicated to owning, developing, or sponsoring affordable housing projects.

In addition to CDBG and HOME funds, the City is currently utilizing the remaining balance of its HOME-ARP allocation, totaling \$1,740,263, and will begin expending the recently awarded \$500,000 CDBG-MIT grant from the Texas General Land Office.

#### Anticipated Resources

Program	Source	Uses of Funds	Expected Amount Available Year 1	Expected	Narrative Description
---------	--------	---------------	----------------------------------	----------	-----------------------

	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,236,870.00	0.00	1,357,011.80	2,593,881.80	3,681,818.00	The allocation for this year is slightly higher than the previous year. Because the City received \$171,000 in program income during PY 2025, the Public Service cap for PY 2026 will increase by 15 percent of that amount. This results in an increase of \$25,650.00 making the total allocation \$275,189.08.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	511,237.89	4,311.72	406,634.61	922,184.22	1,408,500.83	The allocation for this year is slightly higher than last year.

**Table 5 - Expected Resources – Priority Table**

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

The City of College Station strategically leverages federal funds to attract and integrate additional resources from private, state, and local partners, thereby maximizing the impact of community development initiatives. Federal allocations through the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) serve as a foundation for advancing affordable housing, public services, infrastructure improvements, and programs supporting individuals experiencing homelessness and special needs.

The Community Development Division administers these programs in alignment with the City’s Consolidated Plan goals, ensuring efficient use of federal dollars while minimizing local financial burden. This approach emphasizes leveraging federal contributions to strengthen partnerships and expand service delivery.

To satisfy matching requirements and enhance program outcomes, the City utilizes a combination of local and external resources, including:

- General and municipal funds
- City-donated services under a HUD-approved Cost Allocation Plan
- Infrastructure investments in CDBG – eligible areas
- Nonprofit contributions for program administration and delivery
- Private sector investment and lending institutions

The City actively supports HOME-funded projects in collaboration with Low-Income Housing Tax Credit (LIHTC) developers to create or preserve affordable housing. These partnerships often include matching contributions from beneficiaries, nonprofit organizations, and developers, ensuring compliance with program requirements and increasing overall investment.

Public service agencies that receive CDBG funding strategically integrate these resources with additional private, state, and federal funding streams to expand program reach and impact. For example, The Prenatal Clinic combines CDBG funds with Medicaid support to deliver comprehensive prenatal and postnatal care for mothers and infants. Similarly, regional partners such as the Brazos Valley Council of Governments and Brazos Transit District integrate HUD, Federal Transit Administration (FTA), and Texas Department of Transportation (TxDOT)

funds to deliver housing and transportation solutions.

Additionally, the City fosters resource sharing and volunteer engagement to address community needs, including home repairs, literacy programs, medical assistance, and transportation. While CDBG does not require a match and HOME benefits from a reduced match requirement, program income generated from funded activities is reinvested into initiatives serving low-income populations, ensuring sustainability and long-term impact.

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

The City of College Station strategically utilizes publicly owned land and property to advance community development initiatives, with a particular focus on low-income neighborhoods. Through targeted improvements to public rights-of-way and parks, the City enhances infrastructure, accessibility, and overall quality of life for residents.

**Infrastructure and Streetscape Enhancements**

Community Development Block Grant (CDBG) funds are allocated to support critical infrastructure projects, including street reconstruction, sidewalk installation, and street lighting upgrades. These improvements promote pedestrian safety, mobility, and neighborhood connectivity, ensuring equitable development throughout the community.

**Park Improvements**

The City prioritizes the revitalization of public parks and recreational spaces serving low- and moderate-income areas. Investments include installing new playground equipment, implementing safety enhancements, and performing ongoing maintenance. These efforts create secure, engaging environments for families and children.

**Affordable Housing Development**

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

By combining federal funding sources with municipal resources, the City of College Station continues to strengthen public infrastructure, expand affordable housing initiatives, and improve recreational spaces – fostering a vibrant, inclusive, and sustainable community.

**Discussion**

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

will fund critical projects that improve housing, infrastructure, and economic opportunities for low- and moderate- income residents. With projected funding totaling approximately \$4.4 million over the remainder of the Consolidated Plan period, the City will continue investing in housing rehabilitation, public facility enhancements, property acquisition, and essential public services. Similarly, the HOME program, with an anticipated total of roughly \$2 million, will play a key role in expanding affordable housing options. Funds will support new housing construction, rehabilitation, and rental assistance, with at least 15% allocated to Community Housing Development Organizations (CHDOs). Additionally, a portion of HOME funding will be dedicated to a Tenant-Based Rental Assistance (TBRA) security deposit program, helping low-income renters secure stable housing. Through strategic allocation of federal resources and collaboration with local partners, the City of College Station remains committed to fostering sustainable community development and equitable housing opportunities, ensuring long-term benefits for residents.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing - Rehabilitation	2025	2029	Affordable Housing Non-Homeless Special Needs Community Housing Development Organization	City Wide	Rental Housing- Rehabilitation	CDBG: \$.00 HOME: \$312,348.71	Rental units rehabilitated: 1 Household Housing Unit
2	Owner Housing - Rehabilitation/Reconstruction	2025	2029	Affordable Housing	City Wide	Owner Housing - Rehabilitation/Reconstruction	CDBG: \$164,881.72 HOME: \$.00	Homeowner Housing Rehabilitated: 5 Household Housing Unit
3	Homeownership - Down Payment Assistance	2025	2029	Affordable Housing	City Wide	Homeownership	CDBG: \$.00 HOME: \$490,000.00	Homeowner Housing Added: 6 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homelessness - TBRA Security Deposits	2025	2029	Homeless	City Wide	Homelessness	CDBG: \$.00 HOME: \$14,400.00	Homelessness Prevention: 36 Persons Assisted
5	Public Services	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Public Services	CDBG: \$275,189.08	Public service activities other than Low/Moderate Income Housing Benefit: 580 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 345 Households Assisted
6	Public Facilities	2025	2029	Non-Housing Community Development		Public Facilities and Infrastructure	CDBG: \$1,746,437.00 HOME: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 23060 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Program Administration and Compliance	2025	2029	Non-Housing Community Development	City Wide	Program Administration and Compliance	CDBG: \$247,374.00 HOME: \$51,123.79	Other: 0 Other
8	Section 108 Loan Financing Activities	2025	2029	Affordable Housing	City Wide	Rental Housing- Rehabilitation	CDBG: \$160,000.00 HOME: \$.00	Other: 1 Other
9	Homebuyer-Acquisition/Rehabilitation	2025	2029	Affordable Housing	City Wide	Homebuyer Acquisition/Rehabilitation	HOME: \$50,000.00	Homeowner Housing Added: 1 Household Housing Unit

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Rental Housing - Rehabilitation
	<b>Goal Description</b>	An evaluation of previous fiscal years, in conjunction with rising material costs and supply chain issues, would suggest that its current funding level, the City will be able to support the acquisition and rehabilitation of (1) single family residence using HOME funding over the duration of this year's Action Plan.
2	<b>Goal Name</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Goal Description</b>	An evaluation of previous Minor Home Repair projects across the last several years and increase in material and labor costs would suggest that at this activity's current funding level, the City could support 5 new Minor Home Repair activities over the duration of this year's Action Plan.

3	<b>Goal Name</b>	Homeownership - Down Payment Assistance
	<b>Goal Description</b>	<p>Down payment and closing cost assistance are provided to income-eligible households. A 0%-interest deferred loan of up to \$80,000 is available to allow income-eligible households access to the volatile housing market in College Station. The loan includes a shared appreciation component in lieu of interest. The homeowners will repay the City the percentage of appreciation based on the percentage of down payment assistance provided. This activity will provide direct financial assistance to homebuyers.</p> <p>Funding levels will allow for 6 fully funded DAP projects over the course of this year's Action Plan.</p>
4	<b>Goal Name</b>	Homelessness - TBRA Security Deposits
	<b>Goal Description</b>	<p>TBRA - Security Deposits</p> <p>The City of College Station will continue on its endeavor to assist its income-eligible residents with necessary security deposit payments.</p> <p>At its current funding level, the TBRA Security Deposits activity will allow for thirty-six (36) fully funded projects over the course of this year's Action Plan.</p>

5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>The FY 2026 Public Service funding cap has been adjusted to include prior-year program income received and retained by the grantee. In accordance with HUD regulations 24 CFR 570.201 (e) and 570.500 (a), the 15% Public Service cap calculation is based on the current year CDBG allocation combined with prior-year program income. As a result, the allowable Public Service funding amount increased from \$185,530.50 to \$211,180.50. Additionally, \$64,088.58 will be carried forward and allocated to current-year contracts to support fourth-quarter reimbursement payments.</p> <p>FY 2026 CDBG Allocation - \$1,236,870</p> <p>Prior- Year Program Income - \$171,000</p> <p>15% Public Service Cap - \$185,530.50</p> <p>15% of Program Income - \$25,650</p> <p><b>2026-2027 Public Service Agencies</b></p> <p><b>Twin City Mission Family Support Services</b> - LEAD Program - Client Assistance - \$50,000</p> <p><b>Big Brothers Big Sisters of South Texas - Brazos</b> - Youth Mentoring - Program Manager/Volunteer Manager - \$35,000</p> <p><b>United Way of the Brazos Valley</b> - Ride2Health Program - Program Salaries &amp; Benefits, Lyft Rides, IT Expenses - \$25,000</p> <p><b>A Home Base for Transitioning Foster Youth dba Unlimited Potential</b> - Transitional Living for Former Foster Youth - Personnel - Resident Coordinator Intern Stipend, Transitional Living Program, Supplies - \$25,000</p> <p><b>The Salvation Army</b> - Rent and Utilities Assistance Program - Financial Assistance for Rent and Utilities - \$25,000</p> <p><b>Catholic Charities of Central Texas</b> - Brazos Valley Financial Stability Program - Case Manager Salary, Direct Client Benefits - \$20,100</p> <p><b>City of College Station Police Department Victim Services</b> - Crisis Funding - \$30,000</p>

<b>6</b>	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	In Fiscal Year 2027, the City of College Station anticipates completing the rehabilitation of the Lincoln Center Splash Pad, the installation of the City Hall Bus Shelter, and the Welsh Sidewalk Project. All projects were determined to be within income qualifying census blocks, demonstrated an urgent need to the community, and service the following numbers of residents:  Lincoln Center Splash Pad - Eight thousand (8,000)  Welsh Sidewalk Rehabilitation - Seven thousand nine hundred seventy (7,970)  City Hall Bus Shelter - Seven thousand ninety (7,090)  Overall 69.25 Percent is LMI
<b>7</b>	<b>Goal Name</b>	Program Administration and Compliance
	<b>Goal Description</b>	CDBG and HOME Program Administration and Compliance  CDBG may allocate 20% of its annual allocation to administration expenses and will contribute to all staff time spent administering qualifying programs as well as educational and coalition efforts.  HOME may allocate 10% of its annual allocation to administration expenses pertaining to its eligible housing programming.
<b>8</b>	<b>Goal Name</b>	Section 108 Loan Financing Activities
	<b>Goal Description</b>	Section 108 Loan Financing Activities  The City of College Station, in conjunction with the affordable housing provider LULAC Oak Hill, intends to fulfill its contractual obligations to its Section 108 financing agreement throughout the duration of this Strategic Plan. To that end, the City anticipates making quarterly interest payments and assisting LULAC Oak Hill to make principal payments for the duration of the loan's term.
<b>9</b>	<b>Goal Name</b>	Homebuyer- Acquisition/Rehabilitation
	<b>Goal Description</b>	The Acquisition, Rehabilitation, and Homeownership Disposition Program is designed to acquire single-family homes, rehabilitate them in accordance with established standards, and facilitate their sale to income-eligible homebuyers through the City's Down Payment Assistance Program. To promote long-term housing affordability, additional measures such as deed restrictions or community land trusts may also be implemented.



# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City will implement initiatives aligned with the priority needs and strategic objectives established and adopted by City Council. These efforts will be accompanied by a summary outlining the proposed activities, including local goals, identified priorities, and anticipated outcomes.

### Projects

#	Project Name
1	Rental Housing Rehabilitation
2	Owner Housing - Rehabilitation/Reconstruction
3	Homeownership - Down Payment Assistance
4	Tenant Based Rental Assistance - Security Deposit Assistance Program
5	Program Administration
6	Section 108 Loan Financing Activities
7	Public Facility
8	Public Services
9	Homebuyer-Acquisition/Rehab

Table 7 - Project Information

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

Allocation priorities were established through a comprehensive community needs assessment, which included consultations and surveys with key stakeholders and residents. This process ensured that funding decisions were data-driven and aligned with the most pressing needs identified by the community.

However, limited funding continues to present a significant obstacle in addressing underserved needs. Despite clear priorities and community input, financial constraints often hinder the ability to fully meet the demand for services and infrastructure improvements in these areas. As a result, efforts must be strategically focused to maximize the impact of available resources.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Rental Housing Rehabilitation
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Rental Housing - Rehabilitation
	<b>Needs Addressed</b>	Rental Housing- Rehabilitation
	<b>Funding</b>	:
	<b>Description</b>	Acquisition and rehabilitation of existing housing units to be made available to eligible households.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that one (1) Rental Housing Rehabilitation activity will be completed and occupied by a household earning at or below 60% of the Area Median Income (AMI).
	<b>Location Description</b>	It is standard practice not to limit the location of the Rental Housing Rehabilitation project to a specific area. Maintaining a citywide project scope allows the developer or nonprofit partner to identify the best value opportunities and ensure responsible stewardship of federal grant funds.
<b>Planned Activities</b>	A Request for Proposals (RFP) will be issued to eligible housing partners. It is anticipated that one (1) affordable housing unit will be acquired and rehabilitated to help address the need for additional affordable rental housing and improved existing substandard housing conditions, including single-family structures or duplexes.	
2	<b>Project Name</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Needs Addressed</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Funding</b>	CDBG: \$164,881.72
	<b>Description</b>	This project will provide grants to qualified households for eligible repairs necessary to bring homes into compliance with current City codes and HUD standards. Eligible improvements may include system upgrades, energy-efficiency enhancements, exterior painting, and other necessary repairs designed to create a safe, sanitary, and sustainable living environment while incorporating cost-saving improvements.
	<b>Target Date</b>	9/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that five (5) Minor Home Repair activities will be completed for households earning at or below 80% of the Area Median Income (AMI).
	<b>Location Description</b>	Minor Home Repair activities will be conducted citywide.
	<b>Planned Activities</b>	Minor Home Repair activities will vary by household based on the specific repairs needed to improve the safety, sustainability, and affordability of the home. Eligible homeowners must qualify through an application process. Contractors will be selected through a competitive bid process, with the project awarded to the lowest responsive and reasonable bidder.
<b>3</b>	<b>Project Name</b>	Homeownership - Down Payment Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeownership - Down Payment Assistance
	<b>Needs Addressed</b>	Homeownership
	<b>Funding</b>	:
	<b>Description</b>	Homeownership - Down Payment Assistance
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that six (6) Homeownership-Down Payment Assistance activities will be completed for households earning at or below 80% of the Area Median Income (AMI).
	<b>Location Description</b>	It is standard practice not to limit the location of the Homeownership-Down Payment Assistance activity to a specific area. Maintaining a citywide project scope allows the homebuyer to identify the best value opportunities and ensure responsible stewardship of federal grant funds.
	<b>Planned Activities</b>	Down payment assistance will be provided in the form of a deferred, zero-percent interest loan. The loan amount will be based on the gap financing required and will not exceed \$80,000. Repayment of the assistance will be required if the property ceases to be the homeowner's primary residence, and the homeowner will also be required to pay a shared appreciation amount upon the sale of the property.
<b>4</b>	<b>Project Name</b>	Tenant Based Rental Assistance - Security Deposit Assistance Program
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Homelessness - TBRA Security Deposits
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	:
	<b>Description</b>	Tenant Based Rental Assistance for security deposits will be provided to income-eligible households to support access to affordable rental housing opportunities in College Station and help prevent homelessness.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that 36 households will receive security deposit assistance. these households will have incomes at or below 60% of the Area Median Income (AMI) and will be recipients of a Housing Choice Voucher.
	<b>Location Description</b>	This activity will be conducted citywide, enabling households to identify suitable rental units that accept Housing Choice Vouchers and security deposit assistance.
	<b>Planned Activities</b>	Security deposit assistance will be coordinated with Housing Choice Vouchers. This approach will help reduce barriers for low-income individuals in accessing the rental market in College Station and support efforts to prevent homelessness.
5	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Program Administration and Compliance
	<b>Needs Addressed</b>	Program Administration and Compliance
	<b>Funding</b>	CDBG: \$247,374.00
	<b>Description</b>	Staff costs and eligible expenses for management and administration of CDBG and HOME programs.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a

	<b>Planned Activities</b>	Staff cost and eligible expenses for management and administration of CDBG and HOME programs. Other activities and initiatives will include financial literacy, Homebuyer Education, homelessness support, and collaborative efforts around housing repairs.
6	<b>Project Name</b>	Section 108 Loan Financing Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Section 108 Loan Financing Activities
	<b>Needs Addressed</b>	Special Needs
	<b>Funding</b>	CDBG: \$160,000.00
	<b>Description</b>	The fulfillment of contractual obligations the City incurred via its Section 108 Loan Agreement with HUD.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	The City of College Station will continue to make interest payments on its Section 108 Loan and assist LULAC Oak Hill in their obligation to pay off its principal.
7	<b>Project Name</b>	Public Facility
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$1,746,437.00
	<b>Description</b>	Projects under this category may include, but are not limited to, the acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements withing eligible neighborhoods and qualifying circumstances.
	<b>Target Date</b>	9/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 23,060 individuals will be served in areas designated as having 51% or greater low - to moderate-income (LMI) populations.
	<b>Location Description</b>	Project Locations include: <ul style="list-style-type: none"> <li>- The Lincoln Center Splash Pad Rehabilitation at 1000 Eleanor Street, College Station, TX 77840</li> <li>- The Welsh Avenue Sidewalk Construction bounded by Nevada Street and Harvey Mitchell Parkway S</li> <li>- The City Hall Bus Shelter and Sidewalk Improvement at 1101 Texas Ave</li> </ul>
	<b>Planned Activities</b>	There are three ongoing Public Facilities activities currently in the design phase, with construction anticipated to be completed by September 2027. Planned projects include the Lincoln Center Splash Pad construction, City Hall Bus Shelter and Sidewalk Improvements and the Welsh sidewalk reconstruction.
<b>8</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$275,189.08
	<b>Description</b>	The FY 2026 Public Service funding cap has been adjusted to include prior-year program income received and retained by the grantee. In accordance with HUD regulations 24 CFR 570.201(e) and 24 CFR 570.500(a), the 15% Public Service cap calculation is based on the current year CDBG allocation combined with prior-year program income. As a result, the allowable Public Service funding amount increased from \$185,530.50 to \$211,180.50. Additionally, \$64,088.58 will be carried forward and allocated to current-year contracts to support fourth-quarter reimbursement payments. CDBG funding has been allocated through the CDBG Public Service Agency Funding Review Committee process. The 2026 programs recommended for funding for the following: Twin City Mission Family Support Services - \$50,000; Big Brothers Big Sisters of South Texas - \$35,000; United Way of the Brazos Valley - \$25,000; A Home Base for Transitioning Foster Youth dba Unlimited Potential - \$25,000; The Salvation Army - \$25,000; Catholic Charities of Central Texas - \$20,100; City of College Station Police Department Victim Services - \$30,000

	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Twin City Mission: Total – 60/ LMI – 60 (100%)</p> <p>Big Brothers Big Sisters of the Brazos Valley: Total – 300 / LMI – 270 (90%)</p> <p>United Way of the Brazos Valley: Total – 250 / LMI – 250 (100%)</p> <p>Unlimited Potential: Total-10/LMI-10 (100%)</p> <p>Salvation Army: Total- 145/ LMI-145 (100%)</p> <p>Catholic Charities of Central Texas: Total – 130/ LMI- 130 (100%)</p> <p>City of College Station Police Department Victim Services – 30/ LMI – 16 (53%)</p> <p>All Activities: Total - 925 / LMI - 881 (95.24%)</p>
	<b>Location Description</b>	<p>Twin City Mission – 3808 Old College Rd, Bryan, TX 77801</p> <p>Big Brothers Big Sisters of the Brazos Valley – 315 Tauber St, College Station, Texas 77840</p> <p>United Way of the Brazos Valley – 1716 Briarcrest Dr #155, Bryan, TX 77802</p> <p>Unlimited Potential – 1115 Anderson St, College Station, TX 77840</p> <p>The Salvation Army – 2506 Cavitt Ave, Bryan, TX 77801</p> <p>Catholic Charities of Central Texas – 1410 Cavitt Ave, Bryan, TX 77801</p> <p>College Station Police Department Victim Services – 800 Krenek Tap Rd, College Station, TX 77840</p>
	<b>Planned Activities</b>	<p>Funding recommendations support programs that provide critical services to Brazos Valley residents. Twin City Mission was awarded \$50,000 for direct client assistance through its LEAD Program. Big Brothers Big Sisters of South Texas received \$35,000 to support Youth Mentoring Program staffing, including Program and Volunteer Manager positions.</p> <p>United Way of the Brazos Valley was awarded \$25,000 for the Ride2Health Program to support salaries, transportation, and IT expenses, while Unlimited Potential received \$25,000 for transitional living services and supplies for former foster youth. The Salvation Army was awarded \$25,000 to provide rent and utility assistance to households in need.</p> <p>Additionally, Catholic Charities of Central Texas received \$20,100 for its Brazos Valley Financial Stability Program to fund case management and direct client support, and the College Station Police Department Victim Services Division was awarded \$30,000 to assist victims of crime.</p>
9	<b>Project Name</b>	Homebuyer-Acquisition/Rehab

<b>Target Area</b>	City Wide
<b>Goals Supported</b>	Homebuyer- Acquisition/Rehabilitation
<b>Needs Addressed</b>	Homeownership
<b>Funding</b>	:
<b>Description</b>	Homebuyer - Acquisition/Rehabilitation Housing units will be purchased and rehabbed by the grantee. After rehab, the unit will be sold to an income qualified household using a model that will guarantee long term affordability.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that one (1) household at or below 80% of the Area Median Income will be served with this program.
<b>Location Description</b>	It is standard practice not to limit the location of a project to a specific area. Maintaining a citywide project scope allows staff to identify the best value opportunities and ensure responsible stewardship of federal grant funds.
<b>Planned Activities</b>	The Acquisition, Rehabilitation, and Homeownership Disposition Program is designed to acquire single-family homes, rehabilitate them in accordance with established standards, and facilitate their sale to income-eligible homebuyers through the City's Down Payment Assistance Program. To promote long-term housing affordability, additional measures such as deed restrictions or community land trusts may also be implemented.

## **AP-50 Geographic Distribution – 91.220(f)**

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

Community Development Block Grant (CDBG) activities, including investments in public facilities and infrastructure, may be implemented within designated neighborhoods that meet the area benefit criteria. To qualify, at least 51% of the residents served by the project must be low- and moderate-income, or the activity must clearly demonstrate that its use and intended outcomes directly benefit low-income individuals. Low-income designations are determined using data from the U.S. Department of Housing and Urban Development (HUD), specifically the 2016 – 2020 American Community Survey 5-Year Low – and Moderate-Income Summary Data provided by HUD’s Office of Community Planning and Development. These designated areas are also eligible for other CDBG-funded activities, such as building rehabilitation and the acquisition of privately owned properties or land, provided the work aligns with HUD’s National Objectives. When area benefit criteria do not apply, projects may qualify under the low- and moderate-income limited clientele designation, ensuring that services are directed to eligible individuals regardless of geographic location.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City has not designated specific local target areas for community development activities because low- and moderate-income residents are dispersed throughout the community. Furthermore, many neighborhoods traditionally associated with community development have experienced significant demographic and housing changes, largely driven by private redevelopment and the growth of student-oriented housing.

In light of these changes and the widespread distribution of income-eligible households, the City has adopted an approach that bases program assistance solely on individual household income and demonstrated need rather than geographic location

### **Discussion**

In accordance with 24 CFR 570.309, Community Development Block Grant (CDBG) funds may be utilized for activities outside the grantee’s jurisdiction when those activities align with the objectives of the Act and provide measurable benefits to the grantee’s residents. The City of College Station supports public service agencies located in the City of Bryan that deliver essential services comparable to those provided

by agencies within College Station.

By funding cross-jurisdictional programs, the City advances its community development goals and fulfills the objectives outlined in the 2025-2029 Consolidated Plan. These initiatives enhance access to health and human services, improve community safety, reduce crime and healthcare costs, and help alleviate the overall tax burden.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City of College Station will allocate funding to support the following affordable housing initiatives during the Program Year:

- Acquisition and rehabilitation of 1 rental housing unit
- Rehabilitation of 5 owner-occupied housing units
- Down payment assistance for 6 households toward the purchase of a home in College Station
- Tenant-Based Rental Assistance (TBRA) security deposit support for 36 households
- Homebuyer – Acquisition/Rehabilitation 1 unit will be acquired, rehabilitated and sold to an income eligible household.

A significant number of households receiving TBRA security deposit assistance are either formerly homeless or meet the criteria for special needs populations; however, the assisted units are not exclusively reserved for these groups. One exception is The Haven Apartments, a 24-unit Low-Income Housing Tax Credit (LIHTC) property in College Station, where all tenants must be formerly homeless. Eligible tenants at The Haven may also receive TBRA security deposit assistance.

Additionally, the City maintains contracts with local nonprofit organizations to deliver emergency rental assistance programs designed to prevent homelessness and promote housing stability.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	5
Non-Homeless	39
Special-Needs	5
Total	49

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	345
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	2
Total	354

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## Discussion

If a unit is both acquired and rehabilitated, it will be reported a single time under “Acquisition of Existing Units.” Activities classified as “Rehabilitation of Existing Units” include the rehabilitation (such as minor home repairs) or reconstruction of owner-occupied or renter-occupied properties through the Rental Rehabilitation Program, provided the properties were not acquired using program funds.

## Homeownership Value Limits

Pursuant to Section 92.254(a)(2)(iii) of the HOME Final Rule (July 24, 2013), HOME Participating Jurisdictions must apply homeownership value limits to properties assisted with HOME funds. While HUD provides default limits, jurisdictions may instead calculate 95 percent of the median purchase price for single-family homes within their boundaries, in accordance with HUD-established procedures.

The City has conducted a market analysis based on residential sales from January 1, 2026, to March 31, 2026, encompassing 250 total transactions. The data, segmented by existing versus new construction and by housing type (single-family and patio/townhome/condo units), supports the following proposed homeownership value limits:

<b>Existing</b>	<b>New</b>
\$309,225	\$342,000

These limits will be reviewed and updated annually as part of the City’s Action Plan process, consistent with 24 CFR 92.254.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Although the City of College Station does not operate public housing units, the regional Housing Choice Voucher Program is administered by the Brazos Valley Council of Governments. Approximately 29% of program participants successfully secure housing within the City.

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

The City will maintain close coordination with the Brazos Valley Council of Governments (BVCOG) to expand access to affordable housing in College Station. As part of this ongoing partnership, City staff will participate in housing fairs and outreach events organized by BVCOG, while also supporting Housing Choice Voucher recipients relocating to College Station through security deposit assistance provided under the City's Tenant-Based Rental Assistance (TBRA) program.

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

Graduates of the Brazos Valley Council of Governments (BVCOG) Family Self-Sufficiency (FSS) program, administered through the Housing Choice Voucher Program, may combine the City's down payment assistance with additional resources, including personal savings accumulated through participation in the FSS Program.

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

N/A

### **Discussion**

N/A

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

### **Introduction**

The City of College Station is committed to supporting initiatives that assist homeless individuals and families through the use of CDBG and HOME funding. The City collaborates regularly with nonprofit organizations focused on homelessness prevention and assistance. CDBG funds will be allocated to social service programs that provide essential resources to households that are formerly homeless, at risk of homelessness, or part of a special needs population. City staff will work closely with local partners to assess the needs of these groups and ensure access to safe housing and supportive services.

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

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

The City of College Station is dedicated to reducing and ultimately ending homelessness through a comprehensive approach that combines direct services, strategic partnerships, and data-driven decision-making.

Over the coming year, the City will continue its collaboration with the Brazos Valley Coalition for the Homelessness, the regional Continuum of Care, which conducts annual surveys to assess the needs of individuals and families experiencing homelessness. By participating in quarterly coalition meetings and the annual Point-In-Time count, the City will refine its strategies using real-time data to ensure effective resource allocation.

The City will also strengthen its partnership with Twin City Mission, a nonprofit organization that provides emergency shelter, transitional housing, and supportive services. Through coordinated efforts, the City aims to expand access to stable housing and essential programs for those in need.

Additionally, the City will work closely with the L.E.A.D. Program, which engages vulnerable populations by offering housing assistance, case management, and stability-focused support services. This initiative plays a critical role in preventing homelessness and promoting long-term independence among residents.

To support these objectives, the City will utilize Community Development Block Grant (CDBG) funding to assist social service programs that deliver vital resources to individuals at risk of homelessness, former homeless individuals, and special needs populations. City staff will maintain active engagement with local partners to assess needs and enhance service delivery.

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

The City will continue to maintain a strong partnership with Twin City Mission, the community's primary provider of homeless services, to assist individuals and families in need. In addition, City staff will actively promote United Way's 2-1-1 Information and Referral line to ensure residents have access to critical resources, including those related to homelessness and special needs assistance.

To advance these efforts, City staff will engage with local service providers through the Brazos Valley Coalition for the Homeless by participating in regular meetings and contributing to the annual Point-In-Time count. These activities help assess the scope of homelessness and identify needs for special assistance, enabling more informed and effective service delivery.

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

The City will allocate HOME funds to support the Tenant-Based Rental Assistance (TBRA) security deposit program, a vital resource for preventing homelessness. This initiative will be implemented in partnership with the Brazos Valley Council of Governments (BVCOG) Housing Choice Voucher Program and United Way of the Brazos Valley. Many recipients of this assistance are members of special needs populations.

In addition, the City will provide funding for social service programs that deliver essential resources to households that were formerly homeless, at risk of homelessness, or part of a special needs population. These programs will emphasize case management and direct assistance to promote housing stability and long-term self-sufficiency.

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

A comprehensive network of services is in place to support individuals at the greatest risk of homelessness, particularly those transitioning from institutional settings. The City will allocate funding to agencies that provide these critical services through public service programs, which are limited to 15% of the annual CDBG allocation.

The Brazos Valley Council of Governments' Housing Choice Voucher Program offers households the opportunity to secure permanent, affordable housing. To further promote housing stability, the City administers the Tenant-Based Rental Assistance (TBRA) Program, which provides one-time security deposit assistance to eligible households. Through this program, the City anticipates serving approximately 35 households, helping to remove financial barriers and facilitate access to safe, stable housing.

## **Discussion**

The City of College Station is committed to reducing homelessness through strategic partnerships, targeted funding, and direct services. Over the next year, the City will collaborate with the Brazos Valley Coalition for the Homeless, Twin City Mission, and the L.E.A.D. Program to assess community needs, expand housing options, and provide supportive services.

Community Development Block Grant (CDBG) funds will be allocated to social service programs that assist individuals at risk of homelessness, while HOME funds will support security deposits through the Tenant-Based Rental Assistance (TBRA) program. Additionally, the City will work closely with local service providers and participate in coordinated efforts such as the annual Point-In-Time count to refine strategies and ensure effective resource allocation.

Through these initiatives, the City aims to enhance housing stability, prevent homelessness, and empower vulnerable populations to achieve long-term independence.

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

### **Introduction:**

College Station faces several significant challenges to affordable housing, including high land costs, limited land availability, and ongoing pressure from student housing demand. While builder participation remains steady, escalating development costs continue to make affordable housing production difficult.

The City's most critical housing needs include affordable senior housing, entry-level homes, and accessible rental options. In response, the City developed the Housing Action Plan – a strategic initiative focused on preserving existing affordable units and expanding the range of housing types. This plan was formally adopted as an amendment to the City's Comprehensive Plan in September 2024.

To ensure effective implementation, the City Council established a Housing Plan Advisory Committee in spring 2025. This committee is responsible for advancing the plan's goals and fostering collaboration among stakeholders.

Additionally, the City updated its Analysis of Impediments to Fair Housing Choice to align with priorities outlined in the 2025-2029 Consolidated Plan, ensuring that efforts remain data-driven and focused on addressing identified barriers.

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

In the coming year, the City of College Station will implement proactive strategies to address public policy barriers that impact affordable housing. Recognizing the complexity of factors such as land use regulations, zoning ordinances, fees, and development constraints, the City is committed to creating a more accessible housing environment through the following actions:

- Providing down payment assistance using HOME Investment Partnership Program (HOME) and Community Development Block Grant (CDBG) funds to help income-eligible homebuyers access homeownership opportunities within the city.
- Engaging with developers and the public to ensure land use controls, zoning ordinances, and related regulations remain reasonable, data-driven, and supportive of diverse housing development.
- Promoting housing programs to local financial institutions, real estate professionals, developers, and nonprofit partners to increase awareness and encourage collaboration on affordable housing initiatives.

- Advancing strategies in the City’s Comprehensive Plan that promote the development of affordable housing types and expand housing options across income levels.
- Implementing the Housing Action Plan, adopted as an amendment to the Comprehensive plan in September 2024, which provides a roadmap of goals and actions to increase the availability, diversity, and preservation of affordable units. To support implementation, the City Council established a Housing Plan Advisory Committee in spring 2025 to monitor progress and foster stakeholder collaboration.

Collectively, these actions demonstrate the City’s ongoing commitment to reducing regulatory barriers, aligning local policies with community needs, and supporting the development of safe, affordable housing options for all residents.

**Discussion:**

Jurisdictional public policies significantly influence the cost of developing, maintaining, and improving affordable housing. Factors such as ad valorem property taxes, development and impact fees, building codes, zoning regulations, and land use ordinances all contribute to the overall expense of housing production.

The City of College Station recognizes the impact these policies have on housing affordability and has taken proactive measures to ensure associated costs remain reasonable. Through continuous evaluation of regulatory practices and coordinated efforts across departments, the City is committed to supporting the development and preservation of safe, decent, affordable, and sustainable housing for all residents.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of College Station will prioritize initiatives that expand access to affordable housing, reduce poverty among low-income families, and strengthen coordination between local government and nonprofit service providers. These efforts aim to create a more integrated and effective support system that addresses housing instability, promotes economic self-sufficiency, and enhances residents' quality of life.

Through targeted investments in affordable housing development and rehabilitation, the City seeks to reduce cost burdens for vulnerable households. At the same time, by fostering collaborative service models, resource sharing, and streamlined referral systems, the City will improve delivery of wraparound services – including workforce development, financial literacy, and case management – to empower families on their path toward economic independence.

This approach aligns with the City's broader strategic goals and underscores its commitment to equitable community development and sustainable growth.

### **Actions planned to address obstacles to meeting underserved needs**

The City of College Station is committed to addressing barriers that limit support for underserved populations through a collaborative, multifaceted approach. In the upcoming year, the City will actively pursue funding opportunities and assist both for-profit and nonprofit partners in developing grant applications for programs focused on affordable housing, homelessness services, and support for individuals with special needs.

A recent survey of local service providers identified individuals with mental health challenges, people experiencing homelessness, and low-income households as among the most underserved populations in the community. In response, the City will continue engaging partners and allocating resources to improve service delivery and access for these groups.

To address the ongoing challenge of public awareness, the City will promote available services through its media channels and continue endorsing the 2-1-1 information and Referral Service, which connects residents to vital local resources. Efforts will focus on increasing visibility of assistance programs and enhancing public understanding of available support.

The City also fosters internal collaboration among key departments – including Community Development, Code Enforcement, Neighborhood Services, Planning and Development, and Parks and Recreation – to identify needs and implement strategies that improve outcomes for underserved households. Through these coordinated actions, the City aims to build a more equitable and responsive support system for all residents.

## **Actions planned to foster and maintain affordable housing**

The City of College Station is committed to supporting and expanding affordable housing through a comprehensive strategy that integrates direct assistance, program outreach, and strong community partnerships. In the upcoming year, the City will continue investing in key housing initiatives, including minor home repair, owner-occupied reconstruction, and down payment assistance, to help low-income residents achieve and maintain homeownership.

To promote housing stability for vulnerable households, the City will also continue offering security deposits through the Tenant-Based Rental Assistance (TBRA) program. This support plays a critical role in helping individuals and families experiencing homelessness, or at risk of homelessness, secure safe and stable housing.

The City collaborates closely with local nonprofit and community housing development organizations—including Bryan-College Station Habitat for Humanity, Elder-Aid of Bryan-College Station, and Brazos Valley Community Action Programs – to enhance the availability of affordable housing and ensure programs remain responsive to community needs.

These efforts are guided by the City’s Housing Action Plan, adopted as an amendment to the Comprehensive Plan in 2024. The plan outlines targeted goals and strategies to preserve existing affordable units, broaden the range of housing options, and expand access to affordable homes citywide. To support implementation, the City Council established an advisory committee tasked with monitoring progress and ensuring alignment with long-term community housing priorities.

Together, these initiatives reflect a coordinated and proactive approach to sustaining housing affordability and meeting the diverse needs of College Station residents.

## **Actions planned to reduce lead-based paint hazards**

Remediation activities will be carried out in accordance with the Lead Safe Housing Rule outlined in 24 CFR Part 35, as applicable to each specific housing activity. When required, lead-based paint inspections, risk assessments, and hazard mitigation measures will be performed. Demolition efforts will focus on primarily on the City’s oldest housing stock, where lead-based paint hazards are most likely to be present.

Each housing program guideline includes provisions to identify and address lead-based paint hazards and ensure safe work practices. Community Development staff provide ongoing guidance to program participants and contractors regarding lead-safe procedures. Additionally, households receiving down payment assistance through HOME funds may qualify for support when purchasing a home in College Station constructed in 1978 or later.

## **Actions planned to reduce the number of poverty-level families**

Through its CDBG Public Service Agency Funding Review Committee process, the City of College Station allocates the maximum allowable amount for public service activities as part of its annual CDBG grant distribution. During the most recent cycle, the committee received and evaluated 6 applications from local health and human service providers seeking CDBG funding to deliver direct services benefiting low- and moderate-income residents of College Station and Bryan. Several public meetings and hearings were held between March and May, resulting in funding recommendations for all eligible public service programs.

The City actively participates in the Brazos Valley Coalition for the Homeless and the Brazos Valley Health Coalition. City staff also collaborate with and support numerous local organizations involved in advancing the community's anti-poverty strategies, including United Way of the Brazos Valley, Twin City Mission, Brazos Valley Community Action Programs, the Brazos Valley Council of Governments, and The REACH Project.

Investments made through the City's housing programs – such as minor home repairs, rehabilitation, and reconstruction – help improve housing conditions for both homeowners and renters. These initiatives expand access to affordable housing and reduce financial burdens on lower-income households by lowering overall housing-related costs. For example, energy-efficiency upgrades in older homes help reduce utility expenses. Additionally, the Community Development Division provides referrals, financial management assistance, and homebuyer education to residents throughout the community.

### **Actions planned to develop institutional structure**

The City of College Station, through its Community Development Division, coordinates and administers strategies related to affordable housing, supportive housing, homelessness, and non-housing community development initiatives. The division serves as a liaison among community organizations, public institutions, nonprofit agencies, and private sector partners to facilitate information sharing, identify resources, and strengthen collaborations whenever possible.

Multiple formal organizations and committees support these coordination efforts, including United Way of the Brazos Valley, the Brazos Valley Council of Governments, Texas A&M University, Blinn College, the Brazos Valley Small Business Development Center, the Brazos Valley Affordable Housing Corporation, the Brazos Valley Coalition for the Homeless, the Texas A&M AgriLife Extension Service, and others. City staff will continue to actively participate in these groups as members, partners, or collaborators on targeted projects.

The City also works with additional entities that contribute – directly or indirectly – to achieving the goals outlined in the Consolidated Plan. Organizations engaged in these efforts but not receiving CDBG or HOME funding will continue to be supported and encouraged where appropriate. City staff will also maintain coordination with local health and social service providers to advance the objectives of the Consolidated Plan and strengthen the community's overall service delivery system.

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

The City of College Station will continue coordinating planning efforts with housing providers and social service agencies by actively participating in the Brazos Valley Coalition for the Homeless, various nonprofit boards, and other community coalitions and organizations. City staff will engage regularly with stakeholders to address housing challenges and strengthen collaboration between public and private entities, helping to prevent duplication of services. Additionally, the department will participate in local community fairs and consistently provide information and resources to individuals seeking housing support, including those experiencing homelessness, those at risk of homelessness, and individuals with special needs.

City staff will also explore opportunities for direct partnerships with other agencies to help address service gaps. This includes maintaining and expanding existing agreements with local affordable housing partners to assist eligible tenant households with security deposits.

### **Discussion:**

The goals and objectives for Program Year 2026 will be achieved through strong collaboration with community partners, ensuring residents have access to the services and resources they need. A well-coordinated institutional delivery system is essential for expanding affordable housing opportunities, delivering supportive services, and equipping individuals with the knowledge to navigate available programs. City staff will continue to engage in public processes and seek stakeholder feedback to assess the effectiveness, responsiveness, and impact of these initiatives in meeting community needs.

## Program Specific Requirements

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

#### Introduction:

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

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

For development, other forms of investment include private funding from developers and lenders and City General Funds.

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

The recapture provision established by the City of College Station stipulates that the entire HOME Investment, also referred to as the direct HOME subsidy, is subject to recapture. Additionally, if the home is sold at a price higher than the original purchase amount, the City shares in the net proceeds based on the percentage of the direct HOME subsidy relative to the original sales price.

The loan is structured as shared appreciation gap financing, covering up to 30% of the sales price for down payment and closing cost assistance. This loan is interest-free, deferred, and secured by a Note and Deed of Trust. Recapture of funds is required if the property is resold, no longer maintained as a homestead, or ownership is transferred. Returned funds include the original loan amount plus a percentage of the appreciation gained.

Repayment to the City is enforced solely from the net proceeds of the property sale or upon default, provided that a certified appraisal indicates the market value is equal to or less than the original sales price. In such cases, the City may not recover the full amount of the direct HOME subsidy provided to the homebuyer.

**Share Appreciation Example:**

A client borrowed \$47,900 to purchase a \$160,000 home (29.94% of the sales price) and sold the home three years later for \$189,500, 29.94% of the appreciation accrued would be due back to the City along with the original \$47,900 borrowed. In this case, \$7,701 in appreciation was realized, so 29.94% and the original loan amount would be due back ( $\$2,305 + \$47,900 = \$50,205$ ).

Recaptured funds will be reinvested into HOME-eligible activities.

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

The HOME regulations outlined in 24 CFR 92.254(a)(4) establish the required affordability period for all HOME-assisted homebuyer housing. Under the recapture option, this period is determined based on the amount of direct HOME subsidy provided to the homebuyer to facilitate the purchase of the unit. The minimum affordability periods are as follows:

<b>If the total direct subsidy in the unit is:</b>	<b>The period of affordability is:</b>
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

The City has adopted a policy under the recapture provisions stating that the affordability period for the direct subsidy is indefinite, meaning the affordability requirement remains in effect for the duration of the agreement.

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

The City does not plan to use HOME funds to refinance existing debt secured by multifamily housing undergoing rehabilitation with HOME assistance. Additionally, these funds will not be used to refinance multifamily loans originated or insured under any federal programs.

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

Eligible applicants for the HOME program are households earning at or below 80% of the Area Median Income (AMI), based on household size, with specific restrictions depending on the HOME-funded project. For example, rental activities require that at the time of initial occupancy, a tenant household's income does not exceed 60% of AMI.

The City accepts housing program applications – including down payment assistance and homeowner rehabilitation – on a rolling basis throughout the year, provided applicants meet all eligibility requirements. If program funds are fully allocated within a given program year, the City maintains a waitlist of eligible applicants until additional funding becomes available. All housing program applications and requirements are accessible at the City's physical office location (1101 Texas Ave., College Station) and online at [www.cstx.gov](http://www.cstx.gov).

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

n/a

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

n/a

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

n/a

The City of College Station leverages private funding, lender contributions, and City General Funds to support housing development beyond the activities outlined in 24 CFR 92.205. HOME funds used for homebuyer assistance are subject to recapture requirements, ensuring long-term affordability through shared appreciation provisions and affordability periods determined by the amount of direct subsidy provided. Any funds recaptured are reinvested into HOME-eligible activities.



## Appendix

### 2026-2027 Annual Action Plan

This appendix includes data collected through outreach efforts conducted by City staff to support the development of the 2026-2027 Annual Action Plan. All public comments from the surveys and other outreach efforts are presented exactly as submitted, without any grammatical edits. This information plays an important role in guiding staff decisions related to programs, goals, and budget allocations.

## Outreach Efforts

### 2026-2027 Annual Action Plan Development

Date	Type of Outreach	Publisher	Intent/Purpose
2/1/2026 – 3/1/2026	Nonprofit Clients Needs and Service Gap Survey	City of College Station	The Nonprofit Clients Needs and Service Gap Survey is used to identify the needs, barriers, and service gaps impacting low-to moderate- income residents.
2/27/2026	Public Notice	La Voz Hispana	A public notice was published in <i>La Voz Hispana</i> , the local Spanish-language online newspaper, inviting the community to attend the March 17 Public Hearing. This outreach ensured that all interested parties were informed of the hearing and had the opportunity to participate.
3/1/2026- 3/17/2026	TV Announcement Channel 19	City of College Station	An advertisement was broadcast on the City’s TV channel to invite the public to participate in the March 17 <sup>th</sup> Public Hearing.
3/2/2026- 4/15/2026	General Public Survey	City of College Station	Public survey designed to identify the needs, barriers, and service gaps experienced by low-to moderate-income residents.
3/3/2026	Public Notice	The Eagle	A public notice was published in The Eagle, the local newspaper, inviting the community to attend the March 17 <sup>th</sup> Public Hearing and ensuring all interested parties were informed and able to participate.
3/12/2026	United Way Community Digest	United Way of the Brazos Valley	Invite stakeholders to complete General Public Survey addressing the needs,

			barriers, and service gaps for LMI residents.
3/17/2026	Public Hearing	N/A	A Public Hearing was conducted to gather input for the development of the 2026-2027 Annual Action Plan.
3/27/2026	Radio Interview	WTAW	A radio interview was conducted at a local news talk station to inform the community that public input was being sought for the development of the Annual Action Plan.
4/6/2026	Neighborhood News	City of College Station.	Invite stakeholders to complete General Public Survey addressing the needs, barriers, and service gaps for LMI residents.
5/26/2026	Public Notice	The Eagle	A public notice was published in The Eagle, the local newspaper, inviting the community to attend the June 11 <sup>th</sup> Public Hearing and ensure that all interested parties were informed and able to participate.
	Public Notice	La Voz Hispana	A public notice was published in <i>La Voz Hispana</i> , the local Spanish-language online newspaper, inviting the community to attend the June 11 <sup>th</sup> Public Hearing. This outreach ensured that all interested parties were informed of the hearing and had the opportunity to participate.
5/26/2026	Public Notice	City of College Station	A public notice was posted on the City of College Station website. The public notice included the draft budget and an invitation to attend the June 11 <sup>th</sup> Public Hearing.
6/11/2026	Public Hearing	City of College Station	A public hearing was held in conjunction with the regular City Council meeting. The intent of the public hearing was to present the draft Action Plan and budget to Council and the general public.
6/11/2026-7/13/2026	30 Day Comment Period	City of College Station	The draft Action Plan was released for the 30-day Public Comment Period.

# The Eagle

SCAN THE QR CODE  
TO PLACE AN AD



# MARKETPLACE

**TO PLACE AN AD - SELF-SERVE:** [https://theeagle.com/place\\_an\\_ad](https://theeagle.com/place_an_ad)

**Call:** 979-776-7355

**LEGALS AND PUBLIC NOTICE:** [BryanCollege.Legals@lee.net](mailto:BryanCollege.Legals@lee.net)

**Call:** 979-731-4646

**OBITUARIES:** [obits@theeagle.com](mailto:obits@theeagle.com)

**Call:** 979-731-4730

**CLASSIFIEDS:** [BCSClassifieds@lee.net](mailto:BCSClassifieds@lee.net)

**Call:** 979-776-7355

**SHOP LOCAL / BUSINESS DIRECTORY:** <https://theeagle.com/places/>

### Public Notice

The City of College Station Community Development Division will conduct a public hearing on Tuesday, March 17, 2026, 6 p.m., in the Council Chambers at City Hall (1101 Texas Ave, College Station, 77840).

The public hearing will include a presentation regarding the allowed use of Community Development Block Grant (CDBG) and the HOME Investment Partnership Grant (HOME) funds received annually from the U.S. Department of Housing and Urban Development and information on the Fair Housing Plan and compliance with the National Fair Housing Alliance.

Citizens are encouraged to attend this public hearing and provide input for the City's use of the 2026-2027 CDBG and HOME grant funds. Funds must be used to meet one of three National Objectives:

1. Benefit low-to moderate-income individuals
2. Eliminate slum or blight
3. Meet an urgent community need

#### AGENDA

- I. Call to Order
- II. Presentation, discussion, and possible action regarding the federal requirements and eligible use of the Community Development Block Grant & HOME Investment Partnership Program Grant
- III. Presentation, discussion, and possible action regarding the local Fair Housing Plan and compliance with the National Fair Housing Alliance
- IV. Hear Visitors/Citizen Input
- V. Adjourn

For more information, please contact the City of College Station Community Development office at 979-764-3488 or [rwhitwell@cstx.gov](mailto:rwhitwell@cstx.gov).

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations. El servicio de intérprete en Español deben hacerse 48 horas antes de junta. Por favor, llame a la oficina de Community Development (Desarrollo de Comunidad) al 979-764-3778.

March 3, 2025  
COL11083

See Proof on Next Page

**The Eagle**  
1729 Briarcrest Dr  
(979) 776-4444

I, Yuade Moore, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Eagle, a newspaper published in Bryan, Brazos County, Texas, and generally circulated in Brazos, Burleson, Grimes, Lee, Leon, Madison, Milam and Robertson Counties, the paper complies with Subchapter C, Chapter 2051 of the Texas Government Code and that the notice, a copy of which is hereto attached, was published in said newspaper on the following named dates:

March. 3 2026

The First Insertion being given Mar. 3, 2026

**PUBLICATION FEE:** \$142.83

*Yuade Moore*

Agent

**SHARONN E THOMAS-POPE**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires January 23, 2027

### VERIFICATION

State of New Jersey  
County of Camden

Signed or attested before me on this: 03/04/2026

*Sharon E. Thomas-Pope*

Notary Public

Notarized remotely online using communication technology via Proof.

**Public Notice**

The City of College Station Community Development Division will conduct a public hearing on Tuesday, March 17, 2026, 6 p.m., in the Council Chambers at City Hall (1101 Texas Ave, College Station, 77840).

The public hearing will include of a presentation regarding the allowed use of Community Development Block Grant (CDBG) and the HOME Investment Partnership Grant (HOME) funds received annually from the U.S. Department of Housing and Urban Development and information on the Fair Housing Plan and compliance with the National Fair Housing Alliance.

Citizens are encouraged to attend this public hearing and provide input for the City's use of the 2026-2027 CDBG and HOME grant funds. Funds must be used to meet one of three National Objectives:

1. Benefit low-to moderate-income individuals
2. Eliminate slum or blight
3. Meet an urgent community need

**AGENDA**

I. Call to Order

II. Presentation, discussion, and possible action regarding the federal requirements and eligible use of the Community Development Block Grant & HOME Investment Partnership Program Grant

III. Presentation, discussion, and possible action regarding the local Fair Housing Plan and compliance with the National Fair Housing Alliance

IV. Hear Visitors/Citizen Input

V. Adjourn

For more information, please contact the City of College Station Community Development office at 979-764-3488 or [rwhitwell@cstx.gov](mailto:rwhitwell@cstx.gov).

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations. El servicio de intérprete en Español deben hacerse 48 horas antes de junta. Por favor, llame a la oficina de Community Development (Desarrollo de Comunidad) al 979-764-3778.

March 3, 2026

COL11083

**Aviso Público**

El Comité Consultivo de Desarrollo Comunitario (CDAC) de la ciudad de Bryan realizará presentaciones y dos audiencias públicas el **jueves 19 de marzo del 2026 a las 6:00 p.m. en la Sala del Consejo del Edificio de Oficinas Municipales de Bryan, 300 S. Texas, Bryan, TX, 77803**. Se llevará a cabo una audiencia pública sobre los programas de Subvención para el Desarrollo Comunitario (CDBG) y la Subvención de Alianzas de Inversión (HOME), que la ciudad recibe del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD), y el desarrollo del Plan de Acción Anual (AAP) 2026. Se llevará a cabo una segunda audiencia pública sobre el Plan de Vivienda Justa/Plan de Mercadería Afirmativa de la ciudad. Se documentarán los comentarios públicos de ambas audiencias públicas. La agenda oficial de esta reunión estará disponible el 13 de marzo de 2026 y se puede ver en <https://go.boarddocs.com/tx/cobtx/Board.nsf/Public>

La Ciudad aún no ha sido notificada por HUD de las asignaciones de subvenciones para el año del Programa 2026, pero prevé recibir aproximadamente \$919,611 dólares de CDBG y \$347,844.46 dólares en fondos HOME. No menos del 70% de los fondos CDBG deben utilizarse para beneficiar a personas de ingresos bajos o moderados (LMI). En las audiencias, se pide que los ciudadanos aporten sus opiniones sobre las necesidades locales y los usos propuestos de los fondos de subvenciones CDBG y HOME. Los ciudadanos pueden comentar a través de la Encuesta de Evaluación de Necesidades 2026 hasta el 8 de abril de 2026: <https://survey.zohopublic.com/zs/zpCZ2E>

Los fondos CDBG/HOME deben utilizarse para cumplir al menos uno de los tres objetivos nacionales de HUD: Beneficiar a las personas LMI; eliminar barrios marginales o ruinas; o Satisfacer una necesidad urgente de la comunidad. El rendimiento del programa se evalúa en función de los tres objetivos legales básicos del HUD: Vivienda Digna; Un entorno de vida adecuado; y Oportunidades Económicas Ampliadas.

Las directrices de solicitud y propuestas para servicios públicos y/o financiación de instalaciones públicas se pueden ver en: <https://www.bryantx.gov/community-development/public-services-facilities-funding/>

En la reunión pública del CDAC de abril de 2026 (que se anunciará), CDAC deliberará la financiación de los programas CDBG y HOME. Una reunión pública final del CDAC en junio de 2026 (que se anunciará) sobre AAP 2026 iniciará un periodo de comentarios públicos de 30 días. El CDAC revisará el plan de la AAP, llevará a cabo audiencias públicas y hará recomendaciones al Consejo Municipal. Las recomendaciones de financiación del CDAC y la remisión del AAP 2026 serán luego enviadas al Consejo Municipal de Bryan para su acción en la reunión del Consejo Municipal de julio de 2026 que se anunciará. Condicionados a la aprobación del Consejo Municipal y HUD para el AAP 2026, los fondos del Año del Programa 2026 estarán disponibles para su uso a partir del 1 de octubre de 2026.

**Información adicional**  
PARA INFORMACIÓN SOBRE INTERPRETACIÓN EN LENGUA DE SIGNOS, TDD U OTRA INFORMACIÓN SOBRE TRADUCCIÓN O ACCESIBILIDAD, POR FAVOR CONTACTE LA OFICINA DE LA SECRETARÍA DE LA CIUDAD DE BRYAN AL 979-209-5002 POR LO MENOS 48 HORAS ANTES DE LA HORA PROGRAMADA DE LA REUNIÓN PARA QUE SU SOLICITUD PUEDA SER ATENDIDA

**Aviso Público**

El Departamento de Desarrollo Comunitario de la Ciudad de College Station llevará a cabo una audiencia pública el **martes 17 de marzo 2026 a las 6 p.m.**, en la sala Bush 4141 del ayuntamiento ubicado en el Edificio Municipal de College Station (1101 Texas Ave., College Station, 77840).

La audiencia pública incluirá una presentación sobre el uso permitido para la Subvención para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) y la Subvención de Asociaciones de Inversión (HOME, por sus siglas en inglés), que la ciudad recibe anualmente del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos HUD, por sus siglas en inglés, e información sobre el Plan de Vivienda Justa y respect al cumplimiento de la Alianza Nacional de Vivienda Justa.

Se les pide a los ciudadanos que asistan a esta audiencia pública y den sus opiniones sobre el uso que la ciudad dará a los fondos de las subvenciones CDBG y HOME para el periodo 2026-2027.

Los fondos deben utilizarse para cumplir uno de los tres objetivos nacionales:

1. Beneficiar a personas de ingresos bajos a medianos.
2. Eliminar los barrios marginales o las zonas deterioradas.
3. Satisfacer una necesidad urgente de la comunidad.

**AGENDA**

- I. Llamada al orden
- II. Presentación, discusión y posible decisión sobre los requisitos federales y el uso elegible de la Subvención en Bloque para el Desarrollo Comunitario (CDBG) y la Subvención del Programa de Asociaciones de Inversión (HOME)
- III. Presentación, discusión y posible decisión sobre el Plan Local de Vivienda Justa respecto a el cumplimiento de los requisitos de la Alianza Nacional para la Vivienda Justa
- IV. Escuchar de los visitantes y ciudadanos
- V. Clausura de la sesión

Para obtener más información, comuníquese con la oficina de Desarrollo Comunitario de la ciudad de College Station al 979-764-3488 o por correo electrónico a [rwhitwell@cstx.gov](mailto:rwhitwell@cstx.gov).

Este edificio es accesible para personas en silla de ruedas. Se les pide a las personas con discapacidades que planean asistir a esta reunión y que necesiten adaptaciones, ayudas técnicas o servicios como intérpretes, lectores o material impreso en letra grande que se pongan en contacto con la Oficina de la Secretaria Municipal al (979) 764-3541, TDD at 1-800-735-2989, o por correo electrónico [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) al menos dos días hábiles antes de la reunión para que se puedan realizar los preparativos adecuados. Si la ciudad no recibe la notificación con al menos dos días hábiles de antemano, se hará un esfuerzo razonable de lo posible para proporcionar las adaptaciones necesarias. El servicio de intérprete en Español debe hacerse 48 horas antes de la junta. Por favor, llame a la oficina de Desarrollo de Comunidad (Community Development) al 979-764-3778.

**Chistes**



*Sociales*

Carlos y Alejandra celebraron su enlace matrimonial el sábado 21 de Febrero, 2026 ¡Muchas Felicidades!

**RENTA DE: TORO MECÁNICO**

Que en tu fiesta no falte la diversión  
Para tus reuniones y fiestas de chicos y grandes  
**(979) 402-5605**

BIG-TIME BULLS  
DIVERSIÓN 100% GARANTIZADA

# The Eagle

SCAN THE QR CODE TO PLACE AN AD



# PLACE AN AD

TO PLACE AN AD - SELF-SERVE: [https://theeagle.com/place\\_an\\_ad](https://theeagle.com/place_an_ad)  
**LEGAL AND PUBLIC NOTICE:** [BryanCollege.Legals@lee.net](mailto:BryanCollege.Legals@lee.net)  
**OBITUARIES:** [obits@theeagle.com](mailto:obits@theeagle.com)  
**CLASSIFIEDS:** [BCSclassifieds@lee.net](mailto:BCSclassifieds@lee.net)  
**SHOP LOCAL / BUSINESS DIRECTORY:** <https://theeagle.com/places/>

Call: 979-776-7355  
Call: 979-731-4646  
Call: 979-731-4730  
Call: 979-776-7355

### LEGAL NOTICES

**Public Notice**  
City of College Station community services Department  
**Proposed 2026 Annual Action Plan and Budget, Notice of 30-Day Comment Period, and Notice of Public Hearing**

The City of College Station is an entitlement community with the U.S. Department of Housing and Urban Development (HUD). As an entitlement community, the City annually receives Community Development Block Grant and HOME Investment Partnership Grant funds. As required, the City of College Station Community Services Department has prepared a proposed Program Year 2026 Annual Action Plan (FY26 AAP) and FY 2027 Community Development Budget (FY27 Budget).

The Plan was developed through a community participation process and includes a Community Needs Assessment, Housing Market Analysis and 1-Year Strategic Plan. The FY26 Annual Action Plan (FY2026 AAP) ensures compliance with the goals and objectives of the proposed Plan, identifies programs and projects that will be implemented, and outlines the budget for the period of October 1, 2026 – September 30, 2027. City Council approved plans are due to HUD by August 16, 2026.

The City of College Station has developed goals to address local-identified needs in the following areas:

- Rental Housing
- Owner Housing
- Homeownership
- Homelessness
- Special Needs
- Public Services
- Public Facilities

**Community Development Block Grant (CDBG)**  
E-26-MC-48-0077  
The FY 2027 CDBG Allocation for the City of College Station is \$1,236,870. The three National Objectives for the use of CDBG Grant funds are: 1) Benefit Low/Moderate Income Persons; 2) Prevent or Eliminate Slum and Blight; 3) Meet an Urgent Community Need

- Proposed CDBG Projects**
- 1) Owner Housing- Rehabilitation/Reconstruction: \$113,601.33
  - 2) Public Facilities: \$721,676.65
  - 3) Public Services: \$211,180.50
  - 4) Twin City Mission: \$50,000
  - 5) Big Brothers Big Sisters: \$35,000
  - 6) United Way of the Brazos Valley: \$25,000
  - 7) Unlimited Potential: \$25,000
  - 8) The Salvation Army: \$25,000
  - 9) Catholic Charities of Central Texas: \$20,100
  - 10) CDBG PD Victim Services: \$30,000
  - 11) Section 108 Loan Financing Activities: \$11,037.50
  - 12) Program Administration and Compliance: \$247,374.00

**HOME Investment Partnership Grant (HOME)**  
E-26-MC-48-0219  
The purpose of the HOME program is to increase the availability of affordable housing. Grant funds are used with the following goals in mind: 1) Expand the supply of decent, safe and sanitary housing; 2) Improve the community's ability to design and implement strategies to achieve an adequate supply of decent, affordable housing; 3) Encourage public-private partnerships to address affordable housing needs. The City of College Station will receive \$511,237.89 in HOME funds for the FY27. It is required that all of the funds be used to primarily benefit the low- and moderate-income populations.

- PROPOSED HOME PROJECTS**
- 1) Rental Housing Rehabilitation - \$231,386.42
  - 2) Homeownership - Down Payment Assistance - \$221,527.68
  - 3) Administration - \$51,123.79
  - 4) TBRA - Security Deposit - \$11,400.00
  - 5) Homeowner Acquisition - Rehabilitation - \$50,000.00

**Notice of Public Hearing and Public Comment Period**  
A Public Hearing was held on March 17, 2026, to obtain citizen input concerning goals and objectives, community needs, and fair housing needs for developing the 2026 Annual Action Plan. The City of College Station CDBG Public Service Agency Funding Review Committee, which reviewed applications for public service agency funding, held public meetings between March and May 2026.

A Public Hearing will be held in conjunction with the Council Regular Meeting, on June 11, 2026, at 8 p.m. in Council Chambers, 1101 Texas Avenue to present the proposed 2026 Annual Action Plan, and FY27 Budget. The City Council will consider final approval of the 2026 Annual Action Plan, on July 23, 2026.

Copies of the 2026 Annual Action Plan can be reviewed during regular office hours, which are 8 a.m. to 5 p.m. Monday through Friday, at the Planning and Development Services office (1101 Texas Ave., at the City Secretary's office (1101 Texas Avenue) or at the College Station Public Library beginning June 11, 2026. The proposed plans will also be available for review on the Community Development home page on the City's website at [https://www.cstx.gov/departments/city\\_hall/commserv/development/publications](https://www.cstx.gov/departments/city_hall/commserv/development/publications) beginning June 11, 2026.

Comments regarding the 2026 Annual Action Plan and FY27 Budget may be submitted in writing to the Planning and Development Services Department, City of College Station, P.O. Box 9900, College Station, Texas 77842. E-mail responses may be directed to [jwhitwell@cstx.gov](mailto:jwhitwell@cstx.gov). Comments by telephone may be directed to (979) 764-3778. Comments will be accepted until 5 p.m. on July 13, 2026.

Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov).

Peticiones para servicios interpretativos españoles tienen que ser hechos 48 horas antes de la reunión. Para hacer preparaciones llame a (979) 764-3778. May 26, 2026. COL11333

### LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a

### LEGAL NOTICES

**Public Notice**

The City of Bryan's Community Development Advisory Committee (CDAC) will conduct two public hearings on June 11, 2026 at 6:00 p.m. at the Bryan Municipal Office, Council Chambers, 300 S. Texas, Bryan, TX 77803. Comments will be recorded. The first is on the Draft 2026 Annual Action Plan (AAP) which recommends projects and programs using Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds from the U.S. Dept. of Housing and Urban Development (HUD). The second is on the Fair Housing (Affirmative Marketing) Plan. A 30-day public review and comment period for the AAP will occur from June 12, 2026 through July 13, 2026. The 2026 AAP will be submitted to the Bryan City Council for action at tentatively scheduled: July 14, 2026 meeting, and to HUD no later than August 16, 2026. Project funding to be available October 1, 2026.

Drafts of the 2026 AAP will be available to view online at <https://www.bryantx.gov/communitydevelopment>, or in person at the City of Bryan Development Center 91200 E. 29th St., Bryan, TX (office hours 8:00 a.m. - 5:00 p.m., Monday - Friday), the Clara B. Mounce Public Library, 201 E. 26th Street, Bryan, Texas 77803, or Bryan Municipal Office Building during business hours. Citizens may also comment at the hearings or by mail to the Bryan Community Development (CD) Dept., P.O. Box 1000, Bryan, TX 77805, by calling (979) 209-5175, or by emailing at [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov).

It is anticipated that Bryan will receive about \$879,263 of CDBG and \$365,951.50 of HOME funds in FY2026. An estimated \$4,000 of CDBG and \$70,000 of HOME program income will be available from project loan repayment. Not less than 70% of funds will benefit low and moderate income (LMI) persons for CDBG and will address at least one of HUD's National Objectives: benefit low- to moderate-income individuals; eliminate slum or blight; meet an urgent community need. Program performance is evaluated against HUD's three basic Statutory Goals: decent housing; a suitable living environment; and expanded economic opportunities. The 2026 AAP proposes the following projects.

CDBG Funding Program	Recommended Allocation
Homeowner Housing Assistance Program (Rehabilitation/Minor Repair/Voluntary Demolition)	\$558,161
Economic Development Assistance (Low to Moderate Income Business Job Creation)	\$75,000
Public Service Agency Administration / Grant Compliance	\$110,250
	\$175,852
<b>Total</b>	<b>\$919,263</b>

HOME Funding Program	Recommended Allocation
Homeowner Housing Assistance Program (Rehabilitation/Reconstruction)	\$272,463.47
Acquisition / Homebuyer Assistance	\$72,000
Community Housing Development Organizations (CHDO)	\$54,892.70
Administration / Grant Compliance	\$36,595.13
<b>Total</b>	<b>\$439,951.30</b>

Para información en interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte la Oficina de la Secretaría de la Ciudad de Bryan al (979) 209-5002 por lo menos dos días hábiles antes del tiempo planificado de la reunión para que su petición pueda ser acomodada. May 26, 2026. COL11342

**NOTICE OF SHERIFF'S SALE**  
By virtue of a certain Writ of Execution issued by the Clerk of the District Court of Brazos County, Texas, on the 1st day of May, 2026, in a certain cause number 25-002741-CV-CCL2 wherein Richard H. Lowe as Plaintiff, Dan Edward Simpson and Stampede Conversions, INC. as Defendant, in favor of said Plaintiff, for the sum of \$136,235.14, after credits, together with all costs of suit and interest, that being the judgment recovered by the said Plaintiff, on the 17th day of February, 2026.

I, Wayne Dicky, Sheriff of Brazos County, Texas on the 18th day of May, 2026, at or about 12:00 P.M., have levied upon, and will, on the 7th day of July, 2026 at 10:00 A.M., at the Courthouse Door of Brazos County in the City of Bryan, Texas within legal hours, proceed to sell for cash to the highest bidder, all of the right, title and interest of the Defendant, Dan Edward Simpson, in and to the following described property, levied upon as the property of the Petitioner, to wit:

1. All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Brazos Central Appraisal District Property ID 107649.

Street Address: 351 Rock Bottom Rd (PVT) Navasota, TX 77868  
Legal Description, As Listed in the Judgment: Rock Bottom Ranch, Block 1, Lot 2, Acres 6.09

The above sale to be made by me to satisfy the above-described judgment for \$136,235.14 in favor of the Plaintiff, plus any publication fees, together with the costs of said suit, plus interest, and the proceeds applied to the satisfaction thereof.

WITNESSE MY HAND this the 18th day of May, 2026.  
Wayne Dicky, Sheriff  
Brazos County, Texas  
By Shane Moynihan, Deputy Sheriff  
May 26, June 2, 9, 2026  
COL11341

### NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Russell Brent Hooks, Deceased, were issued on May 7, 2026, in Cause No. 20135-PC, pending in the County Court At Law No. Two (2) of Brazos County, Texas, to Richard Scott Hooks, Independent Administrator of the Estate. All persons having claims against this Estate are required to present them within the time and in the manner prescribed by law. Claims should be addressed to: Richard Scott Hooks, Representative of the Estate of Russell Brent Hooks c/o Nick M. Fusco, 1444 Carter Creek Pkwy Ste 203, Bryan, Texas 77802, DATED the 20th of May, 2026.  
Nick M. Fusco  
State Bar No. 24093461  
1444 Carter Creek Pkwy Ste 203, Bryan, Texas 77802  
979.260.0011

### LEGAL NOTICES

**Public Notice**

The City of Bryan's Community Development Advisory Committee (CDAC) will conduct two public hearings on June 11, 2026 at 6:00 p.m. at the Bryan Municipal Office, Council Chambers, 300 S. Texas, Bryan, TX 77803. Comments will be recorded. The first is on the Draft 2026 Annual Action Plan (AAP) which recommends projects and programs using Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds from the U.S. Dept. of Housing and Urban Development (HUD). The second is on the Fair Housing (Affirmative Marketing) Plan. A 30-day public review and comment period for the AAP will occur from June 12, 2026 through July 13, 2026. The 2026 AAP will be submitted to the Bryan City Council for action at tentatively scheduled: July 14, 2026 meeting, and to HUD no later than August 16, 2026. Project funding to be available October 1, 2026.

Drafts of the 2026 AAP will be available to view online at <https://www.bryantx.gov/communitydevelopment>, or in person at the City of Bryan Development Center 91200 E. 29th St., Bryan, TX (office hours 8:00 a.m. - 5:00 p.m., Monday - Friday), the Clara B. Mounce Public Library, 201 E. 26th Street, Bryan, Texas 77803, or Bryan Municipal Office Building during business hours. Citizens may also comment at the hearings or by mail to the Bryan Community Development (CD) Dept., P.O. Box 1000, Bryan, TX 77805, by calling (979) 209-5175, or by emailing at [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov).

It is anticipated that Bryan will receive about \$879,263 of CDBG and \$365,951.50 of HOME funds in FY2026. An estimated \$4,000 of CDBG and \$70,000 of HOME program income will be available from project loan repayment. Not less than 70% of funds will benefit low and moderate income (LMI) persons for CDBG and will address at least one of HUD's National Objectives: benefit low- to moderate-income individuals; eliminate slum or blight; meet an urgent community need. Program performance is evaluated against HUD's three basic Statutory Goals: decent housing; a suitable living environment; and expanded economic opportunities. The 2026 AAP proposes the following projects.

CDBG Funding Program	Recommended Allocation
Homeowner Housing Assistance Program (Rehabilitation/Minor Repair/Voluntary Demolition)	\$558,161
Economic Development Assistance (Low to Moderate Income Business Job Creation)	\$75,000
Public Service Agency Administration / Grant Compliance	\$110,250
	\$175,852
<b>Total</b>	<b>\$919,263</b>

HOME Funding Program	Recommended Allocation
Homeowner Housing Assistance Program (Rehabilitation/Reconstruction)	\$272,463.47
Acquisition / Homebuyer Assistance	\$72,000
Community Housing Development Organizations (CHDO)	\$54,892.70
Administration / Grant Compliance	\$36,595.13
<b>Total</b>	<b>\$439,951.30</b>

Para información en interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte la Oficina de la Secretaría de la Ciudad de Bryan al (979) 209-5002 por lo menos dos días hábiles antes del tiempo planificado de la reunión para que su petición pueda ser acomodada. May 26, 2026. COL11342

**NOTICE OF SHERIFF'S SALE**  
By virtue of a certain Writ of Execution issued by the Clerk of the District Court of Brazos County, Texas, on the 1st day of May, 2026, in a certain cause number 25-002741-CV-CCL2 wherein Richard H. Lowe as Plaintiff, Dan Edward Simpson and Stampede Conversions, INC. as Defendant, in favor of said Plaintiff, for the sum of \$136,235.14, after credits, together with all costs of suit and interest, that being the judgment recovered by the said Plaintiff, on the 17th day of February, 2026.

I, Wayne Dicky, Sheriff of Brazos County, Texas on the 18th day of May, 2026, at or about 12:00 P.M., have levied upon, and will, on the 7th day of July, 2026 at 10:00 A.M., at the Courthouse Door of Brazos County in the City of Bryan, Texas within legal hours, proceed to sell for cash to the highest bidder, all of the right, title and interest of the Defendant, Dan Edward Simpson, in and to the following described property, levied upon as the property of the Petitioner, to wit:

1. All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Brazos Central Appraisal District Property ID 107649.

Street Address: 351 Rock Bottom Rd (PVT) Navasota, TX 77868  
Legal Description, As Listed in the Judgment: Rock Bottom Ranch, Block 1, Lot 2, Acres 6.09

The above sale to be made by me to satisfy the above-described judgment for \$136,235.14 in favor of the Plaintiff, plus any publication fees, together with the costs of said suit, plus interest, and the proceeds applied to the satisfaction thereof.

WITNESSE MY HAND this the 18th day of May, 2026.  
Wayne Dicky, Sheriff  
Brazos County, Texas  
By Shane Moynihan, Deputy Sheriff  
May 26, June 2, 9, 2026  
COL11341

### NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Russell Brent Hooks, Deceased, were issued on May 7, 2026, in Cause No. 20135-PC, pending in the County Court At Law No. Two (2) of Brazos County, Texas, to Richard Scott Hooks, Independent Administrator of the Estate. All persons having claims against this Estate are required to present them within the time and in the manner prescribed by law. Claims should be addressed to: Richard Scott Hooks, Representative of the Estate of Russell Brent Hooks c/o Nick M. Fusco, 1444 Carter Creek Pkwy Ste 203, Bryan, Texas 77802, DATED the 20th of May, 2026.  
Nick M. Fusco  
State Bar No. 24093461  
1444 Carter Creek Pkwy Ste 203, Bryan, Texas 77802  
979.260.0011

### ANNOUNCEMENTS

#### Auction Sales

**ONLINE AUCTION KENT TRUCKING Co.**  
Teague, Texas, May 16, 2026 - June 1, 2026 Items selling include: TRUCKS: '99 Western Star Truck w/40,000 lb winch, 2009 Peterbilt Model 384, 2001 Freightliner FLR classic, 1997 Freightliner FLR120, 1992 Mack Dump Truck, 1996 International dump truck. **HEAVY EQUIPMENT:** 2008 JD 444 J Wheel Loader, 2001 JD 3105G Extendahoe, 1979 JD Motorgrader, Raygo 304 roller. **SHOP EQUIPMENT:** Hot water pressure washer trailer system, Air compressor, Mobile engine hoist, Clevis shackles, Snap-On digital oscilloscope, Robinair refrigerant recovery system, Chains, & much more! To view the catalog, register, or begin bidding go to [www.ronniegarner.com/Garner&Associates](http://www.ronniegarner.com/Garner&Associates). Auctioneers: Waco, Texas, General Manager Krista Henkelman (254) 315-8630

#### REAL ESTATE

#### Apts Unfurnished

**HUGE INVENTORY**  
Bryan-College Station, TX 1, 2, 3, 4 Bedrooms  
Many price ranges  
Amenities & Locations  
**ON-LINE REAL ESTATE Broker, 979-268-8620**

#### Land | Acreage

**LAND FOR SALE**  
-- 1.88 Acres  
Restore or Build your New Business Great Location  
Lyon Tx Burleson County Good location 13331 Hwy 36 and County Rd 404 corner lot - clean title - light and water - property taxes paid - clear title, one owner  
Waiting on you  
Rayfield - 979-716-1630  
Juanita - 832-894-8068

#### SERVICE DIRECTORY

The Eagle  
Support Our Local Businesses | Want your business placed below?  
979-776-7355 or [BCSclassifieds@lee.net](mailto:BCSclassifieds@lee.net)

#### HS Construction

New Homes, Remodels, Repairs, Kitchen, Bathrooms, Roofs, Decks, Fences, Painting, Driveways, Porches.  
Aggie Owned & Operated  
30 Years Exper.  
Lic. & Insured.  
**979-422-0957**

Support Our Local Businesses

### MERCHANDISE

#### Antiques

**Huge Collection of Antiques - Rockdale**  
50+ year collection of antiques/decorative items/signs/primitive furniture/coin op. (2) one of a kind neon signs from the 1930s. Serious inquiries only. By appointment only.  
512-718-8960

#### Miscellaneous Wanted

**I Buy Old Coins**  
I am a local collector looking to buy old U.S. coins. I will pay cash for an individual coin or an entire set. Free appraisals, with no obligation to sell.  
443-909-8786

Catch all the action in the The Eagle  
theeagle.com  
**AGGIES NATION**

AVISO PÚBLICO  
DEPARTAMENTO DE SERVICIOS COMUNITARIOS DE LA CIUDAD DE COLLEGE STATION

**Propuesta de Plan de Acción y Presupuesto Anual 2026, Aviso de Período de Comentarios de 30 Días, y Aviso de Audiencia Pública**

La ciudad de College Station es una comunidad de derechos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés). Como comunidad de derechos, la Ciudad anualmente recibe fondos de la Subvención en Bloque para el Desarrollo Comunitario y de la Subvención de la Asociación de Inversión HOME. Como se requiere, el Departamento de Servicios Comunitarios de la Ciudad de College Station ha preparado una propuesta de Plan de Acción Anual para el Año Programático 2026 (PY26 AAP) y un Presupuesto de Desarrollo Comunitario para el Año Fiscal 2027 (FY27Budget).

El Plan fue desarrollado a través de un proceso de participación comunitaria e incluye una Evaluación de Necesidades de la Comunidad, un Análisis del Mercado de la Vivienda y un Plan Estratégico de 1 Año. El Plan de Acción Anual PY26 (PY2026 AAP) garantiza el cumplimiento de las metas y objetivos del Plan propuesto, identifica los programas y proyectos que se implementarán y delinea el presupuesto para el periodo del 1 de octubre de 2026 al 30 de septiembre de 2027. Los planes aprobados por el Concejo Municipal deben presentarse a HUD antes del 16 de agosto de 2026.

**Subvención en Bloque para el Desarrollo Comunitario (CDBG) B-26-MC-48-0007**

La asignación de CDBG para el año fiscal 2027 para la Ciudad de College Station es de \$1,236,870. Los tres Objetivos Nacionales para el uso de los fondos de la Subvención CDBG son: 1) Beneficiar a las Personas de Ingresos Bajos/Moderados; 2) Prevenir o Eliminar los Barrios Marginales y el Deterioro; 3) Satisfacer una Necesidad Urgente de la Comunidad.

**Subvención de la Asociación de Inversión de HOME (HOME) M-26-MC-48-0219**

El propósito del programa HOME es aumentar la disponibilidad de viviendas asequibles. Los fondos de las subvenciones se utilizan con los siguientes objetivos en mente: 1) Ampliar la oferta de viviendas decentes, seguras e higiénicas; 2) Mejorar la capacidad de la comunidad para diseñar e implementar estrategias para lograr una oferta adecuada de viviendas decentes y asequibles; 3) Fomentar las asociaciones público-privadas para abordar las necesidades de vivienda

asequible. La Ciudad de College Station recibirá \$511,237.89 en fondos HOME para el año fiscal 27. Se requiere que todos los fondos se utilicen para beneficiar principalmente a las poblaciones de ingresos bajos y moderados.

**AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE COMENTARIOS PÚBLICOS**

El 17 de marzo de 2026 se llevó a cabo una Audiencia Pública para obtener la opinión de los ciudadanos sobre las metas y objetivos, las necesidades de la comunidad y las necesidades de vivienda justa para desarrollar el Plan de Acción Anual 2024. El Comité de Revisión de Fondos de la Agencia de Servicio Público CDBG de la Ciudad de College Station, que revisó las solicitudes de financiamiento de la agencia de servicio público llevo a cabo reuniones públicas entre marzo y mayo de 2026.

Se llevará a cabo una Audiencia Pública junto con la Reunión Ordinaria del Concejo, el 11 de Julio 2026 a las 6 pm en las Cámaras del Concejo, 1101 Texas Avenue para presentar el Plan de Acción Anual Propuesto para 2026 y el Presupuesto para el Año Fiscal 27. El Concejo Municipal considerará la última aprobación del Plan de Acción Anual 2026, el 23 de julio de 2026.

Copias del Plan de Acción Anual 2026 se pueden revisar durante el horario de oficina regular, que es de 8 a.m. a 5 p.m. de lunes a viernes, en la oficina de Desarrollo Comunitario (1101 Texas Ave), en la oficina de la Secretaría Municipal (1101 Texas Avenue) o en la Biblioteca Pública de College Station a partir del 11 de junio, 2026. Los planes propuestos también estarán disponibles para su revisión en la página del Departamento de Servicios Comunitarios en el sitio web de la Ciudad en [https://www.cstx.gov/departments\\_city\\_hall/commserv/development/publications](https://www.cstx.gov/departments_city_hall/commserv/development/publications) a partir del 11 de Junio, 2026.

Comentarios sobre el Plan de Acción Anual 2026, el Presupuesto para el Año Fiscal 27 pueden ser enviados por escrito al Departamento de Servicios Comunitarios, Ciudad de College Station, P.O. Box 9960, College Station, Texas 77842. Las respuestas por correo electrónico pueden dirigirse a [rwhitwell@cstx.gov](mailto:rwhitwell@cstx.gov). Comentarios por teléfono pueden dirigirse al (979) 764-3778. Se aceptarán comentarios hasta las 5 p.m. del 13 de julio de 2026.

Cualquier solicitud de servicio de interpretación de señas debe hacerse 48 horas antes de la reunión. Para hacer arreglos llame al (979) 764-3517 o (TDD) 1-800-735-2989. Las agendas se pueden ver en [www.cstx.gov](http://www.cstx.gov).

Peticiones para servicios interpretativos al español tienen que ser hechos 48 horas antes de la reunión. Para hacer preparaciones llame al (979) 764-3778.

*Sociales*



**Fabiola Alejandra**  
celebró sus  
**XV años el**  
**sábado 23**  
**de Mayo,**  
**2026.**  
**¡Muchas**  
**Felicidades!**



**Heidi**  
celebró sus XV años el sábado 23 de  
**Mayo, 2026.**  
**¡Muchas Felicidades!**

**Chistes**



**ALTERNATIVE LANGUAGE  
PUBLISHER'S AFFIDAVIT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

Before me, the undersigned notary public, on this day personally appeared  
Adriana Alfaro, who being by me duly sworn, deposes  
*(name of person representing newspaper)*  
and says that (s)he is the Office Assistant of the  
*(title of person representing newspaper)*  
La Voz Hispana; that said newspaper is  
*(name of newspaper)*  
generally circulated in Brazos County, Texas and  
*(same county as proposed facility)*  
is published primarily in Spanish language; that the  
*(alternative language)*

enclosed notice was published in said newspaper on the following date(s):  
May 29th, 2026

Subscribed and sworn to before me this 29th day of May,

2026, by *Adriana Alfaro*  
*(newspaper representative's signature)*

(Seal)

Angelica Diaz Robledo  
Notary Public in and for the State of Texas

Angelica Diaz Robledo  
Print or Type Name of Notary Public

My Commission Expires 9/4/28





# Community Development Block Grants

## Public Notice - Proposed 2026 Annual Action Plan and Budget

*View Notice of 30-Day Comment Period*

[\(/media/lzybirls/public-notice-of-public-hearing-61126.docx\)](#)

The CDBG and HOME Programs are the Federal Government's primary programs for promoting community revitalization throughout the country, providing annual grants on a formula basis to approximately 1,000 metropolitan cities including College Station.

CDBG funds are used for a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. Any project obtaining CDBG funding is required by the Department of Housing and Urban Development (HUD) to meet at least one of three national objectives:

- Benefit Low- and Moderate-Income Persons
- Aid in the Prevention or Elimination of Slums or Blight
- Meet Urgent Community Development Needs

HOME funds are used - often in partnership with local non-profit groups - to fund a variety of activities that build, purchase, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to income qualified people.

## Community Development Publications

[\(/living-here/housing/community-development-publications/\)](#)

## Housing Action Plan

<https://issuu.com/cocs/docs/hap-goals-actions-strategies-citizen-participation>

## Housing Assistance

[\(/living-here/housing/housing-assistance/\)](#)

## Income Limits

[\(#Limits\)](#)

## Public Facility Funding

Public Facility funds are used to expand, improve and/or add public facilities and infrastructure when and where needed for designated low to moderate income areas of the city. Improvements include streets, parks, neighborhood centers, community centers, and sidewalk projects.

Recently funded CDBG Public Facility Projects include:

- Lincoln Center Bus Shelter
- Holleman Dr. Sidewalks
- Park Place Sidewalks
- Georgie K. Fitch Park Trail

Please refer any input you have on future public facility or infrastructure projects to the Community Development Division at (979) 764-3570 [\(tel:9797643570\)](tel:9797643570).

## Public Service Agency Funding

Federal regulations allow for up to 15% of the City's annual Community Development Block Grant to be allocated to fund local public services. The City of College Station City Council continues to support the allocation of the maximum allowable funds.

The City of College Station allocates these funds to local agencies through a competitive Request for Proposals (RFP) process. The Public Service Agency Funding Review Committee is made up of six Council appointed volunteers. The six member committee is tasked with reviewing applications from eligible programs, making site visits to the agencies, ranking the applications and finally recommending funding allocations to the City Council.

The Public Service Agency Funding Review process begins in the Winter with a pre-application workshop where any agency in the community that is interested in applying for CDBG funds is required to attend and learn more about the process. Applications are received by City staff and reviewed for eligibility. The process then takes approximately nine weeks with the committee meeting on a weekly basis in public meetings to discuss the applications and ending with a public hearing where the programs are ranked, and the committee formally adopts the funding recommendations to be made to each City Council. The committee is asked to fund no more than twelve agencies each year but can choose to fund less or more depending on the applications.

The deadline for receipt of completed applications was in March. If your organization is interested in applying for the following year, please call the Community Development Division at 979.764.3570.

Once adopted by the City Council, the recommendations are included in the City's Annual Action Plan, which is a report done to notify the Department of Housing and Urban Development (HUD) how the City proposes to spend its grant dollars in the coming year. After approval from HUD, the funds are made available to the agencies beginning October 1st. Funding is on an annual basis, and the allocated funds must be used no later than September 30th of the fiscal year. Funded agencies are required to report to each city on a quarterly basis to ensure that they are providing the services and serving the number of clients that they proposed in their application. The city staff monitors the reports and the agencies' files to ensure the accuracy of information.

Agencies applying must have or be in the process of receiving 501(c)(3) tax status from the Internal Revenue Service. Requests must be in the form of program specific operating funds which will serve primarily low and moderate income persons (at least 51%). Agencies accepting funds agree to comply with Federal Regulations 24 CFR 570 and 2 CFR Part 200.

For more information, please contact the Community Development Division at 979.764.3570.

## 2025 Median Income Limits

# in Household Max Income (60%) / Max Income (80%)

1 30 / \$49,600

- 2 \$42,480 / \$56,650
- 3 \$47,820 / \$63,750
- 4 \$53,100 / \$70,800
- 5 \$57,360 / \$76,500
- 6 \$61,620 / \$82,150
- 7 \$65,880 / \$87,800
- 8 \$70,140 / \$93,500

*This list supersedes all other lists of prior dates.*

The left column (Household) refers to the number of people in the home. The two columns on the right refer to the maximum combined income allowed per year by HUD guidelines in order to qualify for a Community Development program at 60% and 80% of the Area Median Income (AMI). If you have questions regarding this information, please call 979.764.3570.

Source: HUD [https://www.huduser.gov/portal/datasets/il/il2017/2017summary.odn?states=%24states%24&data=2017&inputname=METRO17780M17780\\*College+Station-Bryan%2C+TX+MSA&stname=%24stname%24&statefp=99&year=2017&selection\\_type=hmfa](https://www.huduser.gov/portal/datasets/il/il2017/2017summary.odn?states=%24states%24&data=2017&inputname=METRO17780M17780*College+Station-Bryan%2C+TX+MSA&stname=%24stname%24&statefp=99&year=2017&selection_type=hmfa)

---

## Contact Us

City of College Station  
1101 Texas Ave.  
College, Station, TX 77840

Main Phone: 979.764.3500 [\(tel:9797643500\)](tel:9797643500)  
(8 a.m. to 5 p.m. weekdays)

## City Sites

Careers <https://www.governmentjobs.com/careers/cstx>  
Sitemap [\(/sitemap/\)](/sitemap/)  
Accessibility [\(/your-government/accessibility/\)](/your-government/accessibility/)  
Privacy Policy [\(/privacy-policy/\)](/privacy-policy/)

## Connect

Facebook <https://www.facebook.com/cityofcollegestation> Instagram  
<https://www.instagram.com/cityofcollegestation/> LinkedIn <https://www.linkedin.com/company/city-of-collegestation>  
Twitter <https://x.com/cityofcs> YouTube <https://www.youtube.com/user/cityofcollegestation>

© 2026 All rights reserved Accessibility <http://www.cstx.gov/your-government/accessibility/> Privacy Policy  
<http://www.cstx.gov/privacy-policy/> Sitemap <http://www.cstx.gov/sitemap/> Terms & Conditions [\(#\)](#) Made with  
Govstack <https://www.govstack.com/>



## Community Development Block Grants

The CDBG and HOME Programs are the Federal Government's primary programs for promoting community revitalization throughout the country, providing annual grants on a formula basis to approximately 1,000 metropolitan cities including College Station.

CDBG funds are used for a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. Any project obtaining CDBG funding is required by the Department of Housing and Urban Development (HUD) to meet at least one of three national objectives:

- Benefit Low- and Moderate-Income Persons
- Aid in the Prevention or Elimination of Slums or Blight
- Meet Urgent Community Development Needs

HOME funds are used - often in partnership with local non-profit groups - to fund a variety of activities that build, purchase, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to income qualified people.

### Take the College Station HUD Grant Funds Survey

This survey is designed to gather valuable insights on the allocation of HUD grant funds, including CDBG and HOME, to better support our community. Your responses will directly inform our decisions, ensuring that funds are used effectively to improve public facilities, public services, housing, economic development, and other essential needs. Your feedback is essential in helping the City of College Station identify and address the needs and barriers faced by our low-and-moderate-income residents.

Community Development Publications

Housing Action Plan

Housing Assistance

Income Limits

[Living Here](#) ▾

[Parks, Recreation & Culture](#) ▾

[Emergencies & Public Safety](#) ▾

[Business & Development](#) ▾

[Your Government](#) ▾

required by law to provide essential services.

you are looking for including: child care, clothing or food, housing assistance/shelters/transportation, financial assistance and employment services and mental health services.

## Take the College Station HUD Grant Funds Survey

This survey is designed to gather valuable insights on the allocation of HUD grant funds, including CDBG and HOME, to better support our community. Your responses will directly inform our decisions, ensuring that funds are used effectively to improve public facilities, public services, housing, economic development, and other essential needs.

### Community Development Resources

[Community Development Block Grants](#)

[Community Housing Development Organization Grants](#)

[Health and Human Services](#)

[Publications](#)

[Housing Assistance](#)

### Other Resources

[Bryan-College Station Affordable Housing Resource Guide \(PDF\)](#)

[Brazos Valley Affordable Housing Resource Guide \(PDF\)](#)

[Homeowner's Guide to Success \(PDF\)](#)

[Housing Providers](#) ▾

[Affordable Rental Housing](#) ▾

[Affordable Senior Rental Housing](#) ▾

# Neighborhood Newsletter

Neighborhood News: April 6, 2026



City of College Station <neighborhoodservices@cstx.gov>

To Raney Whitwell

Retention Policy 4-Year Delete Policy (4 years)



If there are problems with how this message is displayed, click here to view it in a web browser.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

**City Council Meeting - Thursday, April 9th**

**Thursday's City Council Meeting**  
**Items of Neighborhood Interest**

**Follow the Meeting**  
City Council | Agenda Packet  
**Optimum Channel 19** | [cstx.gov/cstv19](http://cstx.gov/cstv19) (live stream) | [blog.cstx.gov](http://blog.cstx.gov) (live blog)

The College Station City Council meets at City Hall on Thursday at 6 p.m. You can participate online through **Microsoft Teams** by entering Meeting ID 287 567 474 175 and Passcode gZw5c5. You can also call 469-460-7460 and enter Conference Number 168 564 318#.

**If you wish to address the Council on a topic on the workshop or regular agenda, please register with the city secretary by 2 p.m. or call 979-764-3500 to provide your name and phone number.** Written comments will be provided to the Council. During Hear Visitors, citizens may address the Council on topics not listed on the posted agenda, and Council members may ask staff to investigate the issue or place it on the agenda for a future meeting.

**Pebble Creek Parkway Extension**  
After a public hearing, the Council will consider removing the future southward extension of Pebble Creek Parkway from the City's Comprehensive Plan by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan. The eventual extension has been part of the Comprehensive Plan since 1991.

- **Cover Sheet and Background**
- **April 2 P&Z Presentation** (starts at 9:18)

**Upcoming Public Engagement Opportunities for Resident Input:**

**City Use of CDBG and HOME Grant Funds**  
Residents are encouraged to provide input for the City's use of Community Development Block Grant (CDBG) and HOME Investment Partnership Grants (HOME) funds via an [online survey](#).

**Sidewalk Connections Across the City**  
On **Monday, April 6th**, the City of College Station will host an open house event from 5:30 - 6:30 p.m. to discuss a number of city-wide sidewalks and shared use path projects including the following.

High priority sidewalk connections to schools where no sidewalks currently exist on either side of the street include:

- Timber Street (Oakwood Int School driveway to Park Place)
- Nueces Drive (AMCHS Driveway to Harvey Mitchell Pkwy)
- Walton Drive (Foster to Puryear and Nunn Street to Francis)
- Welsh Ave (mid-block crossing enhancements at AMCHS)
- George Bush Drive E (Dominic to University Oaks Blvd)
- Dexter Drive S (Winding Road to Haines Dr/ Gabbard Park)
- Ash St (Eisenhower St to Nimitz St)
- Foster Ave (Lincoln Ave to Walton Dr)

Share-use Path Extensions include:

- Bee Creek Tributary B Trail (trail extension from the south of Southland Street to Hattowen Drive/ W.A. Tarver Park)
- Bee Creek Trail (trail extension from the dead end at Bee Creek Park along

The City of College Station Community Development  
Division will conduct a public hearing on  
**Tuesday, March 17, 2026, 6 p.m.,**  
in the Council Chambers at City Hall  
(1101 Texas Ave, College Station, 77840).

The public hearing will include of a presentation regarding  
the allowed use of Community Development Block Grant  
(CDBG) and the HOME Investment Partnership Grant  
(HOME) funds received annually from the U.S. Department  
of Housing and Urban Development .



SCHEDULE ABOUT CONTACT RULES SEARCH

**WTAW**  
100 YEARS  
A BRYAN BROADCASTING STATION

HOME NEWS SPORTS WEATHER AUDIO VIDEO COMMUNITY CONTACT

## City of College Station Community Development Office Update On The Infomaniacs March 27, 2026

March 27, 2026 9:07 AM




Image from the city of College Station.

City of College Station's Ilaney Whitwell of the city's community development office joined WTAW's Scott DeLuca on The Infomaniacs on Friday, March 27, 2026, to talk about the annual city survey, and more.

City of College Station community development offic...  
00:00 06:41

WTAW 100 YEARS DAILY UPDATE  
NewsTalk 1620-96.5

### Sign up for the WTAW Daily Update

The latest local news and sports sent to your email each weekday morning.

First Name:  Last Name:

SUBSCRIBE

NewsTalk WTAW 1620-96.5  
5,500 followers

Follow Page Share

**MORE NEWS**

### Public Review Starts Of Upcoming Changes To Brazos County's Subdivision Regulations

The public review has started of upcoming changes to Brazos County's subdivision regulations affecting homeowners and homebuilders who live outside of the city limits of College Station, Bryan, Kurten, and Wren Valley. On April 1st, consultants hired by the county commission presented a first draft. That was followed by public comments and an open house where those who attended had the opportunity to...

[Read More...]

### Weekend Driving Arrests In College Station, Bryan, And Caldwell

A Madison County man is arrested by College Station police in the Northgate district after the bars closed Saturday (April 4) for driving with an invalid license with ten prior convictions and DWI with one prior conviction. CPSD arrest reports say the arrest follows a traffic stop when an officer spotted a car driving without its headlights. The officer learned that the 39 year old driver had not had a license for...

[Read More...]

### Texas A&M System Board Of Regents Chairman Is Recovering From Surgery

The chairman of the Texas A&M system board of regents is recovering from surgery. A system news release says Bob Albritton of Ft. Worth, who was injured in a fall last Friday (April 3), is hospitalized at UT Southwestern Medical Center. Taking over as acting board chairman is vice chairman Jay Graham of Houston. News release from the Texas A&M system: Texas A&M University System Board of Regents...

[Read More...]

# COMMUNITY DIGEST



Thursday, March 12, 2026

# UPCOMING EVENTS

---

## City of College Station Annual Action Plan Survey

Date: March 2nd - April 15th

Time: N/A

Location: <https://www.surveymonkey.com/r/D8N8T3P>

This survey is designed to gather valuable insights on the allocation of HUD grant funds, including CDBG and HOME, to better support our community. Your responses will directly inform our decisions, ensuring that funds are used effectively to improve public facilities, public services, housing, economic development, and other essential needs. We appreciate your input and thank you for contributing to the well-being of our community.

For question, contact Raney Whitwell at 979-764-3488 or email at [rwhitwell@cstx.gov](mailto:rwhitwell@cstx.gov).

---

## Public Hearing for the 2026 Annual Action Plan - City of College Station

Date: Tuesday, March 17th

Time: 6:00 pm

Location: City of College Station City Hall, Council Chambers, 1101 Texas Ave, College Station, 77840

The public hearing will include of a presentation regarding the allowed use of Community Development Block Grant (CDBG) and the HOME Investment Partnership Grant (HOME) funds received annually from the U.S. Department of Housing and Urban Development and information on the Fair Housing Plan and compliance with the National Fair Housing Alliance.

Citizens are encouraged to attend this public hearing and provide input for the City's use of the 2026-2027 CDBG and HOME grant funds. Funds must be used to meet one of three National Objectives:

1. Benefit low-to moderate-income individuals
2. Eliminate slum or blight
3. Meet an urgent community need

For question, contact Raney Whitwell at 979-764-3488 or email at [rwhitwell@cstx.gov](mailto:rwhitwell@cstx.gov).

---

## Introduction to Survey Results

City staff conducted two surveys to inform planning and budget decisions for the 2026-2027 Annual Action Plan. One survey targeted nonprofit organizations serving low-to moderate-income clients to identify key needs and service gaps. The second survey, open to the general public from March 2 to April 15, 2026, received 118 responses. The findings will help align programs with community priorities.

## Nonprofit Client Needs and Service Gap Survey

The following analysis highlights feedback from 30 local nonprofit organizations providing diverse services to low-and moderate-income residents. This survey aimed to uncover gaps, barriers, and unmet needs in our community's services. The insights gathered will play a crucial role in shaping the 5-Year Consolidated Plan and determining appropriate funding allocations to address these challenges effectively.

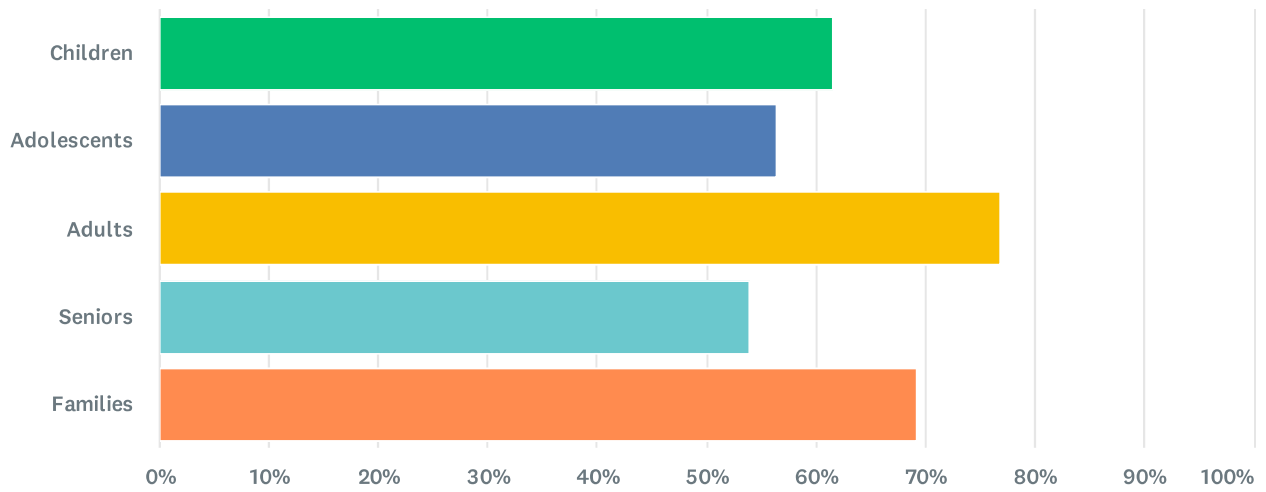
### Responding Agencies/Programs

- MHMR Authority of Brazos Valley – Behavioral Health Services
- Twin City Mission Family Support Services – Self Sufficiency Education and Services
- Twin City Mission Homeless and Housing Services – Homeless and Housing Services
- Brazos County Health District – Public Health and Disease Prevention
- Legacy Consultant & Leadership Development – Empowers Underserved Youth
- Bryan Housing Authority – Low Income Housing
- Made Well Ministries – Holistic Wellness Services
- Texas A&M University – Higher education and student services
- American Red Cross – Emergency Disaster Response
- HealthPoint – Comprehensive Community Health Care
- Brazos Valley Food Bank – Food Distribution, Education, Empowerment
- College Station ISD – Public education and McKinney-Vento Services
- The Olive Branch Foundation – Substance Abuse Counseling and Assistance
- YMCA of the Brazos Valley – Recreational Activities
- Family Promise of Bryan-College Station – Homeless Family Services
- Hope Pregnancy Center of Brazos Valley – Crisis Pregnancy Services
- Voices for Children, CASA – Advocates for Children in Foster Care
- LULAC Oak Hill Apartments – Low Income Senior Housing

- Workforce Board
- United Way of the Brazos Valley – Various Community Programs
- Brazos Health Resource Center, a dept at St. Joseph Hospital – Indigent Medical Assistance
- Catholic Charities of Central Texas – Financial Assistance
- Unbound Now – Services for Trafficked Individuals
- Brazos Valley Community Action Programs – Empowers and Supports Families
- Elder – Aid
- BVCASA
- St. Vincent DePaul Furniture Ministry
- Brazos Valley Council of Government
- Brazos Maternal and Child Health Clinic -
- The Rose

### Q3 What is the primary demographic of your clients? (Select all that apply)

Answered: 39 Skipped: 2



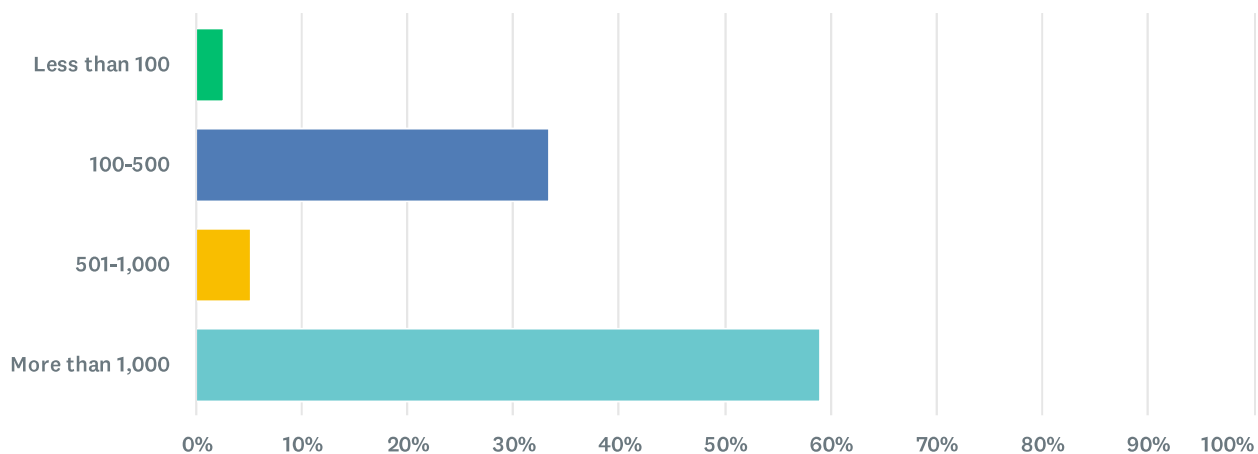
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Children	61.54%	24
<span style="color: blue;">●</span> Adolescents	56.41%	22
<span style="color: yellow;">●</span> Adults	76.92%	30
<span style="color: teal;">●</span> Seniors	53.85%	21
<span style="color: orange;">●</span> Families	69.23%	27
<a href="#">Show comments</a>		
<b>Total</b>		<b>124</b>

# Nonprofit Client Needs and Service Gaps Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Food insecure neighbors - roughly 41% children, 50% adults, 9% seniors	2/2/2026 9:24 AM

### Q4 What is the estimated number of clients served annually?

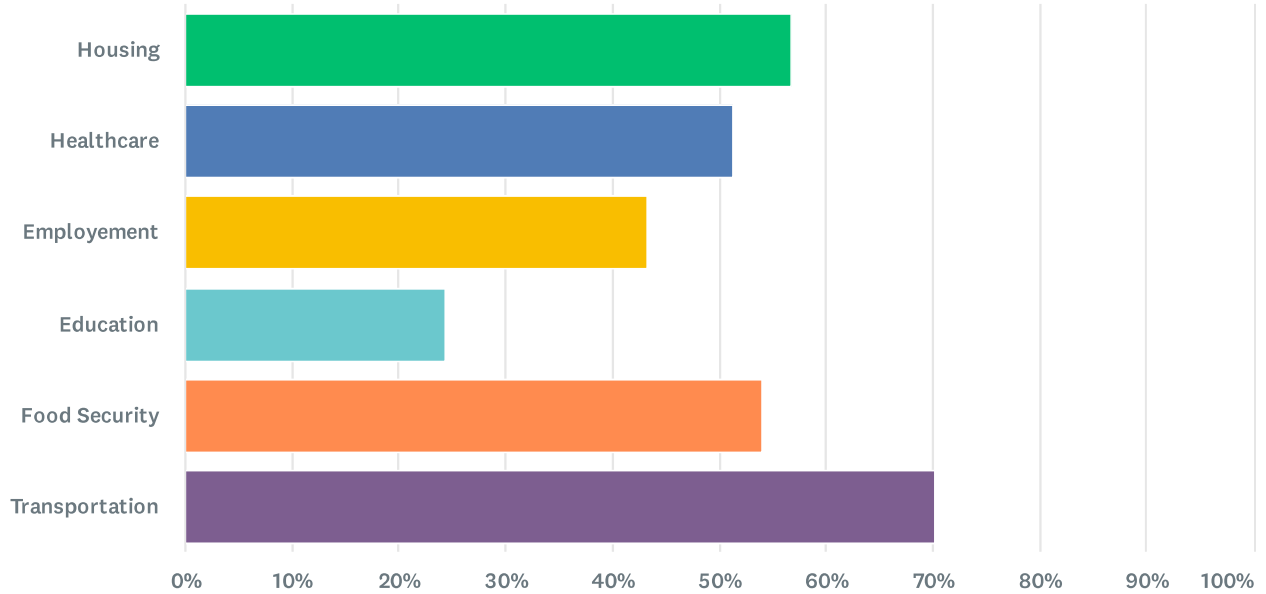
Answered: 39 Skipped: 2



Answer Choices	Percentage	Responses
● Less than 100	2.56%	1
● 100-500	33.33%	13
● 501-1,000	5.13%	2
● More than 1,000	58.97%	23
<b>Total</b>		<b>39</b>

### Q5 What are the most significant gaps in services that your clients face? (Select all that apply)

Answered: 37 Skipped: 4



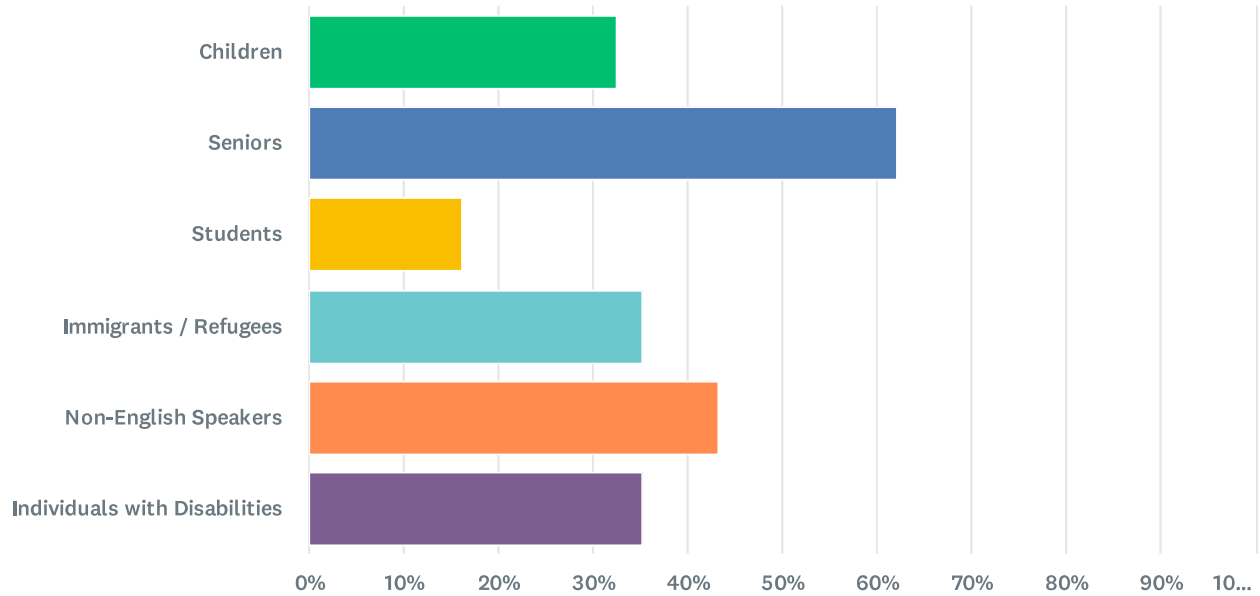
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Housing	56.76%	21
<span style="color: blue;">●</span> Healthcare	51.35%	19
<span style="color: yellow;">●</span> Employment	43.24%	16
<span style="color: teal;">●</span> Education	24.32%	9
<span style="color: orange;">●</span> Food Security	54.05%	20
<span style="color: purple;">●</span> Transportation	70.27%	26
<a href="#">Show comments</a>		
<b>Total</b>		<b>111</b>

## Nonprofit Client Needs and Service Gaps Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Mental Health Services	2/20/2026 2:55 PM
2	mental health services	2/20/2026 2:55 PM
3	Affordable and quality childcare programs and a facility to serve the entire family.	1/31/2026 6:36 AM
4	Obstetric services	1/30/2026 8:50 AM
5	specifically, mental health services & substance abuse treatment	1/29/2026 12:51 PM

## Q6 Are there specific populations within your client base that face greater service gaps? (Select all that apply)

Answered: 37 Skipped: 4



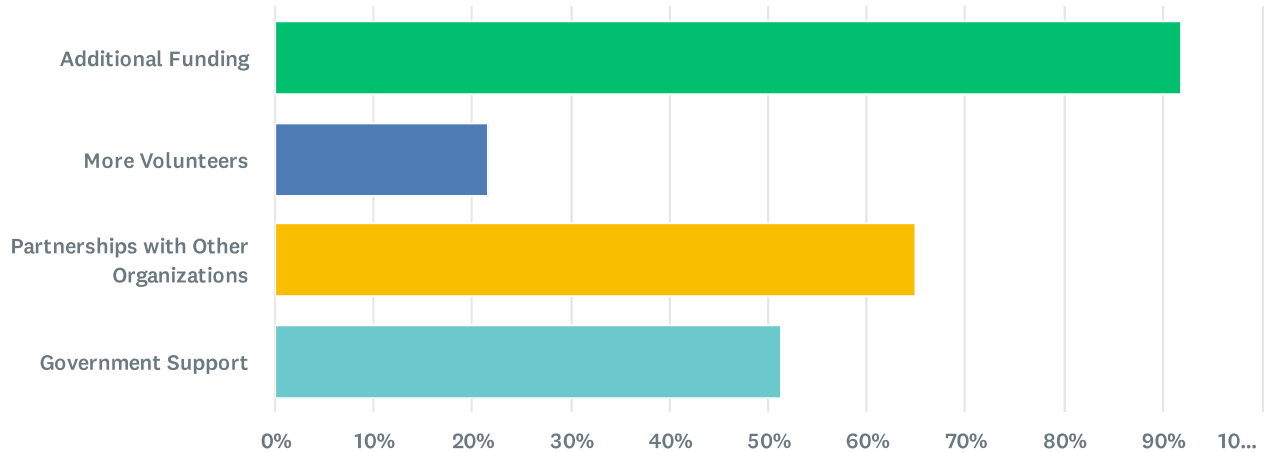
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Children	32.43%	12
<span style="color: blue;">●</span> Seniors	62.16%	23
<span style="color: yellow;">●</span> Students	16.22%	6
<span style="color: teal;">●</span> Immigrants / Refugees	35.14%	13
<span style="color: orange;">●</span> Non-English Speakers	43.24%	16
<span style="color: purple;">●</span> Individuals with Disabilities	35.14%	13
<a href="#">Show comments</a>		
<b>Total</b>		<b>83</b>

## Nonprofit Client Needs and Service Gaps Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	NA	2/10/2026 12:39 PM
2	Each demo faces differing gaps, or for different reasons (access is an example of a barrier/gap that many pops face for different reasons)	2/2/2026 9:27 AM
3	Grandparents raiding their grandchildren	2/1/2026 9:18 AM
4	Mental Health Services	1/31/2026 4:27 PM
5	Young families	1/27/2026 1:10 PM

## Q7 Are there specific resources or support that would help you address these unmet needs? (Select all that apply)

Answered: 37 Skipped: 4



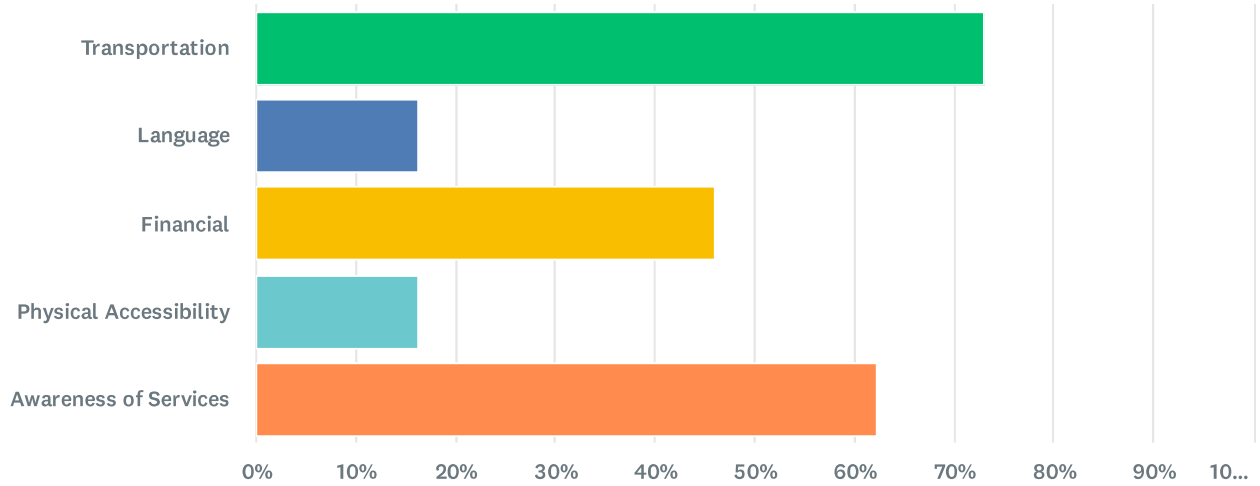
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Additional Funding	91.89%	34
<span style="color: blue;">●</span> More Volunteers	21.62%	8
<span style="color: orange;">●</span> Partnerships with Other Organizations	64.86%	24
<span style="color: teal;">●</span> Government Support	51.35%	19
<a href="#">Show comments</a>		
<b>Total</b>		<b>85</b>

Nonprofit Client Needs and Service Gaps Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Transportation	1/29/2026 11:38 AM

### Q8 What barriers do your clients encounter when trying to access your services. (Select all that apply)

Answered: 37 Skipped: 4



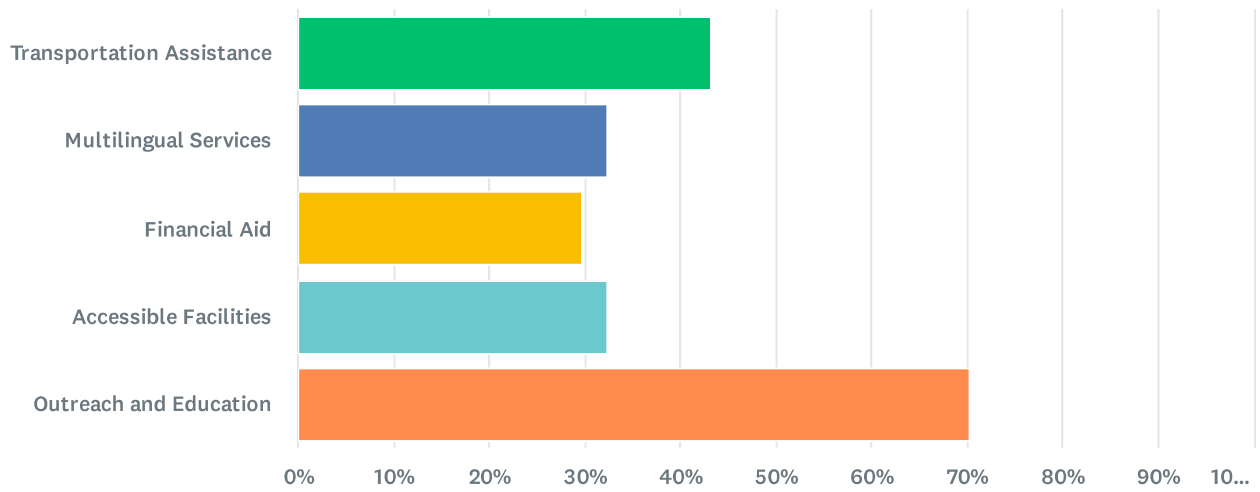
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Transportation	72.97%	27
<span style="color: blue;">●</span> Language	16.22%	6
<span style="color: yellow;">●</span> Financial	45.95%	17
<span style="color: teal;">●</span> Physical Accessibility	16.22%	6
<span style="color: orange;">●</span> Awareness of Services	62.16%	23
<a href="#">Show comments</a>		
<b>Total</b>		<b>79</b>

# Nonprofit Client Needs and Service Gaps Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Lack of services available	1/31/2026 4:28 PM
2	limited service providers in our area	1/29/2026 12:53 PM
3	Sometimes language - but not often	1/29/2026 12:01 PM

### Q9 How do you currently address these barriers? (Select all that apply)

Answered: 37 Skipped: 4



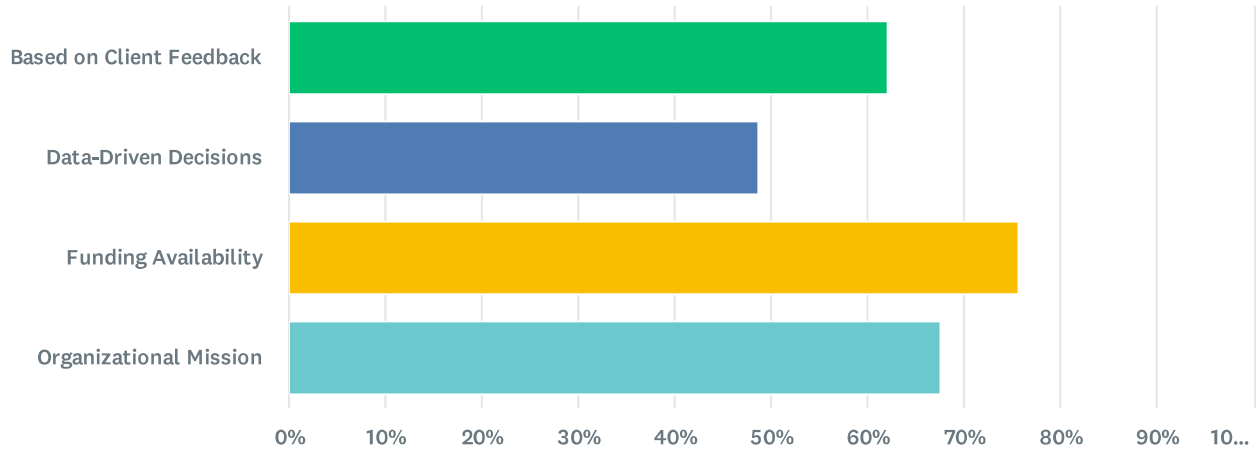
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Transportation Assistance	43.24%	16
<span style="color: blue;">●</span> Multilingual Services	32.43%	12
<span style="color: yellow;">●</span> Financial Aid	29.73%	11
<span style="color: teal;">●</span> Accessible Facilities	32.43%	12
<span style="color: orange;">●</span> Outreach and Education	70.27%	26
<a href="#">Show comments</a>		
<b>Total</b>		<b>77</b>

## Nonprofit Client Needs and Service Gaps Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Use of social media and advertising	2/10/2026 1:45 PM
2	Collaboration with organizations	1/31/2026 4:28 PM
3	free services	1/30/2026 8:51 AM
4	Refer out	1/29/2026 12:01 PM
5	Resource information to address individual needs; if household is qualified our department provides the resource	1/29/2026 10:25 AM

### Q10 How do you prioritize resource allocation to address the needs of your clients?(Select all that apply)

Answered: 37 Skipped: 4



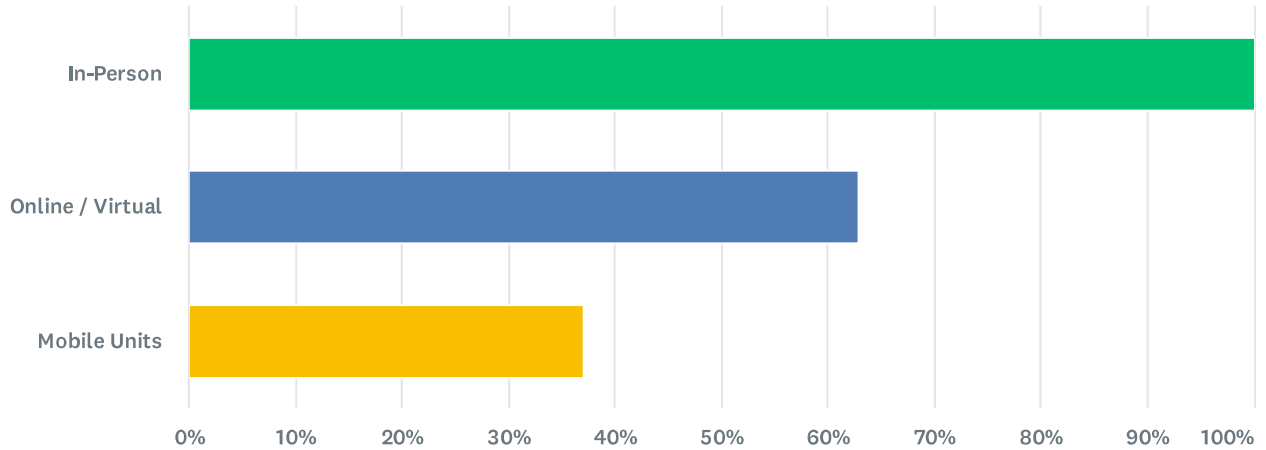
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Based on Client Feedback	62.16%	23
<span style="color: blue;">●</span> Data-Driven Decisions	48.65%	18
<span style="color: yellow;">●</span> Funding Availability	75.68%	28
<span style="color: teal;">●</span> Organizational Mission	67.57%	25
<a href="#">Show comments</a>		
<b>Total</b>		<b>94</b>

## Nonprofit Client Needs and Service Gaps Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Case management collaboration with local organizations, assistance is given to clients based on crisis needs assessments. We help where we can with finding available resource options.	1/31/2026 4:37 PM
2	Prioritize elderly, disabled, and children under 5.	1/27/2026 1:33 PM

### Q11 What methods do you use to deliver services to your clients? (Select all that apply)

Answered: 35 Skipped: 6



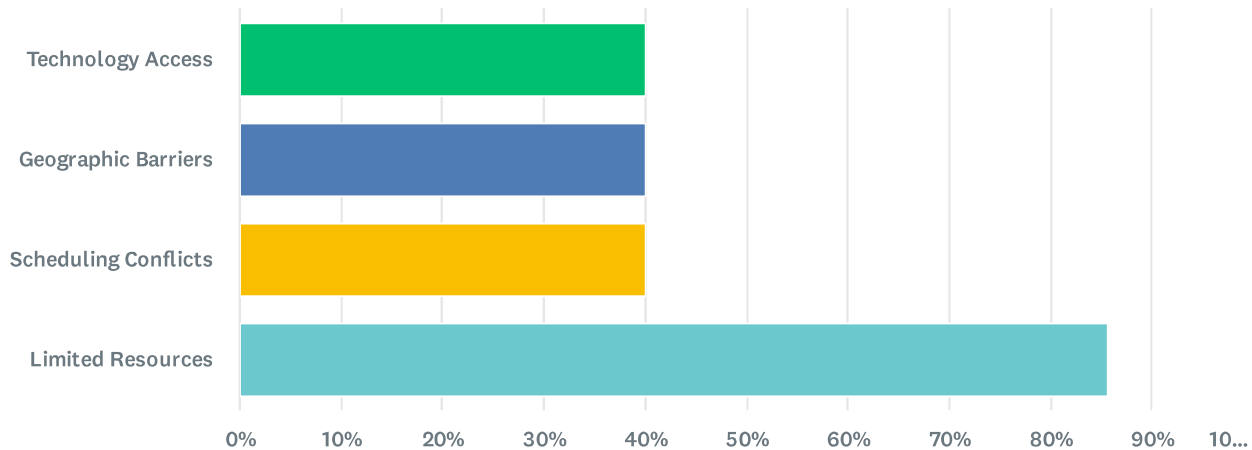
Answer Choices	Percentage	Responses
<span style="color: green;">●</span> In-Person	100.00%	35
<span style="color: blue;">●</span> Online / Virtual	62.86%	22
<span style="color: yellow;">●</span> Mobile Units	37.14%	13
<a href="#">Show comments</a>		
<b>Total</b>		<b>70</b>

## Nonprofit Client Needs and Service Gaps Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	our volunteers and staff meeting with children and parents monthly in-person, virtually, phones calls and texts	1/29/2026 12:55 PM
2	we will travel throughout the 6 county region within the brazos valley including brazos, burleson, grimes, madison, robertson, and washington	1/27/2026 1:27 PM

## Q12 Are there any challenges associated with these methods? (Select all that apply)

Answered: 35 Skipped: 6



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Technology Access	40.00%	14
<span style="color: blue;">●</span> Geographic Barriers	40.00%	14
<span style="color: orange;">●</span> Scheduling Conflicts	40.00%	14
<span style="color: teal;">●</span> Limited Resources	85.71%	30
<a href="#">Show comments</a>		
<b>Total</b>		<b>72</b>

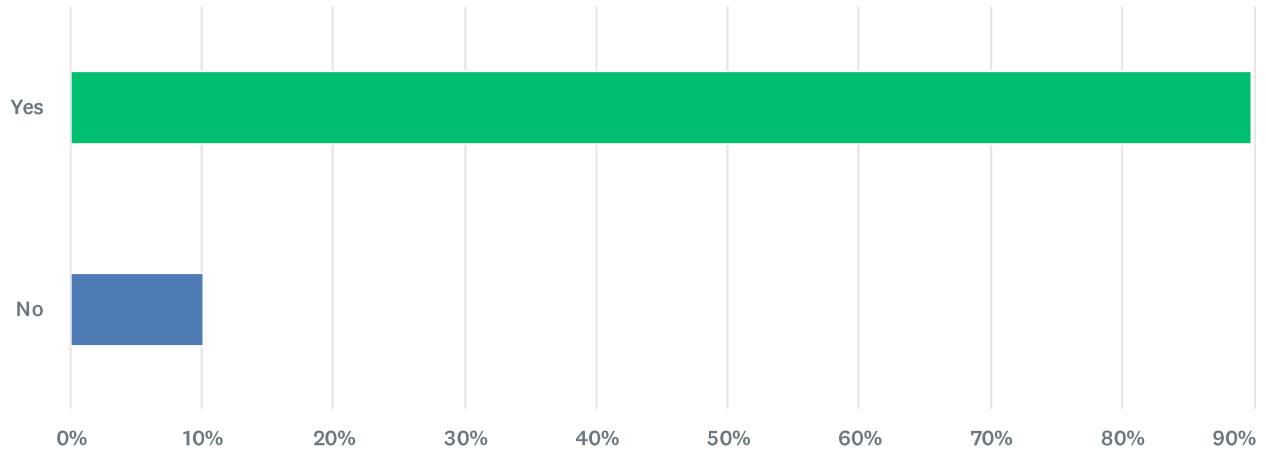
## General Public Grant Funds Survey

### **2026-2027 Annual Action Plan**

The following survey results reflect feedback from the general public, based on 118 responses. The survey was available from March 2, 2026, to April 15, 2026, and was promoted to a broad audience. These responses will help staff better understand and address needs identified by community members.

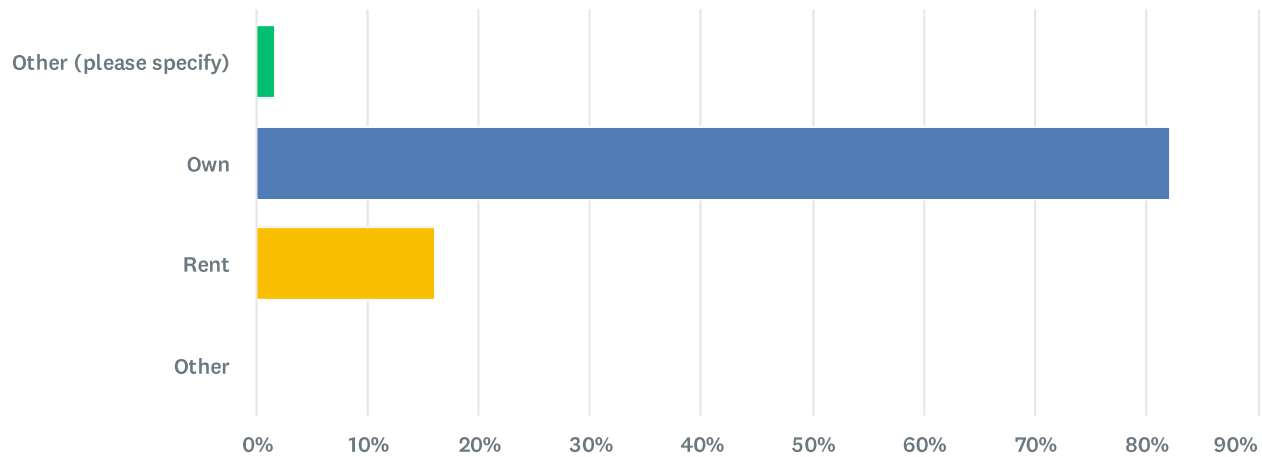
# Q1 Do you reside or work within the city limits of College Station?

Answered: 118 Skipped: 0



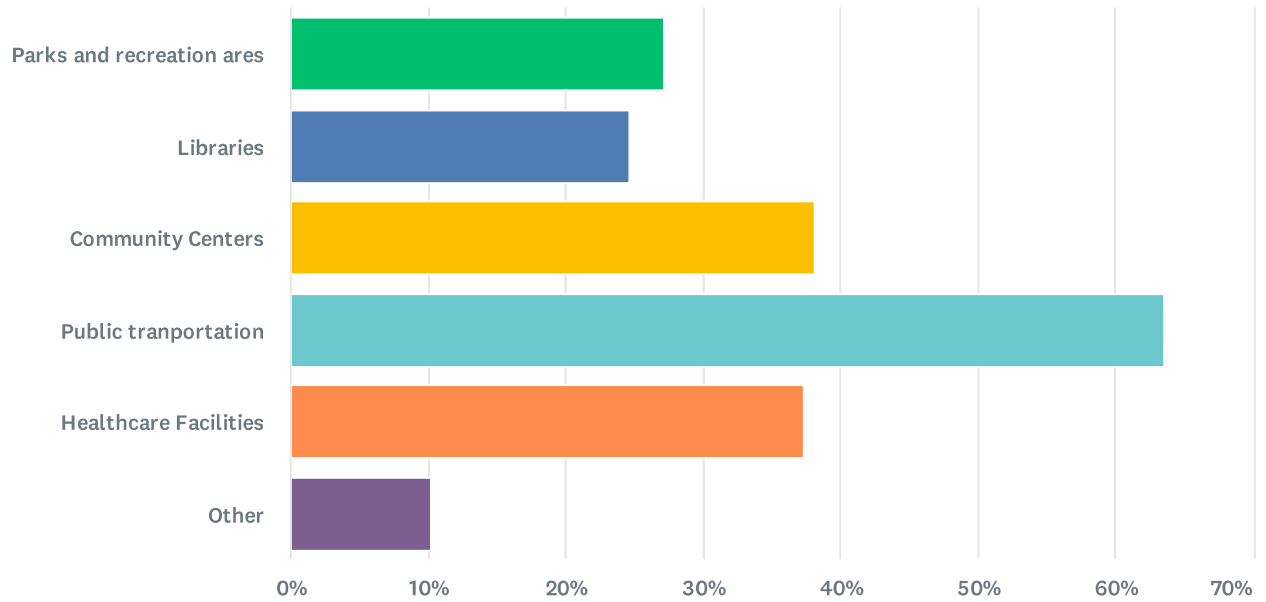
## Q2 Do you own or rent you home?

Answered: 118 Skipped: 0



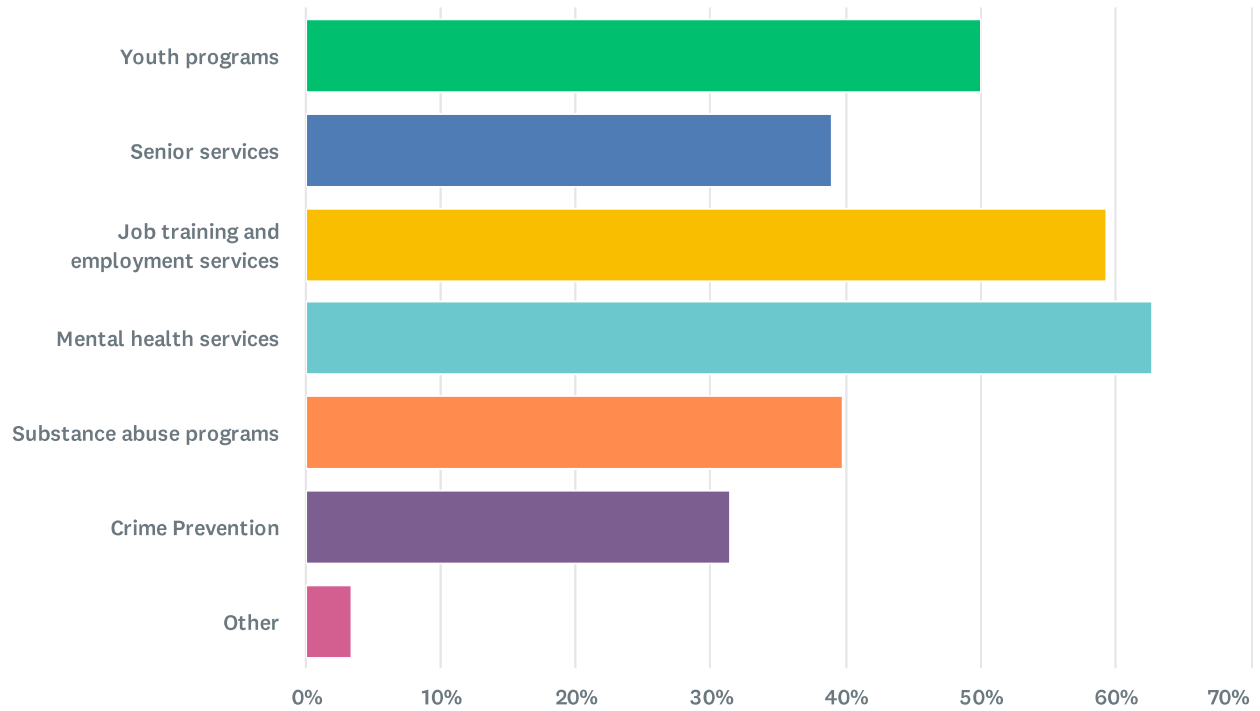
### Q3 What types of public facilities are lacking in College Station that would benefit LMI residents? (Select all that apply)

Answered: 118 Skipped: 0



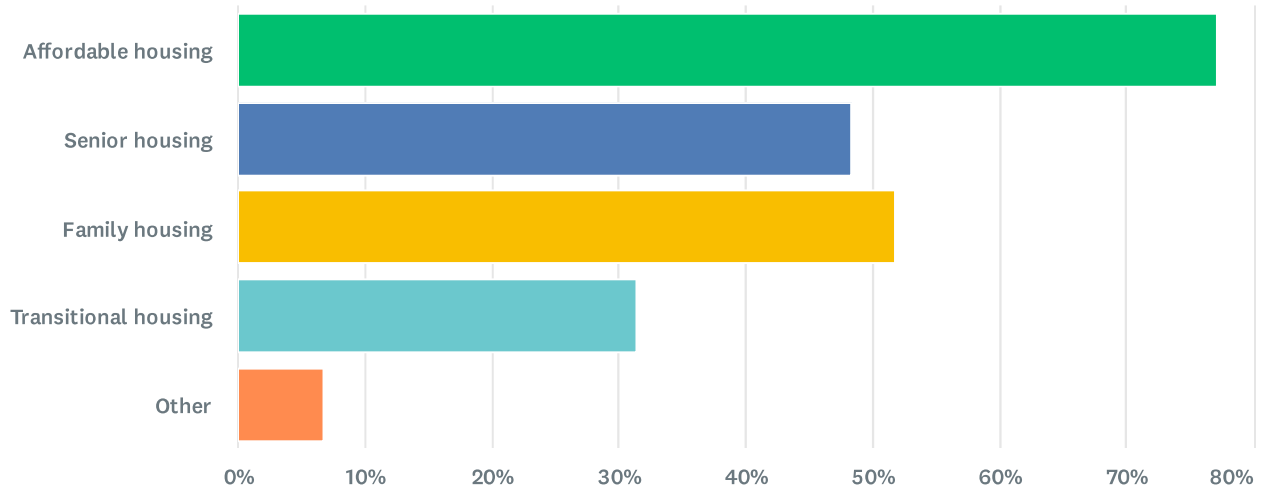
### Q4 What public services are needed in College Station to assist LMI residents? (Select all that apply)

Answered: 118 Skipped: 0



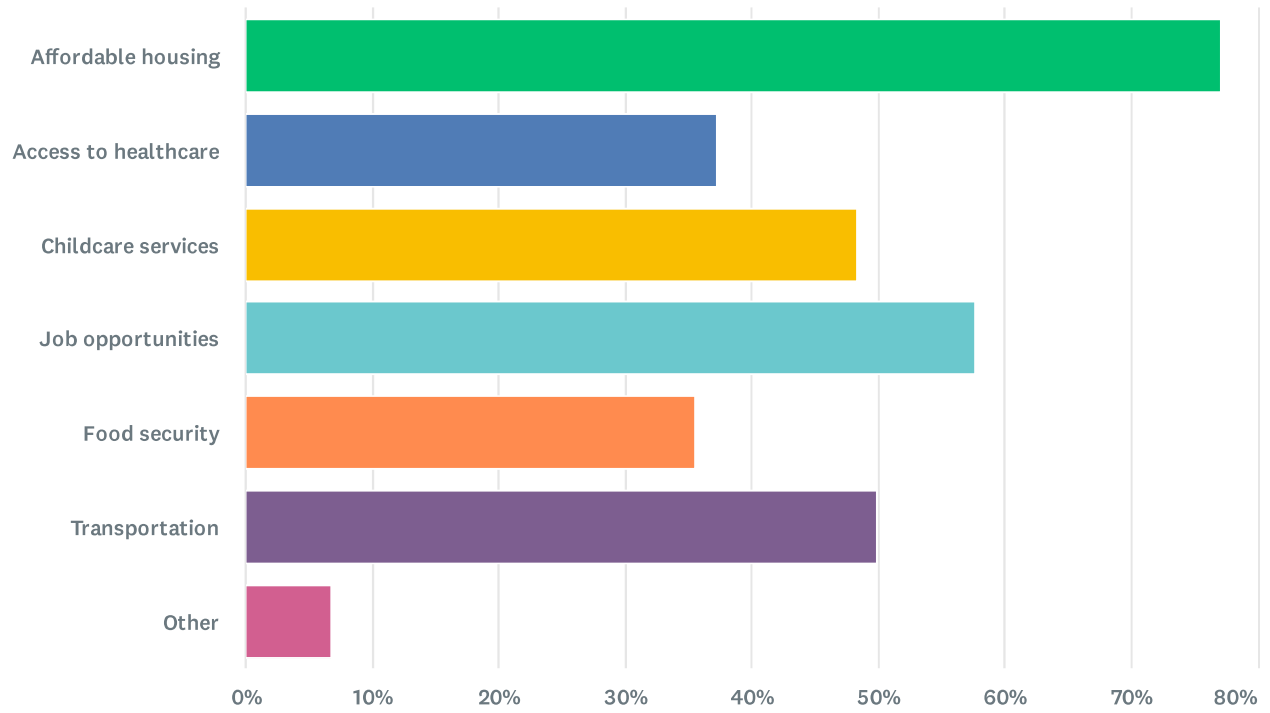
### Q5 What types of housing are lacking in College Station that could help LMI residents? (Select all that apply)

Answered: 118 Skipped: 0



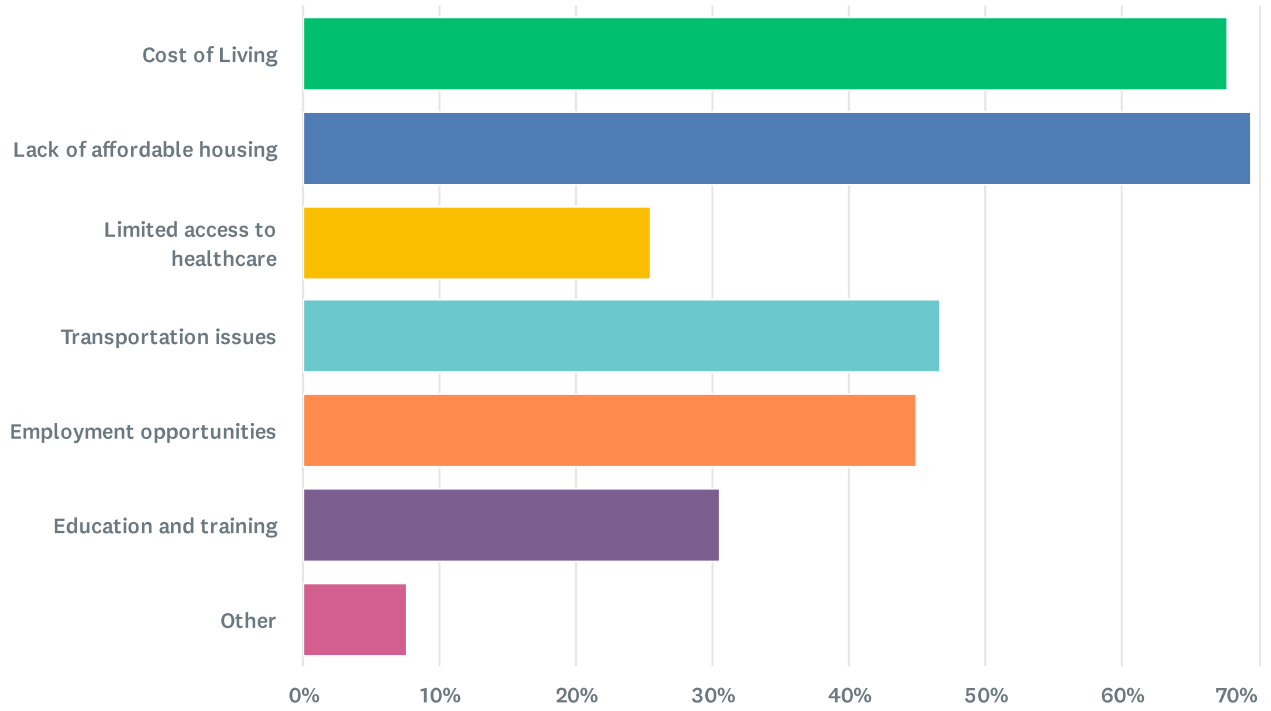
### Q6 What are the greatest needs for LMI residents in College Station? (Select all that apply)

Answered: 118 Skipped: 0



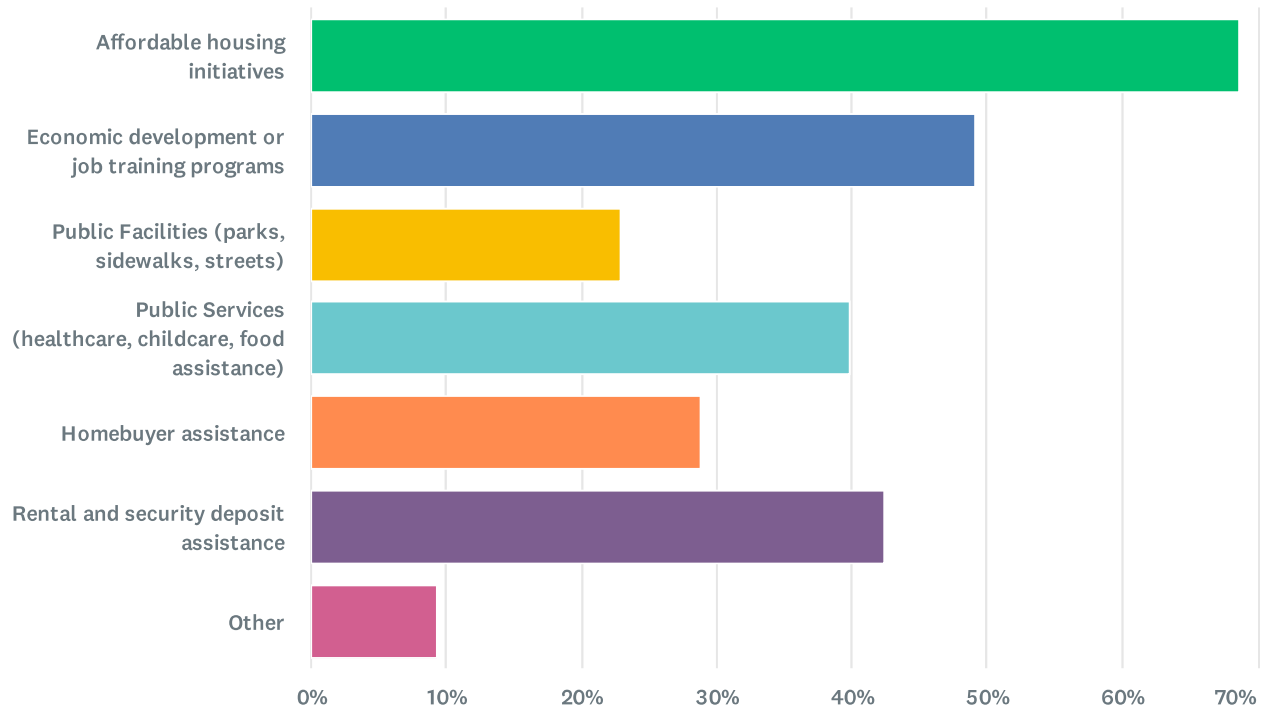
### Q7 What are the greatest barriers faced by LMI residents in College Station? (Select all that apply)

Answered: 118 Skipped: 0



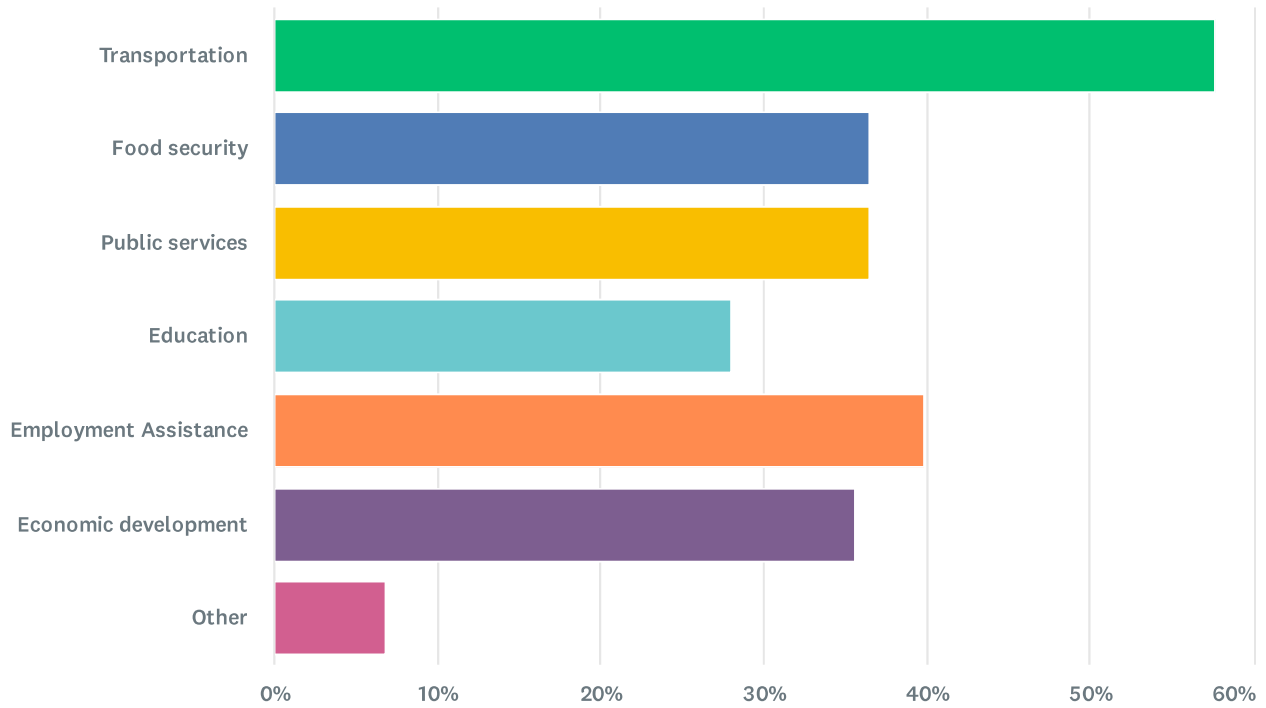
### Q8 How should HUD grant funding (CDBG and HOME) be allocated to address the needs of LMI residents? (Select all that apply)

Answered: 118 Skipped: 0



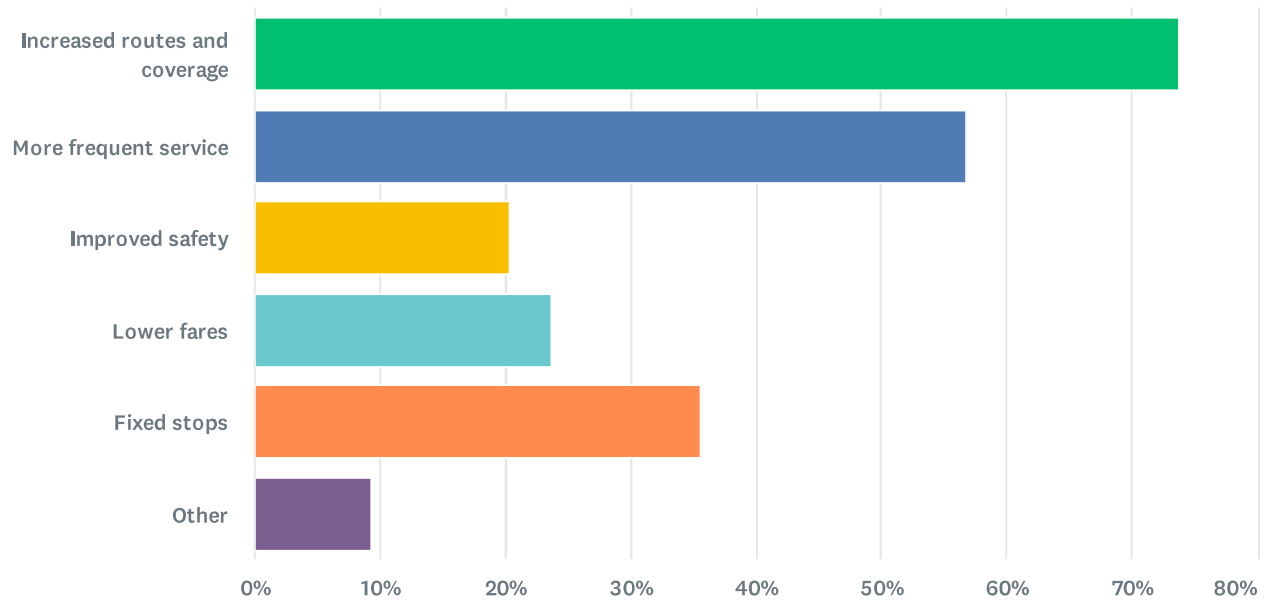
### Q9 What areas need the most improvements to better support LMI residents in College Station? (Select all that apply)

Answered: 118 Skipped: 0



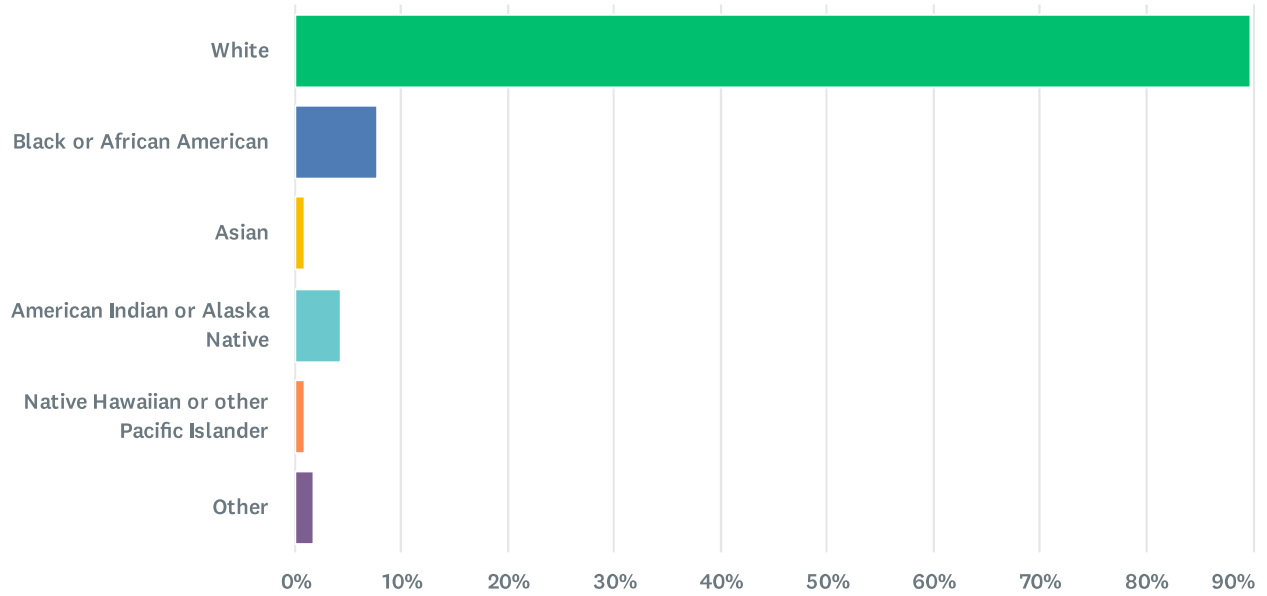
### Q10 What improvements to public transportation would benefit LMI residents in College Station? (Select all that apply)

Answered: 118 Skipped: 0



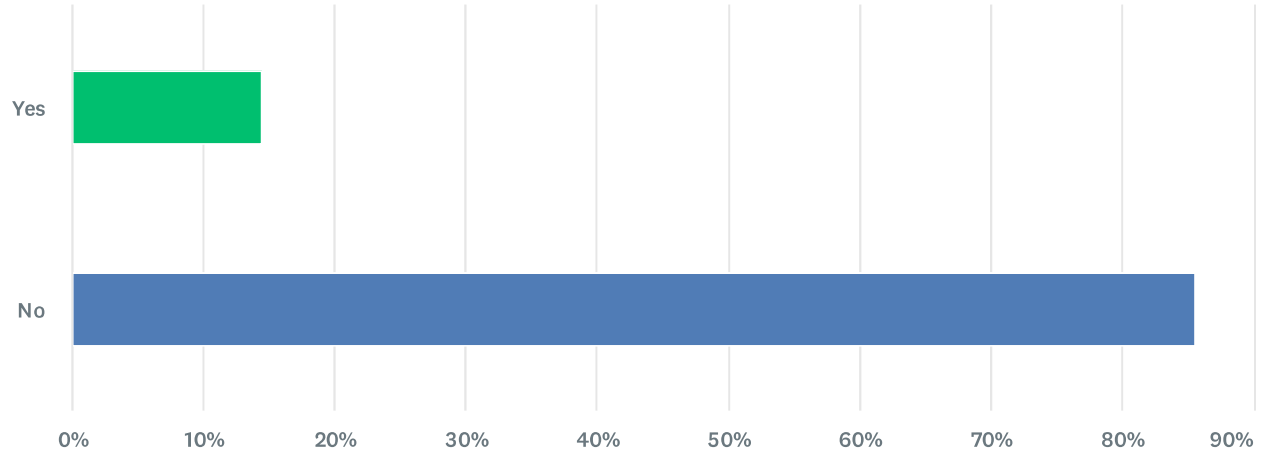
### Q11 What race or races do you identify as? (Select all that apply)

Answered: 118 Skipped: 0



## Q12 Do you identify yourself as Hispanic or Latino?

Answered: 118 Skipped: 0



## Written Comments Received from the General Public Survey

### 2026-2027 Annual Action Plan

\*Comments transcribed exactly as they were submitted; no modifications were made to correct grammatical or spelling errors.

### Q3. What types of public facilities are lacking in College Station that would benefit LMI residents?

- child care
- Housing
- Parenting resources, free clinics& health education
- Housing that is not apartment based and prices for it that doesn't compete with students
- Mental health facilities
- None
- Yeah the poor benefit with more libraries and parks – come on
- I do not know
- Housing
- Recreation Center
- None. Market should dictate not government
- None
- Aid for foster youth and particularly youth who age out of the system and have no resources.
- Lower development fees and property taxes
- Affordable housing
- Affordable childcare facilities/early childhood centers
- Aquatics
- Low income housing. Students have pushed the market to high dollar rentals.
- Free money trees – no job required
- This community does not need more HUD
- Indoor or climate controlled pools
- Family entertainment, upscale retail district
- OB GYN birthing services
- PEDIATRIC HOSPITALS!!!
- Recreation that isn't a park
- sports facilities for our youth and adults
- Swimming pools

- Affordable Housing
- None
- Mental Health and Drug Rehab
- Elder in our community who live beyond the city limit
- Affordable housing
- Public transportation needs a revamp to where they can run efficient
- Public housing
- YMCA
- Cooling and warming centers

**Q4. What public services are needed in College Station to assist LMI residents?**

- I think programs that help them to pay rent
- Direct emergency rent and utilities assistance
- Specifically, youth programs for children older than 10 years old. They often age out of options around this age. There needs to be summer and after school options for young tweens and teenagers.
- Most addicts and mental people don't know they need services – who steals from the poor?
- I do not know
- Lower development fees and property taxes
- Financial literacy and housing assistance programs
- Consumer Credit Counseling Services
- Work to make college station desirable location for corporate HQ's
- Meal planning/grocery shopping & cooking classes
- Running track
- Door to door public transportation for seniors without long wait time.

**Q5. What types of housing are lacking in College Station that could help LMI residents?**

- High rise
- none
- Lower taxes
- The city should not be in the business of providing housing to its residents.
- I think we have a unique and complicated housing market. What we probably is more high density housing for non-students.
- Student housing
- Yeah average age in college station is high – we need more senior housing

- I do not know
- Student housing on campus! Student housing is restricted areas that appeal to students and also protect family housing for working class families.
- None. If they cant afford it here they should look elsewhere
- Made more affordable with lower development fees and property taxes
- Non Student Housing
- Get a job housing
- Independent living fort adults with disabilities

**Q6. What are the greatest needs for LMI residents in College Station?**

- maternity prenatal care – there are too many ladies in need and too few doctors; also specialty care doctors are difficult to find especially for senior adults
- LMI residents have barriers accessing all of the above
- I am not an LMI resident so how am I supposed to know what the greatest needs are for these residents.
- Support services for former foster care young adults
- Sounds like a government boondoggle to me
- I do not know
- Traditional values and parenting
- More police
- Housing made more affordable through lower development fees and property taxes
- Tech/trade training and jobs
- Will to work

**Q7. What are the greatest barriers faced by LMI residents in College Station?**

- High property and school taxes
- self-motivation and inability to prioritize
- Lack of initiatives
- High utility costs
- All of these barriers are connected. Without access to childcare, parents can't work. Without access to healthcare, people may miss work due to illness.
- I am not an LMI resident so how am I supposed to know what the greatest barriers these residents face in College Station.
- Poor life choices
- I do not know
- Lack of traditional roles of parenting and father figure
- High rental and purchase costs due to high taxes and development fees

- Affordable family entertainment
- Need more trades training for people who are not students or who are in remedial (like SOS) situations.
- Dream big: light rail project down welborn connecting campus to all the college housing all the way to down town bryan.
- Will to work
- Even sponsoring shared housing like the college kids do.
- Trades

**Q8. How should HUD grant funding (CDBG and HOME) be allocated to address the needs of LMI residents?**

- Mass transit. Or housing through in-fill.
- Will HUD grants get us an expanded bus service?
- Utility assistance
- Mental health facilities
- What are the needs of LMI residents?
- What can we do to make living in the city easier for those without a car? Most of the people I have met that are effectively homeless became so because they chose to keep their cars over paying their rent.
- Uber Or other ride share
- More government boondoggle stuff
- I do not know
- Drug screening and background checks before each payment
- It shouldn't
- By lowering taxes and fees
- Get a job – i worked for my house, so can everyone else that has an IQ above 83

**Q9. What areas need the most improvements to better support LMI residents in College Station?**

- Mental health services and facilities
- housing for single moms and prenatal care
- I am not an LMI resident so how am I supposed to know what needs the most improvements to better support those residents?
- I do not know
- Housing assistance
- None
- None

- Lower development fees and property taxes

**Q10. What improvements to public transportation would benefit LMI residents in College Station?**

- Shorter routes so they are not spending so much time on a bus. So... more busses
- Microtransit
- Actual bus stops are needed. Have the routes go to places like shopping centers, schools, Texas A&M. Offer a “Park & Ride” service from say, Post Oak Mall to campus, or south CS to College Station City Hall. Bus routes should also service food pantries.
- For what its worth, I regularly use and love our Brazos Transit District buses. I think they are a great asset.
- Rideshare
- Subsidized Uber
- How big is college station? Yeah add more of everything and have govt pay for it – that’s a winner
- I do not know
- Ride share
- Better coverage with more appropriate equipment. Buses operated by BTI are far too large for many streets, and operate virtually empty 90% of the time. The routes do a very poor job of serving the community, and need to be analyzed and re-thought.
- None.
- None
- Lower development fees and property taxes leaving more money in the hands of taxpayers.
- Municipal Uber
- Actually stops and not just the bus stops wherever on busy roads almost causing accidents
- Get a job
- None
- Fixed stops with coverings for people to be under during inclement weather
- none
- It would be great if bus systems were integrated into apple or Google Maps as on method to get from point A to B.
- Raising carryon bag amount for food pantry participants. (only 2 bags allowed currently)
- BTD doesn’t provide services over the weekend.

- Weekend and evenings
- Why do they limit the amount of bags you can bring on a bus, where can I purchase a card and add credits to my account, Create an App, Work with Rual Counties to provide services to those who need rides into B/CS for services
- More buses and door to door for seniors. More routes so employees without vehicles can maintain jobs which would then lower the unemployment numbers
- Metro centers to access transportation
- N/A

**Q 14. Any additional comments or feedback?**

- Transportation increase would be great allowing weekend service even if the hours are 9-5pm
- Costs of vehicle ownership are stupid high especially now. Mas transit would mean owning a car isn't a requirement to live here.
- Thank you for doing this. Also you should do education for those who own rental properties about how to get into the programs to qualify their homes for the ability to house those in federal housing programs. Even if three owners decide to do this, you have SOME new affordable housing available. Or, connect them with charities that do this on their behalf and house poor families. Not everyone is greedy if they understand the need.
- I think affordable housing is needed, just not in new neighborhoods. There are plenty of older more affordable places.
- Sincere thanks for your service to the community.
- I don't even know how to define "affordable housing" but surely some housing could be built that is "no frills" and lower cost. Public transit in this community is abysmal. I rarely see anyone on the BTD buses. Standing on the side of the road and flagging down a bus is ridiculous.
- This was not a very well put together survey. The city needs to hear from the LMI residents not from the general population. To increase response rates among LMI populations, consider a small incentive (e.g., a chance to win a \$25 grocery gift card). The wording of the survey itself is also problematic. Below is how I would have written the survey: Section 1: Household Information To ensure we are hearing from LMI residents, please select your household size and total annual income range: 1. How many people live in your household?  1  2  3  4  5+ 2. Is your total annual household income less than the amount listed for your household size? (Based on the 2025/2026 HUD 80% AMI limits for Brazos County) 1 Person: \$49,600 2 Persons: \$56,650 3 Persons: \$63,750 4 Persons: \$70,800 5 Persons: \$76,500  Yes (Classified

as LMI)  No  Prefer not to answer

**Section 2: Identifying Barriers**

3. What are the biggest challenges you face in College Station? (Select top 3)  Finding affordable rental housing  Cost of home repairs/maintenance  Lack of reliable transportation/bus routes  Access to affordable childcare  High cost of utilities (water, electricity)  Access to mental health or substance abuse services  Finding a job that pays a living wage

**Section 3: Prioritizing Funding**

4. Housing Programs: If the City has \$100 to spend on housing, how would you split it? \$\_\_\_ Down payment assistance for first-time buyers \$\_\_\_ Repairs/weatherization for existing homeowners \$\_\_\_ Building new affordable rental units \$\_\_\_ Security deposit assistance for renters.

5. Public Services: Which of these “People-Focused” programs are most needed?  Youth after school and summer programs  Senior services (meals, social connection, transport)  Job training and certification programs  Legal services for tenant/landlord disputes  Food pantry and nutrition programs

6. Public Facilities: Which “Place-Focused” improvements would most help your neighborhood?  New or improved sidewalks and street lighting  Park improvements (playgrounds, trails)  Community centers or health clinics  Drainage and flooding improvements

**Section 4: Open Feedback**

7: Is there a specific barrier or need in your neighborhood that we haven’t mentioned? (Text box for open-ended response)

- Just because these funds are available doesn’t mean you have to apply for them.
- We spend a lot on busses. We can do better.
- As a former CDBG Board member in CS, transitional services to help people get on their feet, so to speak, are needed vs. programs that create long-term dependence on government funding. Example: Habitat for Humanity, Unlimited Potential, job search/training assistance.
- This is not a serious survey and I can believe it was put out by unserious college station government people who are set in their own ways – why do you want to change college station so badly? Clean up your messes first and then lower taxes and gee that might help everyone. Then quit spending taj mahal projects and lower more taxes. Man then a lot more people might move in. – I love how y’all say but our taxes are all ready low and then put out a survey that will spend taxpayer money. But but but it’s federal money – no it’s the peoples money-people paying taxes and this survey is giving to people who don’t pay federal taxes
- I am not a LMI resident. I hope you are reaching out to the LMI community to get their feedback.
- Transactional living opportunities and skill development for young adults.

- Our city staff looks at LMI individuals as a drain on city resources, and affordable homes as a drag on our community.
- We do not need additional low-income housing. Current complexes of HUD should be reduced or eliminated.
- Transitional housing is a definite issue.
- I feel confident you will do the right thing.
- Non retail jobs & non student Housing of all types are the two greatest need in the City of College Station
- I am not in the LMI demographic now, but I once was. It is hard to be a working, single parent who wants their kids to go to good schools and be able to afford housing in CSISD. We need more opportunities for families and for people who are really trying to get ahead while working and contributing. Not handouts. We need “hand ups” to paraphrase Habitat for Humanity.
- Get a job if you want a nice house.
- HUD and Assistance should first be screened by drug use and criminal activity. Current HUD housing apartments such as Southgate 134 Luther, The Vibe, and The Atrium (500 and 505 Harvey) should be removed from HUD and potentially demolished if they can not be turned around.
- We need higher paying jobs, affordable housing and support for self-substance, not bus routes.
- High cost of living impacts the lowest income residents the most. Lack of transportation, or transportation that runs every day, impacts people on shift work. Improvements needed in transpo options!
- I gave my life savings to purchase a starter home before the price of housing shot up. If I were looking to buy a starter home today it would be out of reach and I’d like to think I make a good salary. Additionally, should I lose my job today, I would need to move to a bigger market (e.g. Dallas, Austin, Houston, etc.) to get a job that makes a livable wage. While I enjoy college station, it seems like the town with the largest land grant institution in its back yard would have other job opportunities that can retain and keep individuals between ages 25-35 better.
- Infrastructure needs to be in place before more building is approved. The lack of water and water pressure is a huge concern in the area because of all the building that is going on.
- Thank you!
- College Station has so many students and the apartments are priced for people making or having access to more money monthly so if you are a single parent or a

retired senior citizen with one income making just above minimum wage a \$950. to 1200.00 monthly rent is not doable.

- Thank you for taking the time to ask about what needs are needing to be addressed in the City of College Station.
- Housing, transportation, and lack of well paying jobs (with limited education) are lacking
- Need more affordable housing
- So many seniors have complained about the transit system, the long wait and availability.

## Point-in-Time Count Results

On January 22, 2026, the Brazos Valley Coalition for the Homeless conducted its annual Point-in-Time Count, a critical effort to assess the scope of homelessness across the region. Survey teams covered Brazos, Leon, Milam, Burleson, Grimes, Madison, and Robertson counties to provide an accurate snapshot of individuals experiencing homelessness.

This year’s count identified 63 individuals experiencing unsheltered homelessness, a decrease of two compared to 2025. Brazos County – the only urban county included – reported the largest reduction, with nine fewer unhoused individuals. In contrast, most surrounding rural counties experienced increases, with only three counties showing no rise.

These findings play an essential role in guiding local strategies to address homelessness and ensuring that resources are effectively directed to those most in need.

Count Area/Sub Area	2025 Unsheltered	2026 Unsheltered	+/- Change
Brazos – Bryan	41	33	-8
Brazos – College Station	5	4	-1
Brazos – Texas A&M University	0	0	0
Burleson	4	4	0
Grimes	2	5	+3
Leon	1	0	-1
Madison	0	3	+3
Milam	3	4	+1
Robertson	9	10	+1
Total:	65	63	-2

## McKinney-Vento Information

### College Station ISD

The McKinney-Vento Homeless Assistance Act is a federal law that ensures educational stability and support for PreK-12 children and youth experiencing homelessness. It defines homelessness broadly-ranging from living in shelters, cars, or “doubled-up” housing due to economic hardship – and guarantees rights such as immediate school enrollment, transportation, access to free meals and health services, and support of a designated school liaison to assist with stability and connection to resources.

The City of College Station has maintained a long-standing partnership with College Station ISD, collaborating on multiple initiatives funded by HUD and other federal sources:

- Kids Klub after school program
- COVID-19 rental assistance to support families and staff during the pandemic

Currently, federal funds from the HOME-ARP (American Rescue Plan) grant are being delivered through Twin City Mission via the L.E.A.D. Program. This program actively partners with CSISD to support McKinney-Vento – identified families through comprehensive services:

- Housing assistance
- Trauma-informed case management
- Financial education
- Life-skills coaching
- Benefits navigation

Together, these services foster family self-sufficiency and stability.

## Glossary of Terms and Acronyms

ACS	American Community Survey	AI	Analysis of Impediments
BVCAA	Brazos Valley Community Action Agency	BVCAP	Brazos Valley Community Action Programs
BVCH	Brazos Valley Coalition for the Homeless	BVCIL	Brazos Valley Center for Independent Living
BVCOG	Brazos Valley Council of Governments	CFR	Code of Federal Regulations
CD	Community Development	CDBG	Community Development Block Grant Program
CHAS	Community and Housing Affordability Strategy	CHDO	Community and Housing Development Organization
CPD	Community Planning and Development	CAPER	Consolidated Annual Performance and Evaluation Report
CoC	Continuum of Care	DV	Domestic Violence
ESG	Emergency Shelter Grant	FMR	Fair Market Rent
FSS	Family Self-Sufficiency	FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration	FY	Fiscal Year
HOME	Home Investment Partnerships Program	HFA	Housing Finance Agency
HOPWA	Housing Opportunities For Persons with AIDS	IDIS	Integrated Disbursement and Information System
LURA	Land Use Restriction Agreement	LIHTC	Low-Income Housing Tax Credit
LULAC	League of United Latin American Citizens	MSA	Metropolitan Statistical Area
OMB	Office of Management and Budget	PJ	Participating Jurisdiction
PHA	Public Housing Agency	TBRA	Tenant-Based Rental Assistance
TDHCA	Texas Department of Housing and Community Affairs	HUD	U.S. Department of Housing and Urban Development

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

**Affordable Housing:** In general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.

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

**American Community Survey (ACS):** A nationwide survey designed to provide communities, with a fresh look at how they are changing. It is a critical element in the Census Bureau's reengineered 2010 census plan. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households.

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

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

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

**Blighted Structure:** A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

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

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

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

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

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

**Brownfield:** Abandoned, idled, and underused industrial and commercial facilities where expansion and redevelopment is burdened by real or potential environmental contamination.

**Census Tract:** A small, relatively permanent statistical subdivision of a county or statistically equivalent entity, delineated for data presentation purposes by a local group of census data users or the geographic staff of a regional census center in accordance with Census Bureau guidelines.

**Chronically Homeless Individual:** A homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter, or in an institutional care facility if the individual has been living in the facility for fewer than 90 days and had been living in a place not meant for human habitation, a safe haven, or in an emergency shelter immediately before entering the institutional care facility. In order to meet the “chronically homeless” definition, the individual also must have been living as described above continuously for at least 12 months, or on at least four separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven.

**Code of Federal Regulations (CFR):** The Code of Federal Regulations (CFR) is the codification of the general and permanent rules published in the Federal Register by the executive departments and

agencies of the federal government. It is divided into 50 titles that represent broad areas subject to federal regulation. Each volume of the CFR is updated once each calendar year and is issued on a quarterly basis.

**Community Development (CD):** The Community Development Division of the City of College Station Planning and Development Services.

**Community Development Block Grant Program (CDBG):** Created under the Housing and Community Development Act of 1974, this program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low-and moderate-income residents. CDBG replaced several categorical grant programs, such as the Model Cities program, the Urban Renewal program, and the Housing Rehabilitation Loan and Grant program.

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

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

**Community Planning and Development (CPD):** HUD's Office of Community Planning and Development seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means toward this end is the development of partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations.

**Consolidated Annual Performance and Evaluation Report (CAPER):** A report that grantees (organizations receiving HUD funding) use to document and report on their accomplishments and performance against the goals and objectives outlined in their Consolidated Plan.

**Consolidated Plan:** A document written by state or local government describing the housing needs of the low-and moderate-income residents, outlining strategies to meet these needs, and listing all resources available to implement the strategies. This document is required in order to receive HUD Community Planning and Development funds.

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

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

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

**Dilapidated Housing:** A housing unit that does not provide safe and adequate shelter, and in its present condition endangers the health, safety or well-being of the occupants. Such a housing unit shall have

one or more critical defects, or a combination of intermediate defects in sufficient number of extents to require considerable repair or rebuilding. Such defects may involve original construction, or they may result from continued neglect or lack of repair or from serious damage to the structure.

**Domestic Violence (DV):** Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitation with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws or the jurisdiction.

**Elderly Person Household:** A household composed of one or more persons at least one of whom is 62 years of age or more at the time of initial occupancy.

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

**Emergency Shelter Grant (ESG) Program:** A federal CPD program grant designed to help improve the quality of existing emergency shelters for the homeless, to make additional shelters available, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

**Environmental Review:** An evaluation of a project and its potential environmental impacts to determine whether it complies with all applicable environmental laws and authorities. All HUD-assisted projects are required to undergo an environmental review to evaluate environmental impacts.

**Fair Housing Act:** 1968 act (amended in 1974 and 1988) providing the HUD Secretary with fair housing enforcement and investigation responsibilities. A law that prohibits discrimination in all facets of the homebuying process on the basis of race, color, national origin, religion, sex, familial status, or disability.

**Fair Market Rent (FMR):** Primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program, and to serve as a rent ceiling in the HOME rental assistance program.

**Fair Market Value:** The amount of money that would probably be paid for a property in a sale between a willing seller, who does not have to sell, and a willing buyer, who does not have to buy.

**Family Self-Sufficiency (FSS):** A U.S. Department of Housing and Urban Development (HUD) initiative designed to help families in public and Housing Choice Voucher programs achieve economic independence.

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

**Federal Housing Administration (FHA):** Provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. FHA insures mortgages on single-family,

multifamily, and manufactured homes and hospitals. It is the largest insurer of mortgage in the world, insuring over 34 million properties since its inception in 1934.

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

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

**Gross Annual Income:** The total income, before taxes and other deductions, received by all members of the tenant's household. There shall be included in this total income all wages, social security payments, retirement benefits, military and veteran's disability payments, unemployment benefits, welfare benefits, interest and dividend payments and such other income items as the Secretary considers appropriate.

**Home Investment Partnerships Program (HOME):** Provides formulas grants to states and localities that communities use- often in partnership with local nonprofit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or to provide direct rental assistance to low-income people.

**Homeless Person:** An individual who lacks a fixed, regular, and adequate nighttime residence; as well an individual who has a primary nighttime residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations, an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

**Homeless Prevention:** Activities or programs designed to prevent the incidence of homelessness, including, but not limited to: (1) short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices; (2) security deposits or first month's rent to permit a homeless family to move into its own apartment; (3) mediation programs for landlord-tenant disputes; (4) legal services programs that enable representation of indigent tenants in eviction proceedings; (5) payments to prevent foreclosure on a home; and (6) other innovative programs and activities designed to prevent the incidence of homelessness.

**Household:** All the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

**Housing Finance Agency (HFA):** State or local agencies responsible for financing and preserving low- and moderate-income housing within a state.

**Housing Market Area:** A geographic region from which it is likely that renters/purchasers would be drawn for a given housing project. A housing market area most often corresponds to a Metropolitan Statistical Area (MSA).

**Housing Opportunities for Persons with AIDS (HOPWA):** Provides housing assistance and supportive services to low-income people with HIV/AIDS and their families. HOPWA funds may also be used for

health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.

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

**HUD USER:** An information resource from HUD's Office of Policy Development and Research offering a wide range of low- and no-cost content of interest to housing and community development researchers, government officials, academics, policymakers, and the American public. HUD USER is the primary source for federal government reports and information on housing policy and programs, building technology, economic development, urban planning, and other housing-related topics.

**Integrated Disbursement and Information System (IDIS):** A real-time, online database used by the U.S. Department of Housing and Urban Development (HUD) for Community Planning and Development (CPD) activities, including CDBG, HOME, ESG, and HOPWA grant programs.

**Indian Tribe:** Any Indian tribe, band, group, and nation, including Alaska Indians, Aleuts, and Eskimos, and any Alaskan Native Village, of the United States, which is considered and eligible recipient under the Indian Self-Determination and Education Assistance Act or was considered an eligible recipient under chapter 67 of title 31 prior to the repeal of such chapter.

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

**Land Bank:** a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property.

**Land Use Restriction Agreement (LURA):** A legal contract that limits how a property can be used, often for specific duration, in exchange for certain benefits.

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

**Low Income:** Household whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

**Low-Income Housing Tax Credit (LIHTC):** A tax incentive intended to increase the availability of low-income housing. The program provides an income tax credit to owners of newly constructed or substantially rehabilitated low-income rental housing projects.

**League of United Latin American Citizens (LULAC):** Civil rights organization that advocates for the rights of Hispanic Americans, particularly those of Latin American descent.

**Manufactured Home:** A structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width, or 40 body feet or more in length, or which when erected onsite is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. This term includes all structures that meet the above requirements except the size requirements and with respect to which

the manufacturer voluntarily files a certification pursuant to 24 CFR 3282.13 and complies with the construction and safety standards set forth in this 24 CFR 3280.

**Market Value:** The most probable price that a property should bring in a competitive and open market, provided that all conditions requisite to a fair sale are present, the buyer and seller are knowledgeable and acting prudently, and the price is not affected by any undue stimulus.

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

**MHMR Authority of Brazos Valley-** A public non-profit that provides mental health services for individuals with intellectual and developmental disabilities.

**Microenterprise:** A commercial enterprise that has five or fewer employees, one or more of who owns the enterprise.

**Minority-Owned Business-** A business in which more than 50 percent of the ownership or control is held by one or more minority individuals; and more than 50 percent of the net profit or loss of which accrues to one or more minority individuals.

**Moderate Income:** Household whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low family incomes.

**Office of Management and Budget (OMB):** Assists the President in overseeing the preparation of the federal budget and supervises its administration in Executive Branch agencies. In helping to formulate the President's spending plans, OMB evaluates the effectiveness of agency programs, policies, and procedures, assesses competing funding demands among agencies, and sets funding priorities. OMB ensures that agency reports, rules, testimony, and proposed legislation are consistent with the President's Budget and with Administration policies. In addition, OMB oversees and coordinates the Administration's procurement, financial management, information, and regulatory policies. In each of these areas, OMB's role is to help improve administrative management, to develop better performance measures and coordinating mechanisms, and to reduce any unnecessary burdens on the public.

**Prohibited Bases:** Civil rights statutes establish the demographic categories by which discrimination is prohibited. Under the Fair Housing Act, the prohibited bases are race, color, religion, sex, national origin, familial status, and disability.

**Participating Jurisdiction (PJ):** A state or a unit of general local government that receives and uses federal funds to carry out housing strategies.

**Protected Classes:** Demographic categories of persons established by civil rights statutes against whom discrimination is prohibited.

**Public Housing Agency (PHA):** Any state, county, municipality, or other governmental entity or public body, or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the U.S. Housing Act of 1937.

**Rehabilitation:** The labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs. The term includes where the use of a building is changed to an emergency shelter and the cost of this change, and any rehabilitation costs does not exceed 75 percent of the value of the building before the change in use.

**Section 108:** This program allows cities and counties to leverage their Community Development Block Grant (CDBG) funds to access low-interest, low-cost financing for various community development projects.

**Section 202:** Provides capital advance to finance the construction, rehabilitation or acquisition (with or without rehabilitation) of structures that will serve as supportive housing for very-low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.

**Section 8 Existing Rental Assistance:** Provides rental assistance to low-income families who are unable to afford market rents. Assistance may be in the form of vouchers or certificates.

**Section 8 Homeownership Program:** Allows low-income families who qualify for Section 8 rental assistance to use their certificates or vouchers to pay for homeownership costs under a mortgage.

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

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

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

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

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

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

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

**Tenant-Based Rental Assistance (TBRA):** HUD assist low-and very low-income families in obtaining decent, safe, and sanitary housing in private accommodations by making up the difference between what they can afford and the approved rent for an adequate housing unit.

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

**Transitional Housing:** A project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children.

**U.S. Census Bureau:** Serves as the leading source of quality data about our nation's people and economy.

**U.S. Department of Housing and Urban Development (HUD):** Established in 1965, HUD's mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships-particularly with faith-based and community organizations-that leverage resources and improve HUD's ability to be effective on the community level.

**Vacant Unit:** A dwelling unit that has been vacant for not less than nine consecutive months.

**Very Low-Income:** Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of facility, college, or other training facility; prevailing levels of construction costs; or fair market rents.

**Woman-Owned Business:** A business in which more than 50 percent of the ownership or control is held by one or more women; and more than 50 percent of the net profit or loss of which accrues to one or more women; and a significant percentage of senior management positions of which are held by women.

# **ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

**2025 UPDATE**

**TO SATISFY THE REQUIREMENTS OF 24 CFR § 91.225(A)(1)  
(ORIGINAL STUDY, 1996)**

**FOR QUESTIONS OR COMMENTS, PLEASE CONTACT THE:**

**COMMUNITY DEVELOPMENT DIVISION  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
1101 TEXAS AVENUE  
COLLEGE STATION, TX 77842  
(979) 764-3488**

## **Executive Summary**

### **Purpose of the Analysis of Impediments to Fair Housing Choice**

The Analysis of Impediments to Fair Housing Choice (AI) is a foundational component of the City of College Station’s 2025-2029 Consolidated Plan. It updates previous studies conducted in 1996, 2005, 2015, 2020, and 2025, and is designed to fulfill federal requirements outlined in 24 CFR 91.225 (a)(1) under the “Certifications” section.

This regulation requires jurisdictions to affirmatively further fair housing, which includes:

- Conducting a thorough analysis to identify barriers to fair housing choice,
- Taking meaningful actions to address those barriers, and
- Maintaining documentation of both the analysis and the steps taken.

According to the U.S. Department of Housing and Urban Development (HUD), impediments to fair housing choice are any actions, omissions, or decisions – based on race, color, religion, sex, disability, familial status, or national origin – that limit or restrict access to housing opportunities.

While HUD does not directly approve the AI, a summary of its findings is a required element of the City’s Consolidated Plan. HUD encourages jurisdictions to use the AI as a strategic tool to:

- Inform fair housing policy and planning,
- Guide decision-making for local officials, housing providers, lenders, and advocates, and
- Build public awarenesses and support for fair housing initiatives.

The AI must be updated every three to five years to remain current and responsive to evolving community needs.

### **Key Objectives of the AI Update:**

- Identify existing impediments to fair housing choice within the City of College Station
- Recommend actionable strategies to address and overcome those impediments
- Document the City’s commitment to fair housing as part of its broader planning and compliance efforts

## **Summary of key findings specific to College Station.**

The City of College Station’s Analysis of Impediments to Fair Housing Choice has identified several key concerns that may impact equitable access to housing within the community:

### **Identified Fair Housing Concerns:**

- **Decline in Fair Housing Complaints**

The decreasing number of complaints suggests that public education and outreach efforts have been effective. Residents appear to be well-informed about their rights and are successfully navigating the complaint process. Additionally, professionals such as real estate agents and mortgage lenders are demonstrating compliance with fair housing laws.

- **Concentration of Dilapidated Housing**

A significant portion of the City’s substandard housing is located in low-to moderate-income neighborhoods, which also tend to be areas of minority concentration.

- **Advertising Practices**

A review of local housing advertisements indicates a need for greater inclusion of fair housing logos, diverse representation in imagery, and bilingual content to ensure accessibility and compliance.

- **Mortgage Loan Disparities**

Analysis of 2024 Home Mortgage Disclosure Act (HMDA) data reveals that minority and low/moderate-income applicants experience higher denial rates compared to White and/or higher-income applicants.

- **Rental Housing Denials**

The majority of fair housing complaints in College Station pertain to the denial of rental housing opportunities.

- **Scattered-Site Housing Strategy**

The City continues to support scattered-site, low-density affordable housing development as a strategy to prevent concentrated areas of poverty.

- **“No HUD” Rental Advertisements**

Some rental listings include “No HUD” language, which restricts housing access for voucher recipients and may violate fair housing standards.

## Recommended Actions

To address these concerns and advance fair housing efforts, the following actions are recommended:

- **Expand Fair Housing Education and Outreach**  
Increase the distribution of fair housing materials through digital platforms, public libraries, and public service media to reach a broader audience.
- **Continue Housing Rehabilitation Efforts**  
Maintain and enhance programs that target the rehabilitation and reconstruction of housing in low-to moderate-income, minority neighborhoods.
- **Promote Non-Discriminatory Advertising**  
Collaborate with local lenders, insurers, and housing providers to ensure inclusive and compliant advertising practices.
- **Support Affordable Housing Development**  
Partner with Housing Tax Credit developers to build safe, affordable, and sustainable rental housing, with a focus on serving low-income elderly residents.
- **Affirmative Marketing Requirements**  
Continue requiring developers of projects with five or more HOME-assisted units to submit an Affirmative Fair Housing Marketing Plan based on HUD form 935.2.
- **Education on Section 8 Housing Choice Voucher Program**  
Increase public awareness to reduce stigma and resistance toward HUD-sponsored housing participants.
- **Promote Equity in Lending**  
Engage private lenders in discussions on equitable loan approval practices, while also supporting minority and low-income applicants in preparing strong loan applications and understanding financial literacy fundamentals.

## **Introduction**

The Fair Housing Act (FHA), enacted in 1968 as Title VII of the Civil Rights Act, is a cornerstone of civil rights legislation in the United States. Its primary purpose is to eliminate housing discrimination and promote residential integration. The Act prohibits discrimination in housing-related transactions- including renting, selling, financing, and advertising-based on:

- Race
- Color
- Religion
- Sex
- National origin
- Disability
- Familial status

The Fair Housing Amendments Act of 1988 expanded protections to include individuals with disabilities and families with children and strengthened enforcement mechanisms by empowering the U.S. Department of Housing and Urban Development (HUD) and private citizens to pursue legal remedies. The Supreme Court’s 2015 decision in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project* further affirmed that disparate impact claims- where policies may unintentionally discriminate – are valid under the FHA.

### **Local obligations under 24 CFR 91.225(a)(1)**

Under 24 CFR 91.225(a)(1), the City of College Station is required by federal regulations to certify that it will affirmatively further fair housing as part of its annual submission to the U.S. Department of Housing and Urban Development (HUD). This certification is a core component of the City’s compliance with federal housing regulations and is directly tied to its eligibility for funding through programs such as Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME).

To meet this obligation, the City must:

- **Conduct an Analysis of Impediments to Fair Housing Choice (AI)**  
This involves identifying barriers-whether structural, policy based, or social – that limit housing access for protected classes, including race, color, religion, sex, national origin, disability, and familial status.
- **Take Meaningful Actions to Address Identified Impediments**

The City must implement strategies to eliminate or reduce these barriers, such as public education campaigns, policy reforms, and partnerships with housing providers.

- **Maintain Documentation of the Analysis and Actions Taken**

Records must be kept to demonstrate the City's efforts and progress in affirmatively furthering fair housing. These records also inform the City's Consolidated Plan and serve as a basis for future planning.

The Analysis of Impediments completed by the Community Development Division serves as the City's formal response to this requirement. It provides a detailed assessment of local housing conditions, identifies discriminatory practices or gaps in access, and outlines actionable recommendations to promote equity in housing. While HUD does not directly approve the AI, its findings must be summarized in the City's Consolidated Plan and used to guide fair housing initiatives.

By fulfilling these obligations, the City of College Station demonstrates its commitment to creating inclusive, accessible, and equitable housing opportunities for all residents.

### **Description of College Station's role as a HUD grantee**

The City of College Station serves as an official grantee of the U.S. Department of Housing and Urban Development (HUD), receiving federal funding to support a range of community development and housing initiatives. Through programs such as the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME), the City is empowered to address local needs related to affordable housing, public infrastructure, economic development, and social services

As a HUD grantee, College Station is responsible for:

- **Promoting Fair and Affordable Housing**

The City works to expand access to safe, decent, and affordable housing for low- and moderate-income residents, including rehabilitation for existing homes and support for new construction.

- **Improving Public Facilities and Infrastructure**

HUD funds are used to enhance public spaces, sidewalks, parks, and other infrastructure in underserved neighborhoods.

- **Conducting Strategic Planning and Compliance Activities**

The City prepares and maintains key planning documents such as the Consolidated Plan, Annual Action Plans, and the Analysis of Impediments to Fair Housing Choice, ensuring alignment with HUD regulations and community priorities.

- **Engaging Community Stakeholders**

Through public outreach and collaboration with local nonprofits, service providers, and residents, College Station ensures that HUD-funded programs reflect the needs and voices of the community.

- **Maintaining Regulatory Compliance**

The City must adhere to federal guidelines under 24 CFR Part 91, including the requirement to affirmatively further fair housing, monitor program performance, and report outcomes to HUD.

The Community Development Division oversees the administration of these funds, ensuring that projects are implemented effectively and equitably. College Station's role as a HUD grantee reflects its commitment to fostering inclusive growth, reducing disparities, and improving quality of life for all residents.

**Methodology: data sources**

The Analysis of Impediments to Fair Housing Choice draws upon a comprehensive array of data sources to ensure accuracy, relevance, and depth of insight. Key sources include:

- U.S. Census Bureau
- Texas Education Agency
- TownCharts
- Real Estate Research Center at Texas A&M University
- Bryan/College Station Association of Realtors' Multiple Listing Service
- City of College Station
- Moody Analytics
- U.S. Department of Housing and Urban Development (HUD)
- Brazos Central Appraisal District
- Federal Financial Institutions Examination Council (FFIEC)

This analysis was prepared by the City of College Station's Planning and Development Services Department, Community Development Division, whose staff led the research, data synthesis, and development of findings in accordance with federal fair housing guidelines.

## **Community Demographic Profile**

### **Population trends and projections**

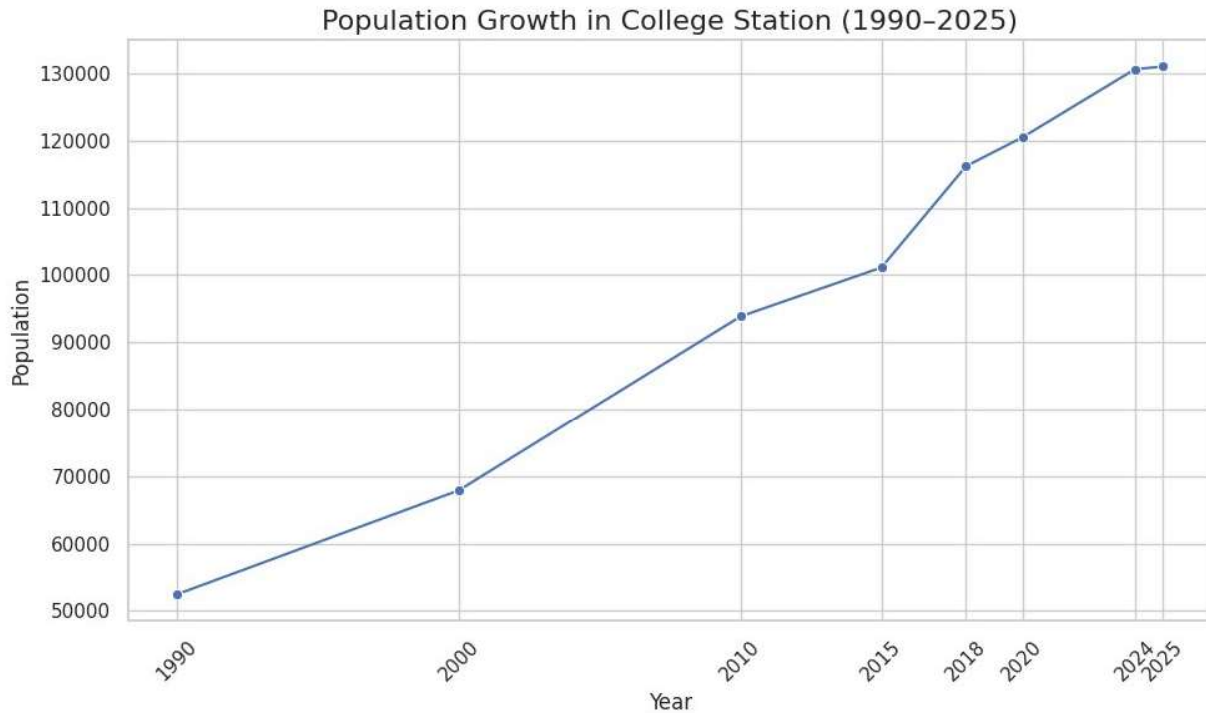
College Station continues to distinguish itself as a vibrant and rapidly expanding city. Between 2010 and 2020, the local population grew by an impressive 28%, reflecting the city's dynamic appeal and economic vitality. This growth is not isolated – neighboring communities throughout the Brazos Valley, including College Station's sister city, Bryan, and surrounding towns within the metropolitan statistical area (MSA), have also experienced notable population increases over the past decade.

According to the 2024 American Community Survey (ACS), College Station welcomed approximately 10,153 new residents from within the State of Texas and more than 2,100 individuals from international locations. These figures mark a notable increase compared to pre-pandemic migration patterns and underscore the city's continued attractiveness as a destination for both domestic and international movers. This sustained growth is expected to drive ongoing demand for housing and residential development.

In 2023, Brazos County reported a total population of 244,703, with College Station accounting for 128,391 residents and Bryan contributing approximately 116,312. As a result, College Station comprises just over half of the county's population. Notably, more than 12% of new arrivals were international or previously resided abroad, further contributing to the City's demographic diversity and housing demand.

The 2024 ACS also highlights year-over-year migration trends, indicating that College Station gained approximately 2,273 residents between December 2023 and December 2024. This growth trajectory is expected to continue, with projections estimating a population of 131,056 by the end of 2025.

Population forecasts for 2025, based on historical data from the U.S. Census Bureau and annual growth trends observed since the 2010 Decennial Census, suggest an average annual growth rate of 2.5%. At this pace, College Station is projected to reach a population of approximately 135,779 by the end of 2025.



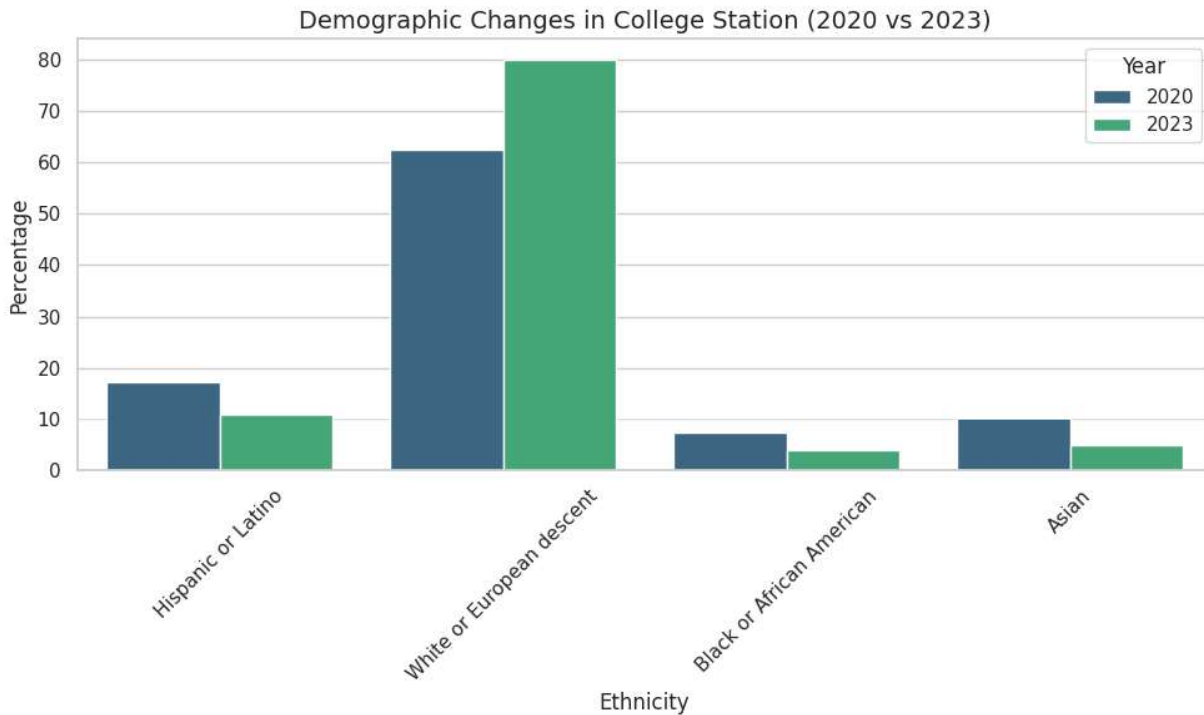
### **Racial, ethnic, and income composition**

College Station’s cultural diversity is largely influenced by the presence of Texas A&M University, which draws faculty, staff, and students from across the United States and around the globe. This academic hub contributes significantly to the City’s dynamic and multicultural population.

In 2020, individuals of Hispanic and Latino origin comprised 17.2% of College Station’s population, while residents of White or European descent accounted for 62.4% - a figure approximately 21 percentage points higher than the statewide average. Although College Station’s overall minority representation was slightly below that of its sister city Bryan, Brazos, County, and the state of Texas, the City’s demographic composition was notably broad, reflecting a diverse mix of backgrounds and cultures.

By 2023, demographic shifts were evident. The Hispanic or Latino population declined to 11%, while individuals of Black or African American origin represented 4% of the total population. The Asian community accounted for 5%, and residents of White or European descent increased to 80%. These figures mark a significant departure from the 2020 profile, which included 7.3% Black or African American residents and 10.2% Asian residents.

Despite these changes, College Station continues to serve as a regional center for cultural exchange and international engagement, maintaining its reputation as a vibrant and inclusive community.

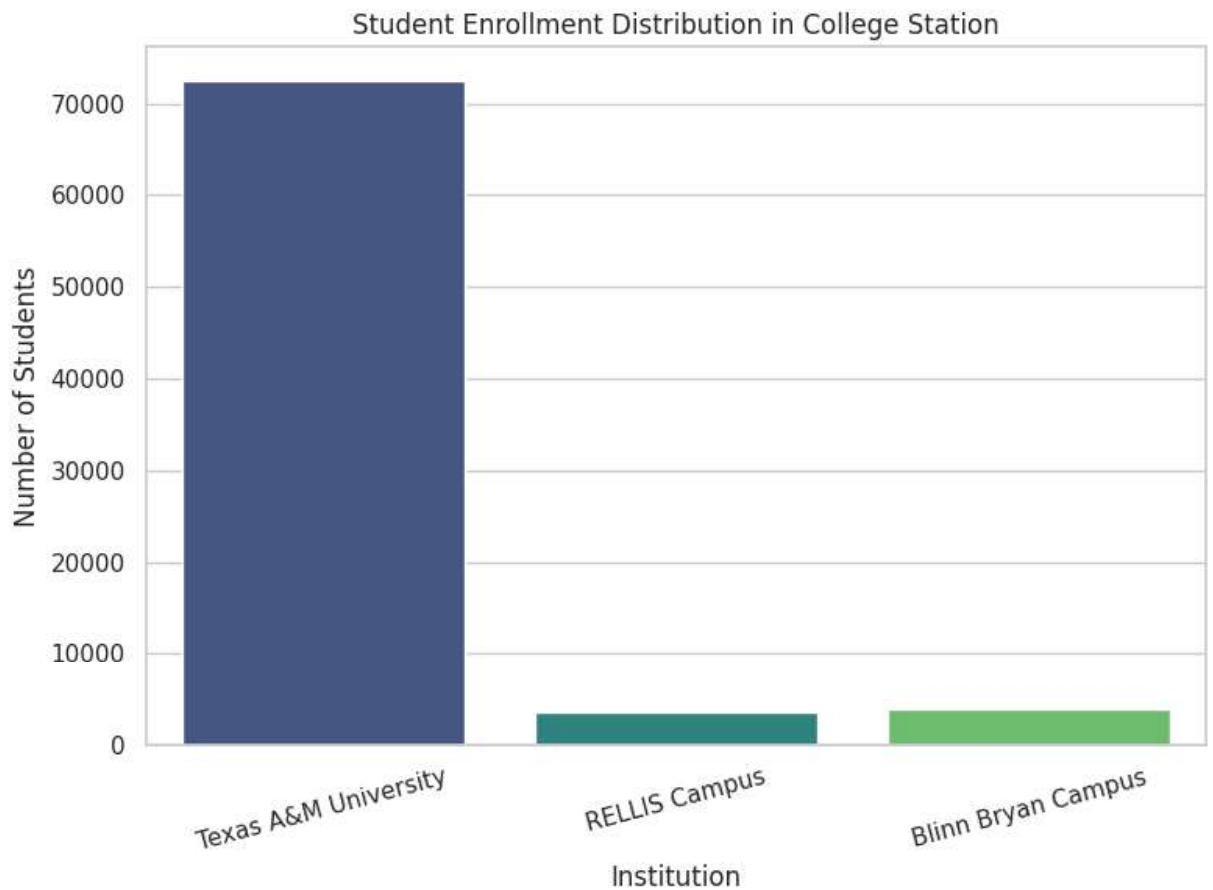


### Student population impact

College Station, Texas – home to over 120,000 residents and a major hub for higher education – faces unique housing challenges shaped by its substantial student population. Anchored by Texas A&M University, the RELLIS Campus and the Blinn College Bryan Campus, the City’s housing market is heavily influenced by student demand, seasonal occupancy cycles, and development patterns that prioritize students’ needs over broader community affordability.

### Institutional Presence and Enrollment

- Texas A&M University:** With a total enrollment of approximately 79,114 students across all campuses, including 72,560 at the College Station campus, Texas A&M is the largest university in the U.S. by student population.
- RELLIS Campus:** A collaborative academic site hosting students from multiple Texas A&M System institutions and Blinn College, RELLIS currently serves 3,540 students, with enrollment steadily increasing. The campus is located in the City of Bryan.
- Blinn College Bryan Campus:** Once the largest Blinn campus, Bryan now enrolls 3,980 students, down from over 12,000 a decade ago.



### **Housing Market Dynamics**

According to the 2020 Census and local data:

- 87% of the 48,972 housing units in College Station were occupied.
- The City contains a high concentration of multifamily units, largely developed to serve student renters.
- Single-family detached homes remain the most purchased housing type over the past five years.

The student population exerts considerable pressure on the rental market:

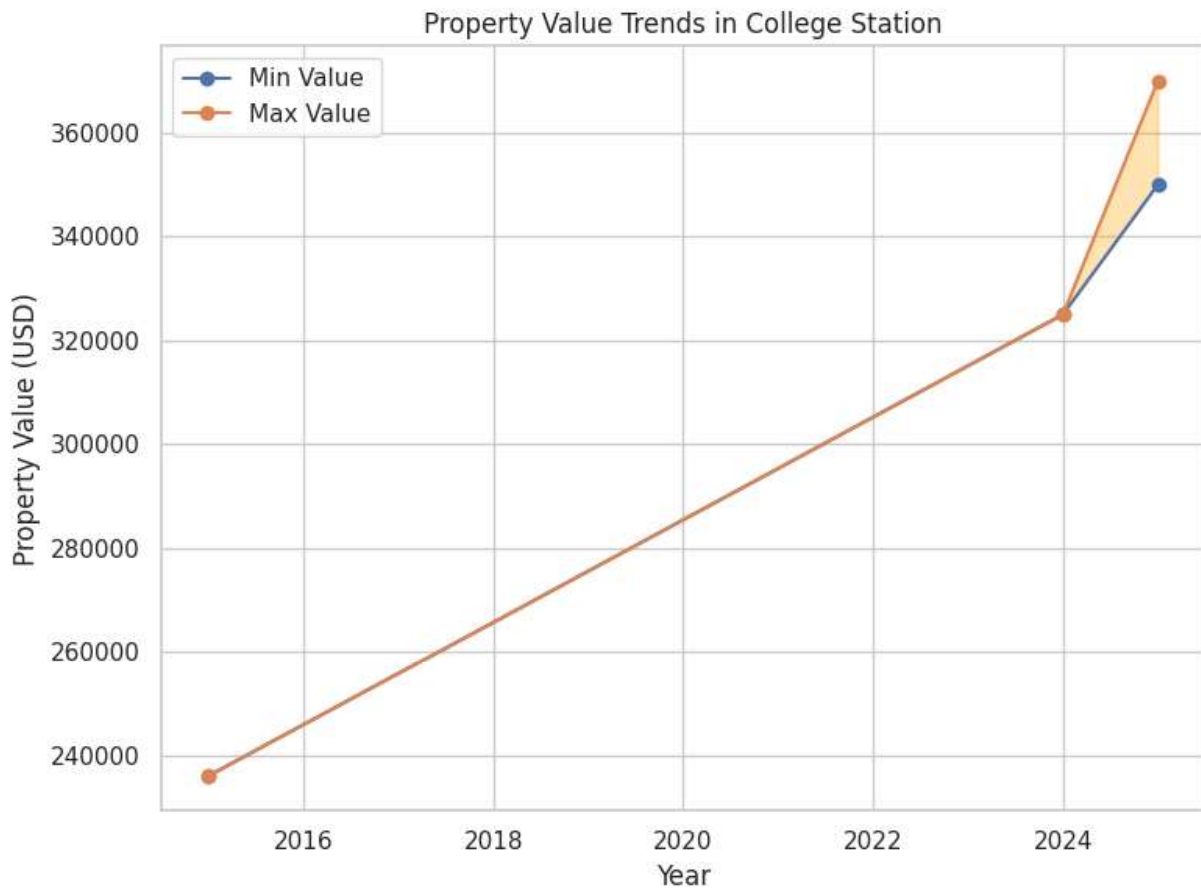
- Many landlords rent by the room; a model tailored to students but often unaffordable or unsuitable for non-student renters.
- Students typically prefer nine-month leases aligned with the academic calendar, causing seasonal fluctuations in occupancy and pricing.

- Fall lease rates are elevated due to peak demand, while summer discounts are common to offset vacancies.

### Rising Property Values and Affordability Challenges

College Station has experienced a sharp rise in property values:

- In 2025, the median home sale price reached \$325,000, with average sales ranging between \$350,000 - \$370,000.
- This marks a 66% increase from the 2015 average of \$236,025, driven by limited land availability and geographic constraints.
- The City’s strategic location between Houston, Austin, and Dallas further amplifies demand.



Despite ongoing development – including the addition of high-rise student housing in the Northgate District – College Station is projected to experience a housing supply shortage by 2030, which is expected to further exacerbate affordability challenges.

As outlined in the Housing Action Plan, housing affordability is not just a local issue but a broader challenge affecting communities across Texas and the nation. Key contributing factors include the rising cost of land, construction materials and labor; increased demand from remote workers and retirees relocating from higher- cost markets; and the continued need for student housing. Together, these dynamics are placing upward pressure on housing prices and limiting access to affordable options.

### **Senior Demographics**

The City of College Station is experiencing a significant demographic shift, marked by a rapid increase in its senior population. According to the American Community Survey and the City’s Housing Action Plan, adults aged 60 and older represent the fastest-growing age group, with the most pronounced growth occurring among those aged 65 to 74. This trend is driven in part by improved healthcare outcomes and a growing number of retirees – particularly former Texas A&M students, affectionately known as “Old Ags” – returning to the area for their retirement years.

This ageing population presents unique housing challenges. Many older residents live on fixed or limited incomes, face mobility and accessibility concerns, and require supportive services to maintain independence. As such, the need for affordable, accessible, and well – located senior housing is becoming increasingly urgent. The Housing Action Plan emphasizes that expanding affordable housing options for individuals aged 55 and older is essential to ensuring long-term residential stability and quality of life.

In response to market demand, developers have begun constructing senior housing communities, which are often profitable and cater to higher-income retirees. However, this trend has inadvertently diverted development incentives away from moderately priced workforce housing, deepening the affordability gap for low – and moderate – income residents.

Additionally, individuals with disabilities – many of whom are seniors – face compounded barriers in accessing suitable housing. The ACS data highlights the importance of integrating universal design principles, accessible infrastructure, and inclusive planning into future housing development to meet the needs of this growing demographic.

As College Station continues to grow and evolve, a balanced approach to housing development – one that prioritizes affordability, accessibility, and inter-agency collaboration – will be critical in supporting its aging and disabled populations.

## Disability demographics

According to the 2020 American Community Survey (ACS) 5-Year Estimates, individuals with disabilities represent approximately 6.6% of College Station's total population. The largest concentration of disabled residents falls within the 18-34 age group, totaling 2,736 individuals, highlighting the need for inclusive services and housing options for younger adults with disabilities. Among residents aged 75 and older, 40% - or 1,101 individuals - report having one or more disabilities, underscoring the intersection of aging and disability - related needs.

Gender disparities are also evident, with 4,135 disabled females compared to 3,495 disabled males, suggesting potential differences in health outcomes, longevity, or access to services.

Disability varies significantly across racial and ethnic groups:

- American Indian/Alaska Native residents show the highest rate, with 29% (88 of 303 individuals) reporting a disability.
- Black/African American residents have a disability rate of 12% (1,066 of 8,900).
- White residents report a rate of 6.2%, while Asian and Hispanic populations show lower rates at 3.1% and 5.3%, respectively.

These disparities suggest that culturally responsive outreach and targeted support services may be necessary to address the unique challenges faced by specific communities.

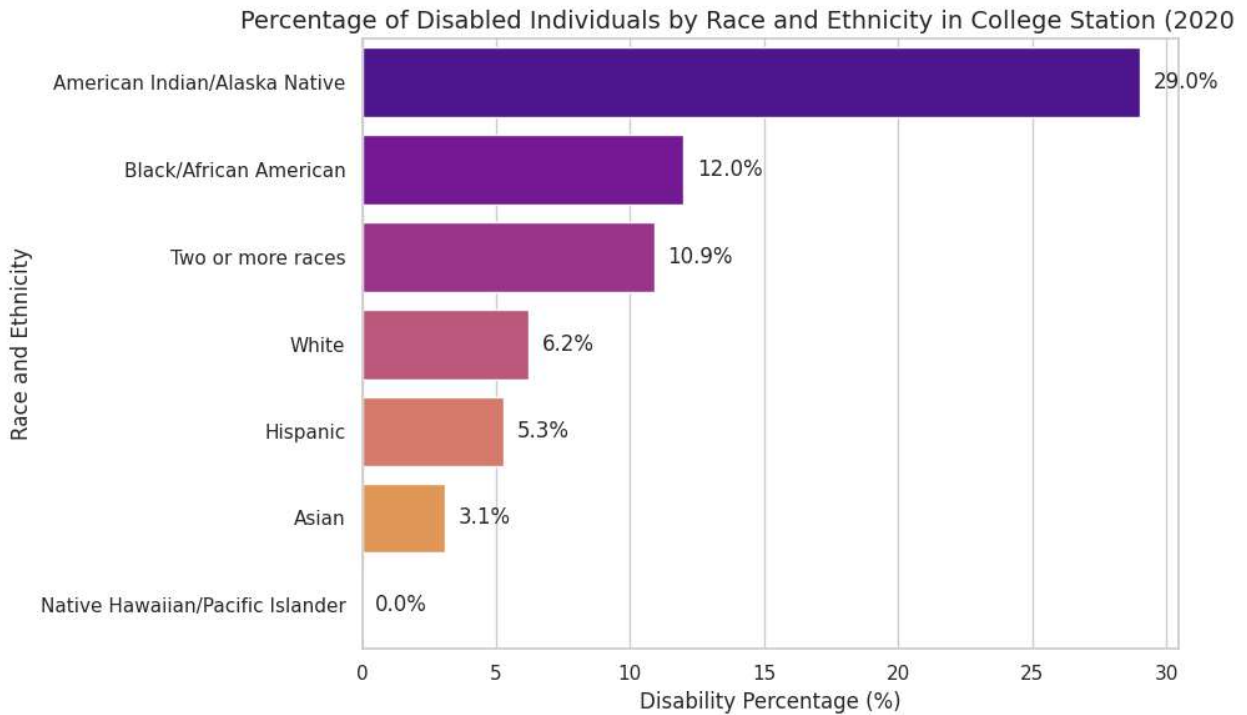
The ACS tracks six primary types of disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties. In College Station, cognitive difficulty is the most prevalent, accounting for 28% of all reported disabilities, followed by ambulatory difficulty at 22%. Many individuals experience multiple disability types, as evidenced by the 11,863 total disability instances recorded among 5,356 disabled residents.

Local nonprofit organizations play a vital role in supporting residents with disabilities. For example, Junction 505, which assists individuals in securing employment, has identified a critical need for supportive services, especially for clients with cognitive impairments. These individuals often struggle with daily tasks such as remembering to pay bills, leading to housing instability despite having sufficient income.

To address these challenges, the City of College Station provides Community Development Block Grant (CDBG) funding to several disability-focused nonprofits. Additionally, through HOME Investment Partnership Grant allocations, the City supports Elder Aid, a certified Community Housing Development Organization (CHDO). Elder Aid rehabilitates

substandard duplexes into accessible, affordable housing for income-eligible seniors and provides supportive services to help residents maintain independence.

Together, these efforts reflect College Station’s commitment to foster an inclusive community where residents with disabilities have equitable access to housing, services, and opportunities for independent living.



### English Proficiency Among College Station Residents

In College Station, Texas, the majority of residents – approximately 71% - report speaking only English at home, indicating a predominantly English – speaking population. The remaining 29% of residents speak a variety of other languages, with Spanish and Asian/Pacific Islander languages being the most common among them.

Within this multilingual segment, a significant portion experiences challenges with English proficiency. Residents whose primary home language is Spanish, or an Asian/Pacific Islander language are more likely to have limited English proficiency, which can impact access to public services, education, and employment opportunities.

These linguistic dynamics underscore the importance of inclusive communication strategies and language support services across the city. Addressing the needs of limited English proficient populations is essential for fostering equitable access and community engagement in College Station.

## **Housing Market Analysis**

The housing market in College Station is undergoing continuous transformation, influenced by demographic changes, economic conditions, and evolving demand for housing. Insights from the American Community Survey (ACS) reveal significant developments since 2020, including shifts in homeownership rates, rental patterns, household composition, and the overall characteristics of the City's housing inventory.

### **Housing stock characteristics (age, type, condition)**

College Station maintains a relatively modern housing inventory, with approximately 75% of residential units constructed after 1980. This younger housing stock contributes to a lower prevalence of dilapidated structures compared to peer communities, largely due to the influence of Texas A&M University's substantial student population. Over time, many aging or deteriorated properties have been redeveloped into student housing by private investors, supporting a steady renewal of available residential options.

The predominance of newer units also reduces the risk of lead-based paint exposure, a concern more common in municipalities with older housing inventories. To monitor and maintain housing quality, the City of College Station conducts a comprehensive survey of all residential structures every five years as part of its Consolidated Plan. This assessment categorizes housing units using a four-tier scale:

### **Excellent, Conservable, Substandard, and Dilapidated.**

#### **Current Housing Condition Breakdown**

- **Excellent (76.64%)**  
These units are recently constructed, well-maintained, and require no visible repairs. Many were built within the last five years and reflect high standards of upkeep.
- **Conservable (19.99%)**  
Structures in this category are generally in good condition, requiring only minor maintenance such as painting or screen replacement. Repairs are typically manageable within a short timeframe.
- **Substandard (2.86%)**
  - These properties exhibit significant deficiencies beyond routine maintenance.
  - Common issues include:
    - Roof depressions or major foundation cracks
    - Leaning porches, unstable steps or railings
    - Warped or ground-contact siding (potential termite risk)

- Exposed plumbing or questionable electrical connections
- Damaged window frames, compromised weather resistance
- Cracked chimneys or improvised venting systems

Continued neglect may exacerbate these conditions, leading to further structural decline.

- **Dilapidated (0.52%)**

Units in this category pose serious health and safety risks and often require repairs exceeding 50% of the property’s value. Typical indicators include:

- Large holes or missing materials in foundational or structural elements
- Sagging roofs, misaligned walls, or compromised framing
- Severe damage for fire, flooding, storms, or termite infestation

This four-point evaluation framework enables the City to prioritize maintenance efforts, allocated resources effectively, and uphold housing standards across all neighborhoods. By systematically assessing residential conditions, College Station promotes long-term structural integrity, public safety, and a high quality of life for its residents.

### **Rental vs. ownership patterns**

College Station’s housing landscape is distinctly shaped by its strong rental market, driven primarily by the presence of Texas A&M University. Of the City’s approximately 47,029 households, 65.1% are renter-occupied while 34.9% are owner-occupied. This rental dominance has intensified since 2020, reflecting both the university’s growing student population and broader challenges related to housing affordability.

In contrast, the broader College Station – Bryan Metropolitan Statistical Area (MSA) exhibits a more balanced distribution, with 50.2% of units owner-occupied and 49.8% renter-occupied. This disparity underscores the unique housing dynamics within College Station itself.

### **Population Growth and Housing Demand**

College Station continues to experience rapid expansion, with projections from the Planning and Development Services Department estimating a population of 145,000 by 2030– representing a steady annual growth rate of approximately 2%. However, the current housing supply has not kept pace with this growth, resulting in a shortage of available units.

A key indicator of this strain is the high volume of daily commuters. According to the 2020 U.S. Census Bureau, over 40,000 individuals travel into College Station for work each day.

Notably, 69% of the City's workforce (40,981 of 59,810 jobs) is filled by non-residents, highlighting a significant gap between housing availability and employment demand.

### **Development Trends and Future Outlook**

Student preferences continue to shape rental development, with older properties frequently redeveloped into student-oriented units. High-rise construction in Northgate and conversion of workforce housing into student rentals has exacerbated the shortage of affordable options for non-student residents.

Despite ongoing development, College Station is projected to face a housing supply shortfall by 2030, contributing to upward pressure on rental prices and reinforcing the need for strategic, inclusive housing solutions.

### **Affordability of accessible and subsidized housing**

College Station faces a complex housing landscape shaped by rising costs, limited public housing infrastructure, and growing demand for affordable, accessible units. While the City does not operate public housing, it actively supports low- and moderate-income households through a network of federal, state, and local programs, with the Brazos Valley Council of Governments (BVCOG) playing a central role in regional housing assistance.

### **Housing Choice Vouchers and Regional Access**

BVCOG administers the Housing Choice Voucher program across a seven-county region, serving 1,698 households- of which 1,527 reside in Brazos County. College Station accounts for 451 voucher holders, or 26% of the regional total, underscoring its significance as a housing destination. However, Bryan hosts more voucher recipients due to lower rental prices and greater landlord participation.

Demand for vouchers remains high, with 3,097 applicants on the waitlist and an average wait time of 24 months. Despite these challenges, the program is instrumental in promoting housing stability and economic mobility for vulnerable populations.

### **Affordable Housing Inventory and Initiatives**

College Station's affordable housing portfolio includes a mix of subsidized units and tax credit properties:

**Low-Income Housing Tax Credit (LIHTC) Properties:** 460 units serve families, seniors, and individuals with special needs.

**CDBG & HOME-** Funded Units: 46 units supported by local nonprofit partners.

**Federally Supported Housing:** 250 Units, including Southgate Village and LULAC Oak Hill Apartments.

The City anticipates maintaining its current inventory, with no LIHTC contract expirations expected in the next five years. However, naturally occurring affordable housing-typically older, unsubsidized units- is rapidly declining due to redevelopment pressures favoring student-oriented, high-density housing.

### **Barriers to Expansion**

Efforts to increase the affordable housing supply face several obstacles:

- Reductions in grant funding
- Rising construction and land costs
- Limited availability of affordable starter homes

The City's Down Payment Assistance Program, which previously offered up to \$50,000 in gap financing, experienced low utilization amid rising property values. To better support prospective homebuyers and increase participation, the assistance limit has been raised to \$80,000. In Q1 2025, the median sales price for a non-newly constructed home reached \$321,500, making homeownership increasingly unattainable for first-time buyers.

### **Housing for Seniors and Individuals with Disabilities**

College Station's aging population is expanding rapidly, with seniors aged 65+ growing by over 80% between 2010 and 2020. Many rely on fixed incomes and require affordable, accessible rental options. Currently, 51 units across seven properties are designed to accommodate individuals with disabilities, but demand continues to outpace supply.

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

A shortage of three-bedroom or larger affordable units presents a significant challenge for low-income families. As redevelopment trends favor smaller student apartments, family-sized units are increasing scarce. Expanding this segment of the housing market is essential to support household stability and long-term community investment.

College Station's commitment to housing affordability is evident through its diverse initiatives and partnerships. However, sustained investment and strategic planning will be critical to meet the evolving needs of seniors, families, and individuals with disabilities-ensuring equitable access to safe, affordable housing for all residents.

### **Impact of student housing on affordability and availability**

College Station's housing market is deeply shaped by the presence of Texas A&M University, the largest university in the United States by enrollment. With over 79,000 students at Texas A&M and additional demand from Blinn College and RELLIS campuses in nearby Bryan, the city faces unique pressures in balancing student housing needs with broader community affordability.

### **Student Demand and Market Dynamics**

The substantial student population drives intense demand for off-campus rental housing. While on-campus housing has not kept pace with enrollment growth, the private market has responded with high-density, multi-unit developments – many of which lease by the bedroom. Approximately 191 apartment complexes provide an estimated 118,000 beds, reflecting the scale of student-oriented housing.

Landlords frequently structure leases around academic cycles, offering nine-month terms and adjusting rates seasonally. Rental occupancy peaks in the fall semester and dips in summer, with fall rates typically higher and summer discounts common. Room-by-room leasing models, with rates ranging from \$500 to \$800 per room monthly, have become the norm – driving up the cost of multi-bedroom units and making them financially inaccessible to traditional families.

### **Decline of Naturally Occurring Affordable Housing**

A pressing concern is the erosion of naturally occurring affordable housing – older, unsubsidized units that once served low- and middle-income families. These properties are increasingly acquired by investors and redeveloped into student-focused housing, contributing to rising land values near Texas A&M's main campus and pricing out non-student residents.

This trend has led to a shortage of larger, affordable rental units. Families seeking three- to five- bedroom homes face limited supply and high competition from student renters willing to share costs. As a result, many households are forced to downsize or relocate outside city limits, exacerbating financial strain and disrupting community stability.

### **Housing Composition and Ownership Trends**

College Station has approximately 47,029 households, with 65.1% renter-occupied and 34.9% owner-occupied – demonstrating a rental-heavy market influenced by student demand. In contrast, the broader College Station-Bryan Metropolitan Statistical Area shows higher homeownership rates (50.2%).

The City's housing stock is predominantly single-family homes, accounting for 78% of residential parcels. Middle housing options- such as duplexes, townhomes, and patio

homes – make up 20% of units but remain underutilized in addressing affordability gaps. The lack of diverse housing types limits opportunities for non-student residents to secure sustainable, cost-effective living arrangements.

### **Affordability Challenges**

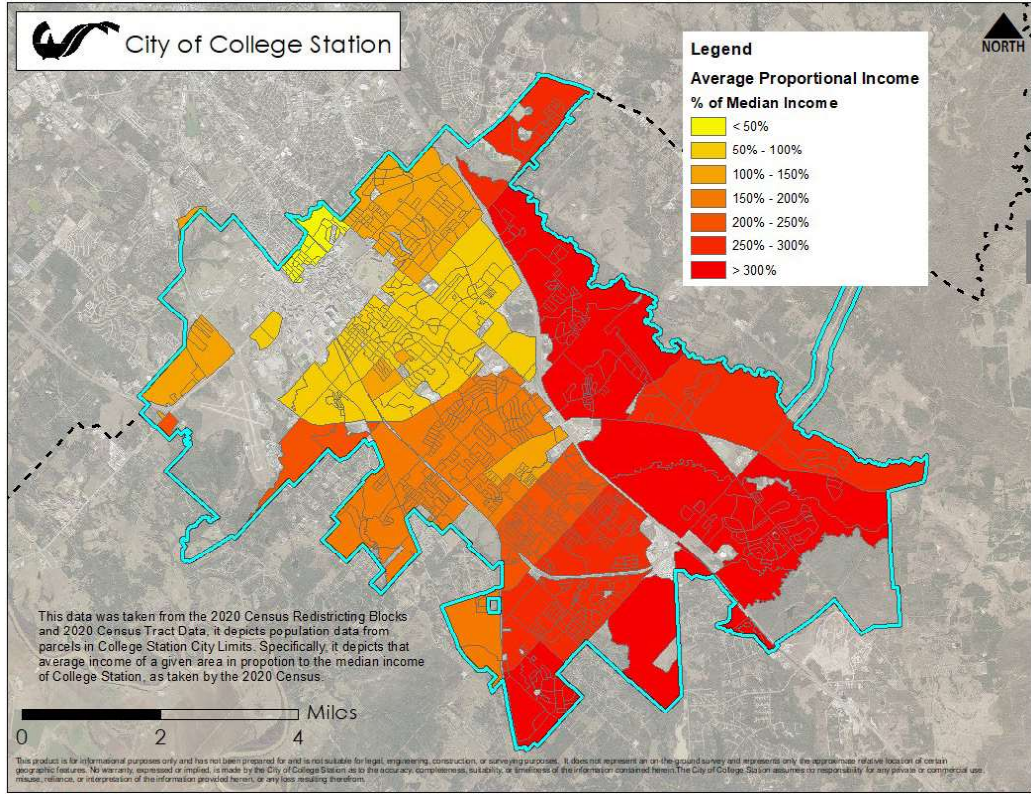
Rental rates in College Station frequently exceed HUD determined Fair Market Rents, posing challenges for voucher holders and low-income households. While many single-person households live in units that are structurally sound, they often struggle with affordability due to limited housing options and high prices.

Homeowners generally experience fewer housing problems, but the overall surge in land values and redevelopment pressures have prompted the City to reevaluate its affordable housing strategies. Without intervention, College Station is projected to face a housing supply shortage by 2030, further intensifying rent increases and limiting access for workforce families.

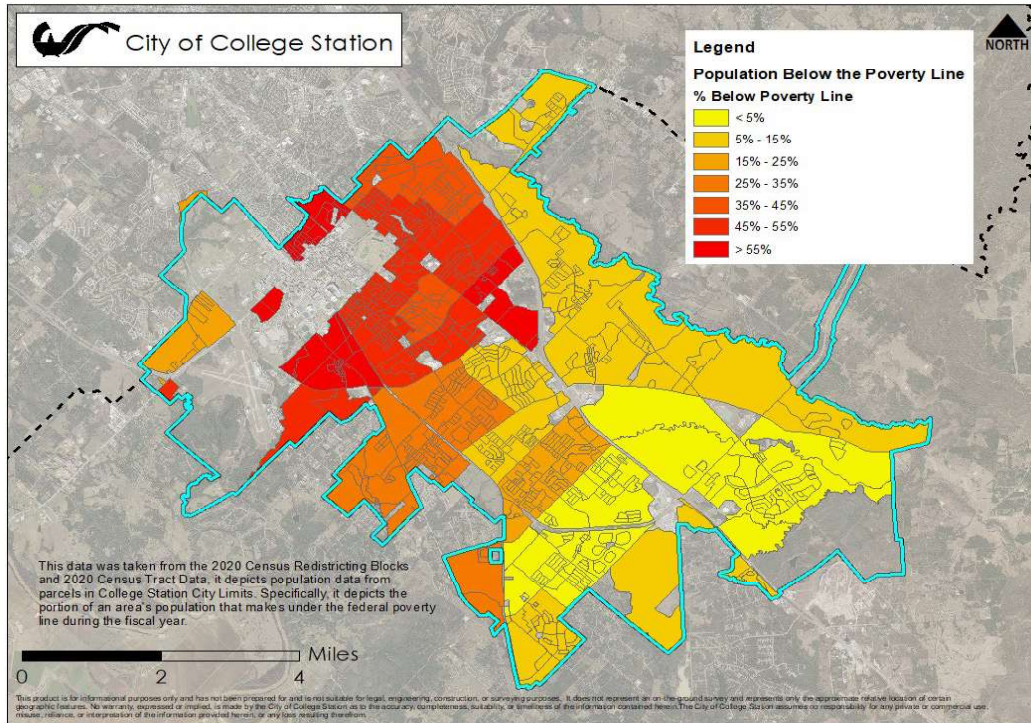
The influence of student housing on College Station’s affordability and availability is profound. While the City benefits from a vibrant academic community, the prioritization of student-oriented development has strained housing access for non-student populations. Addressing this imbalance will require strategic investment in diverse housing types, preservation of naturally affordable units, and policies that promote inclusive growth for all residents.

<b>HUD Fair Market Rents</b>					
<b>FMR Year</b>	<b>Efficiency</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>Average YoY % Increase</b>
<b>FY 2016</b>	\$654	\$703	\$862	\$1,250	x
<b>FY 2017</b>	\$624	\$699	\$845	\$1,230	<b>-2.18%</b>
<b>FY 2018</b>	\$655	\$756	\$908	\$1,321	<b>6.99%</b>
<b>FY 2019</b>	\$682	\$791	\$938	\$1,317	<b>2.94%</b>
<b>FY 2020</b>	\$682	\$791	\$938	\$1,353	<b>0.68%</b>
<b>FY 2021</b>	\$686	\$774	\$909	\$1,301	<b>-2.12%</b>
<b>FY 2022</b>	\$759	\$841	\$975	\$1,385	<b>8.25%</b>
<b>FY 2023</b>	\$839	\$841	\$975	\$1,385	<b>10.54%</b>
<b>FY 2024</b>	\$958	\$1,015	\$1,140	\$1,606	<b>16.8%</b>
<b>FY 2025</b>	\$1,034	\$1,034	\$1,206	\$1,690	<b>5.19%</b>
<b>Avg YoY % Increase by Type</b>	<b>2.6%</b>	<b>3.1%</b>	<b>2.2%</b>	<b>1.8%</b>	
Source: HUD, The FY 2025 College Station-Bryan, TX MSA FMRs for All Bedroom Sizes					

**Map 1: Average Proportional Income**



**Map 2: Population Below the Poverty Line**



## **Public Policy and Regulatory Review**

### **Zoning ordinances and land use policies in College Station**

Public policies in College Station play a critical role in shaping affordability, accessibility, and diversity of housing options. While many regulations are designed to promote orderly growth and protect property rights, they can also create unintended barriers to fair housing. Understanding the intersection of zoning ordinances, land use policies, and housing equity is essential for fostering a more inclusive and sustainable community.

### **Regulatory Landscape and Its Impact**

Several key policies influence the City's housing development patterns:

- **House Bill 347 (HB 347):** Enacted in 2019, this state law prohibits municipalities from annexing land within their extraterritorial jurisdiction (ETJ) without landowner consent. While it safeguards property rights, it has significantly constrained College Station's ability to expand its boundaries. This restriction limits access to buildable land, drives up land prices, and contributes to rising housing costs – particularly for lower-income households.
- **Ad Valorem Property Tax System:** Property taxes based on assessed land value directly affect housing affordability. As land values increase, so do tax burdens for homeowners and developers, which can discourage investment in affordable housing and raise costs for existing residents.
- **Development and Impact Fees:** Local government-imposed fees- such as permitting, infrastructure, and utility connection charges – add to the overall cost of housing construction. These expenses can deter developers from pursuing affordable housing projects and reduce the feasibility of cost-effective residential development.
- **Zoning Ordinances and Land Use Restrictions:** While essential for maintaining safety and neighborhood character, strict zoning regulations can limit housing variety. Restrictions on density, lot size, and housing types often prevent the introduction of innovative, affordable solutions such as duplexes, townhomes, and accessory dwelling units. This lack of flexibility can disproportionately affect low- and moderate-income households by reducing the availability of diverse housing options.

## Implications for Fair Housing

These regulatory frameworks, though well-intentioned, may inadvertently create impediments to fair housing by:

- Limiting the geographic expansion of affordable housing opportunities
- Increasing the financial burden on developers and homeowners
- Restricting the development of mixed-income and multi-family housing
- Reducing access to homeownership for income-eligible residents

Such barriers can perpetuate socioeconomic segregation and hinder efforts to create inclusive neighborhoods that serve residents across all income levels.

## Proactive Measures and Policy Reform

In Program Year 2025, the City of College Station has launched a series of strategic initiatives to address these challenges and promote fair housing:

- **Down Payment Assistance:** Utilizing HOME and CDBG funds to support income-eligible homebuyers and expand access to homeownership.
- **Stakeholder Engagement:** Collaborating with developers, financial institutions, and nonprofit partners to ensure zoning and land use policies are data-informed and responsive to community needs.
- **Comprehensive Planning:** Advancing goals outlined in the City's Comprehensive Plan and Housing Action Plan (adopted September 2024) to diversify housing types and increase affordable unit production.
- **Housing Plan Advisory Committee:** Established in Spring 2025 to monitor progress, guide implementation of the Housing Action Plan, and ensure alignment with fair housing principles.

College Station's zoning ordinances and land use policies are foundational to its urban development strategy. However, without thoughtful reform and targeted investment, these regulations may inadvertently hinder fair housing outcomes. By balancing regulatory oversight with flexibility, and by aligning public policy with inclusive housing goals, the City can continue to foster a community where all residents – regardless of income- have access to safe, affordable, and equitable housing.

## Review of local housing programs (HOME, CDBG)

The City of College Station administers a range of housing initiatives supported by federal funding through the HOME Investment Partnership Grant (HOME) and the Community Development Block Grant (CDBG). These programs are critical to advancing the City's commitment to affordable housing, neighborhood revitalization, and equitable access to housing opportunities for low- and moderate-income residents.

### HOME- Funded Programs

The HOME program provides flexible funding to support the development and preservation of affordable housing. In College Station, HOME funds are strategically allocated to:

- **Down Payment Assistance:** Offers financial support to income-eligible homebuyers, helping bridge the affordability gap and expand access to homeownership.
- **Rental Housing Development:** Supports the construction and rehabilitation of affordable rental units, with a focus on serving families, seniors, and individuals with disabilities.
- **Tenant-Based Rental Assistance (TBRA):** Provides short-term rental subsidies for households facing housing instability, ensuring access to safe and affordable living arrangements.
- **Homeowner Rehabilitation:** Assists low-income homeowners with critical repairs and accessibility modifications, preserving housing stock and improving quality of life.

### CDBG-Funded Programs

The CDBG program is designed to address a broad spectrum of community development needs. In College Station, CDBG funds are used for:

- **Affordable Housing Preservation:** Fund rehabilitation projects for aging housing units, particularly those serving elderly and disabled residents.
- **Public Services:** Support nonprofit organizations that provide housing-related services, including homelessness prevention, financial literacy, and tenant advocacy.
- **Infrastructure Improvements:** Enhance neighborhood livability through investments in sidewalks, drainage, and accessibility features in low-income areas.
- **Fair Housing Initiatives:** Promotes housing equity through education, outreach, and enforcement of anti-discrimination policies.

These programs are implemented in alignment with the City’s Consolidated Plan and Housing Action Plan, which outline long-term goals for housing affordability, accessibility, and sustainability. The City also engages with local stakeholders – including developers, financial institutions, and nonprofit partners- to ensure that funding is used effectively and equitably.

Together, HOME and CDBG programs serve as foundational tools in College Station’s efforts to expand affordable housing options, support vulnerable populations, and foster inclusive community development.

### **Transportation access and its effect on housing choice**

The City of College Station faces a growing crisis at the intersection of transportation access and housing affordability. The inflexible and inconsistent public transportation system has emerged as a critical barrier to mobility, particularly for low-income residents, special needs populations, and elderly individuals. This lack of reliable transit not only restricts access to employment, education, and healthcare, but also directly influences housing choice and economic opportunity.

#### **Key Transportation Challenges**

- **Limited Transit Coverage:** Public transportation in College Station lacks fixed routes, does not operate during nights or weekends, and is slow and inconsistent. These limitations disproportionately affect households without personal vehicles, exacerbating hardship for low-income and vulnerable populations.
- **Cross-City Accessibility:** Many essential services – especially for special needs populations – are located in neighboring Bryan. Without adequate transportation links, residents struggle to access mental health care, rehabilitation services, and permanent housing solutions.
- **Elderly Mobility Needs:** With a rapidly growing population aged 55 and older, demand for affordable senior housing and healthcare is rising. However, limited transit options hinder access to these critical services, threatening the well-being of aging residents.

#### **Housing Implications**

- **Restricted Housing Choice:** The lack of transportation forces many residents to prioritize proximity to services over affordability, limiting their

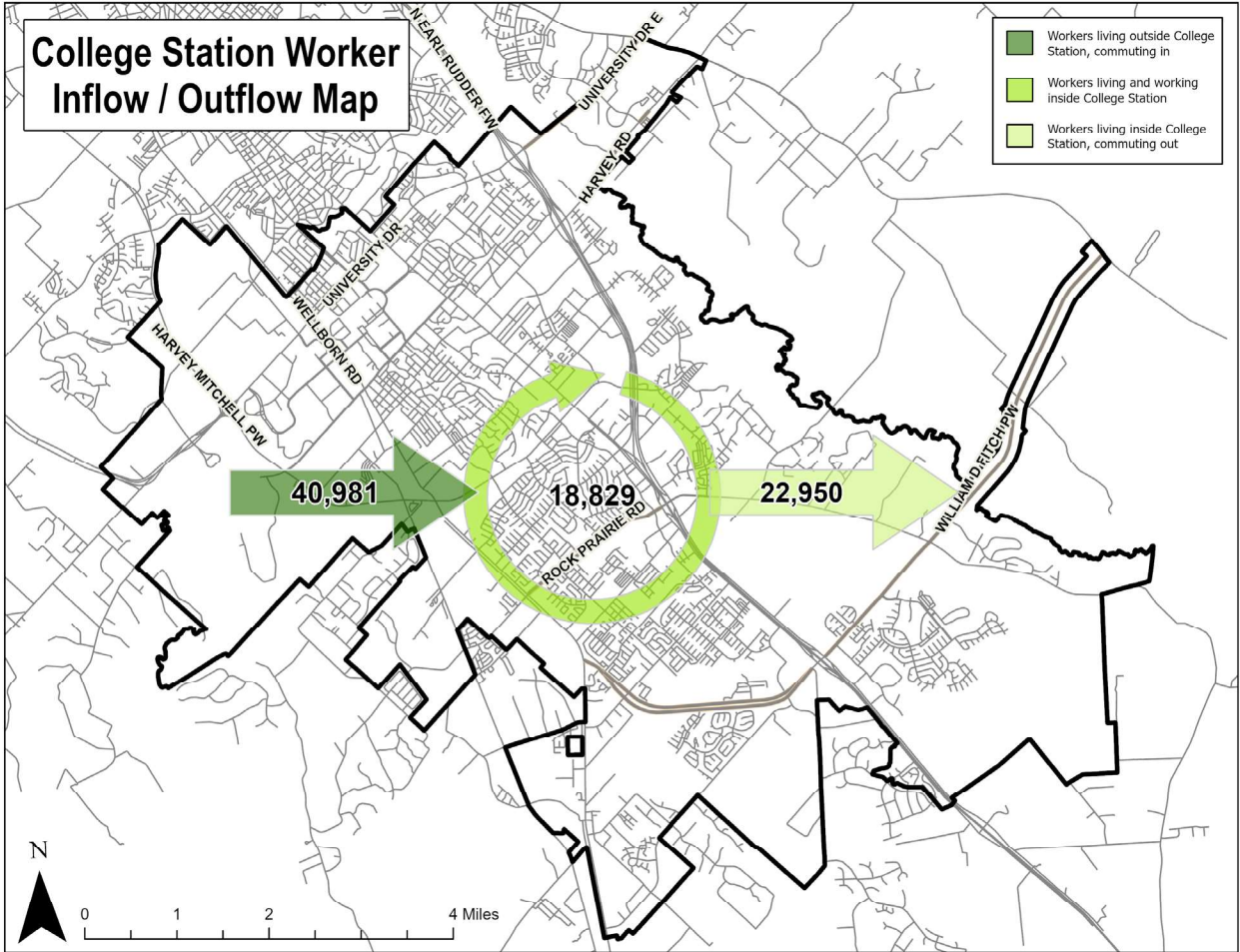
housing options. This is particularly acute for single-parent households, low wage earners, and those at risk of homelessness.

- **Commuter Burden:** Due to the shortage of affordable housing within College Station, a significant number of workers must commute from surrounding areas, including Bryan, other parts of Brazos County, and beyond. Census Data and the Housing Actin Plan Existing Conditions Report indicate that this trend is increasing, placing strain on regional infrastructure and contributing to underemployment.
- **Service Agency Constraints:** Providers face funding and staffing limitations that prevent them from meeting widespread demand. Transportation was ranked as the highest personal need by both service providers and survey respondents, underscoring its central role in accessing housing and healthcare.

### **Strategic Recommendations**

To address these interconnected challenges, College Station must adopt a holistic approach:

- **Invest in Affordable Housing:** Expand housing options for low-income and elderly residents, including units with accessibility features and proximity to transit corridors.
- **Enhance Transit Infrastructure:** Develop reliable, fixed-route public transportation that operates during evenings and weekends, with improved connectivity to Bryan.
- **Integrate Support Services:** Pair housing investments with workforce development, childcare access, and behavioral health services to create sustainable pathways out of poverty.



# Fair Housing Enforcement and Outreach

Local complaint data (HUD, Texas Workforce Commission Civil Rights Division)

Collage Station Closed January 1, 2000- September 9, 2025						
Case Name	HUD Case Number	Closure Reason	HUD Filing Date	Cause Date	FHAP Closure Date	HUD Closure Date
Wilson, Ruby G vs Ekhill, Zahra	06-02-0739-8	No cause determination	08/21/02		01/31/03	03/10/03
Jennifer Clemons v Stylecraft Custom Home Builders	06-06-0701-8	No cause determination	04/07/05		01/31/06	03/09/06
Thomas W. Johnson v Jessica Deckard	06-07-0343-8	No cause determination	01/10/07		05/31/07	06/26/07
Kaye Rasler v Georgia Derickson	06-09-0639-8	Conciliation/settlement successful	03/27/09		04/08/09	07/09/09
Robert Russell v Brandy Purcell	06-09-0304-8	Complaint withdrawn by complainant without resolution	01/07/09		03/25/09	05/12/09
Morgan Lorant v Lofts at Wolf Pen Creek	06-16-4479-8	Complaint withdrawn by complainant after resolution	02/29/16		03/29/16	04/11/16
Jalyn Golden v The Marc	06-16-4700-8	Complaint withdrawn by complainant after resolution	04/19/16		05/17/16	05/17/16
Lynnitha & Wilson Spivey v The Huntington Apartments	06-10-1250-8	No cause determination	08/04/10		09/27/10	10/04/10
Deborah Sims v Renaissance Apartments	06-12-0759-8	Complainant failed to cooperate	04/10/12		06/14/12	06/26/12
John Comstock v DC Homeowners Association Inc.	06-10-1084-8	Conciliation/settlement successful	07/07/10		09/21/10	09/24/10
Russell Todd Hairston v Newport Management	06-09-1027-8	Conciliation/settlement successful	07/08/09		02/17/10	03/03/10
Shannon Gee Edgbo v University Rents, LLC, et al.	06-23-6702-8	Complaint withdrawn by complainant after resolution	09/12/23		10/03/23	11/01/23
Fair Housing Advocates vs Kate Complan, Agent for RE/MAX and Swick Anderson	06-17-9318-8	Conciliation/settlement successful	08/19/17		10/24/17	10/24/17
Fair Housing Advocates, Inc. vs Stadium View Apartments	06-17-9317-8	No cause determination	08/19/17		12/13/17	06/28/18
Joe Bailey v Brazos Beachfront Properties, L.P.	06-12-0959-8	Complaint withdrawn by complainant after resolution	09/15/12		10/11/12	11/22/12
Matthew and Candola Sanders v Cedar Ridge at College Station	06-12-1042-8	Conciliation/settlement successful	05/30/12		09/30/12	10/22/12
Ronald Page v At Home Properties	06-16-6190-8	Conciliation/settlement successful	08/16/16		11/10/16	11/10/16
Bahh Kilici v. The Marc Apartments	06-17-6642-8	Conciliation/settlement successful	12/21/16		02/24/17	02/24/17
Rhonda Odham v Amber George	06-09-0773-8	Complaint withdrawn by complainant after resolution	05/05/09		07/22/09	09/15/09
Vivian Christian v Walden Pond Apartments	06-13-0504-8	No cause determination	03/19/13		02/28/14	03/27/14
Rachel McClure v. Redstone Apartments	06-17-6506-8	Conciliation/settlement successful	12/07/16		03/13/17	03/13/17
Wanana Fields v College Station Terrace Pines Apartments Homes LP et al.	06-24-7369-8	Conciliation/settlement successful	03/25/24		09/20/24	01/27/25
Marienellya Melendez v The Bend at Crescent Pointe Apartments	06-17-6613-8	No cause determination	12/07/16		02/14/17	02/14/17
Shalantha Smith v The Marc and Campus View Apartments	06-19-3391-8	Conciliation/settlement successful	10/11/18		03/25/19	07/15/19
Jannet Barrera v Kate Complan, Realtor	06-17-8999-8	Conciliation/settlement successful	07/18/17		08/29/17	08/29/17
Fair Housing Advocates, Inc. v John Flynn, Realtor	06-17-8956-8	Conciliation/settlement successful	07/14/17		10/24/17	10/24/17
Anna Williams v Suzan Sullens	06-18-3076-8	No cause determination	09/10/18		01/16/19	02/27/19
Susan Stanton v The Endave Student Housing, et al.	06-24-7147-8	Conciliation/settlement successful	01/23/24		05/01/24	05/09/24
Katrina Hart vs CS MF24 I LLC et al	06-25-8573-8	No cause determination	04/22/25		08/09/25	
Garrett Hall v John Qiang Fu, et al.	06-22-2853-8	No cause determination	12/22/21		02/18/22	03/30/22
Cole Brenham v. Daniel & Christie Dance, et al	06-23-6265-8	No cause determination	05/03/23		07/25/23	07/10/24
Raymond Bruce v. Vintage Apartments LLC et al.	06-25-8452-8	Complaint withdrawn by complainant after resolution	03/18/25		04/24/25	06/06/25
Floyd Polk v Fratis Holleman Oaks LLC	06-21-9763-8	Dismissed for lack of jurisdiction	10/19/20		11/17/20	01/14/21
Linda Cotter v. Terrace Pines/Diamond Johnson	06-24-7170-8	No cause determination	01/29/24		06/04/24	07/08/24
Jennifer Hinnaunt v NCCD-College Station Properties LLC, et al	06-23-6157-8	No cause determination	04/03/23		06/30/23	07/11/23
Robin Gordon v. MMS Homes LLC, et al.	06-23-6296-8	No cause determination	05/10/23		08/15/23	07/11/24
Laloya Anderson v Creek Meadows Owners Association, Inc	06-22-4154-8	No cause determination	05/25/22		07/15/22	10/27/22
Enrique Carrejo and Alyssa Mitchell v. Manuel Sanchez-Castillo et al.	06-23-6157-8	Conciliation/settlement successful	04/05/23		08/10/23	09/29/23
Shakayla Munson v. LCP College Station I LLC, et al.	06-23-6244-8	No cause determination	04/25/23		08/29/23	07/15/24
Shelby Daniel v S2 College Station Cottages LLC et al.	06-23-6428-8	Conciliation/settlement successful	06/20/23		11/02/23	11/13/23
Yousra Soliman v Redstone Apts	06-03-0739-8	No cause determination	08/19/03		11/10/03	11/20/03
Adhara Castelblanco vs Online Real Estate	06-05-0637-8	No cause determination	03/01/05		09/08/05	11/04/05
Hector Olmos vs Online Real Estate	06-05-0539-8	No cause determination	03/01/05		09/08/05	11/07/05

## **Fair Housing education efforts and outreach materials**

The City of College Station is committed to affirmatively furthering fair housing through a robust education and outreach program designed to inform residents, housing providers, and service agencies of their rights and responsibilities under the Fair Housing Act. These efforts aim to reduce housing discrimination, promote inclusive communities, and ensure equal access to housing opportunities for all.

### **Core Education & Outreach**

**Public Engagement:** Fair Housing materials are regularly presented and distributed at public meetings, ensuring broad community awareness.

**Industry Surveys:** The City conducts periodic surveys of local housing professionals and agencies to identify patterns of discrimination and emerging challenges.

**CDBG Funding Support:** Eligible public service agencies working to advance fair housing may apply for Community Development Block Grant (CDBG) funding, reinforcing the City's commitment to systemic change.

**Dedicated Web Resources:** The Fair Housing webpage provides educational materials, links to HUD resources, and guidance on filing complaints.

**Homebuyer Education Classes:** Offered multiple times per year, these classes cover credit literacy, mortgage processes, home shopping, and maintenance – with fair housing regulations integrated into the curriculum.

**Individual Counseling:** All housing program clients receive personalized fair housing materials and guidance during one-on-one sessions with City staff.

### **Stakeholders' Presentations:**

- Nonprofit organizations receive training to help staff identify fair housing violations among clients.
- Bankers, lenders, and financial institutions are briefed on fair housing laws and local denial statistics.
- Landlords participating in the Housing Choice Voucher program are educated on their obligations under fair housing law.

## **Community Engagement**

As part of the City of College Station's ongoing commitment to equitable housing access, a comprehensive community engagement effort was conducted to assess the housing needs and challenges faced by low- to moderate-income (LMI) residents. This initiative included

citizen surveys, focus groups, public hearings, and stakeholder interviews, all coordinated by the Community Development Division of Planning and Development Services.

### **Key Housing Needs Identified**

The 2025 Citizen Survey revealed that affordable housing is the most pressing need in College Station. Respondents prioritized the following areas for local funding:

- 1. Affordable Housing Initiatives (77.9%)**
- 2. Rental and Security Deposit Assistance (48.59%)**
- 3. Homebuyer Assistance (40.68%)**

Additional priorities included affordable rental housing, increased housing options for senior citizens, family housing, and transitional housing. When asked about federally funded programs through HUD, residents again emphasized affordable housing, public services, and rental assistance as top priorities.

### **Community Identified Impediments to Affordable Housing**

Survey participants identified several barriers to expanding affordable housing stock:

- **High Land Costs**- Ranked as the most significant impediment, driven by competitive demand and limited availability.
- **Land Availability**- Scarcity of developable land restricts new construction.
- **Student Market Demand**- Inflated rental prices due to student housing pressures.
- Other concerns included development and financing costs, local income levels, permitting processes, and limited builder participation.

Respondents also expressed concern about a potential housing bubble fueled by low interest rates and increased investor activity in the single-family home market.

### **Focus Group Insights**

The focus group highlighted six major barriers affecting housing access for low-to-moderate income (LMI) residents:

#### **a. Rising Rents & Lack of Affordable Housing**

- Rent hikes of 35-45% driven by investment firms acquiring rental properties.
- Student housing demand inflates prices, squeezing out families.
- Some landlords prefer vacancies over renting to LMI tenants.

**b. Substandard Rental Conditions**

- Long-term rentals suffer from neglect, especially those owned by investment companies.
- Unaddressed repairs (e.g., HVAC systems) lead to high utility costs.
- Weak accountability mechanisms allow poor housing quality to persist.

**c. Limited Access for Tenants with Poor Rental Histories**

- Past evictions and broken leases hinder housing opportunities.
- High security deposits create financial barriers.
- Landlords often reject applicants with rental history issues, pushing them into subpar housing.

**d. Lack of Incentives for Affordable Housing**

- Corporate owners lack motivation to rent to LMI families.
- Developers can profit with just 65% occupancy, reducing interest in affordability.
- Other cities use tax incentives to mandate affordable unit allocations.

**e. Limited Landlord Participation**

- Reluctance to accept HUD-funded assistance.
- Fair Housing rules complicate screening processes.
- Out-of-state corporate ownership limits local engagement.

**f. Lack of Housing Near Essential Services**

- LMI residents often live far from support services.
- Student housing density creates competition for units.
- Suggestions included zoning for LMI housing away from student-heavy areas.

**Proposed Solutions & Considerations**

The group offered several actionable strategies:

- **Tax Incentives:** Encourage developers to include affordable units via tax credits.
- **Landlord Engagement:** Outreach and rental insurance programs to support tenants with poor histories.
- **Property Maintenance Enforcement:** Regular inspections and penalties for non-compliance.
- **Strategic Housing Placement:** Develop LMI housing outside high-cost student zones.
- **Expanded Financial Assistance:** Boost funding for security deposits and utility support.

This focus group underscored urgent housing challenges in College Station, especially for LMI residents. Rising rents, poor housing conditions, and limited landlord cooperation are key barriers. Proposed solutions focused on financial incentives, regulatory enforcement, and strategic development to improve housing access and equity.

## **Identification of Potential Impediments to Fair Housing Choice**

The City of College Station has undertaken a comprehensive review of public and private sector policies and practices to identify potential impediments to fair housing choice. The analysis reveals that while most systems and regulations are aligned with fair housing principles, certain areas warrant continued monitoring and proactive engagement.

### **Public Sector Impediments**

- **Demolitions and Displacement:** Residential displacement due to demolitions is rare. Most demolitions involve unsafe or abandoned structures. Temporary and voluntary displacements occur under the City's HOME reconstruction program, with no systemic barriers identified.
- **Zoning and Land Use:** The City's zoning policies, as outlined in the Comprehensive Plan and Unified Development Ordinance (UDO), do not present impediments to fair housing for protected classes. Group homes are permitted in residential zones, and familial status is addressed through a definition of "family" that limits unrelated occupants to four per dwelling.
- **Public Housing and Homelessness:** College Station does not operate public housing units. Homeless services are primarily provided through Twin City Mission in Bryan and a transitional housing facility at The Haven in College Station. No ordinances beyond those addressing unsafe structures directly impact homelessness or vagrancy.

### **Private Sector Impediments**

- **Real Estate Advertising:** A review of print and online housing advertisements - including those in the Bryan/College Station Eagle and platforms like Craigslist - found no discriminatory language or imagery. Equal housing opportunity notices are generally present, and models reflect diverse demographics.
- **Broadcast Media:** Radio and television housing advertisements were limited but found to be non-discriminatory in both narrative and visual representation.
- **Homeowners Insurance:** No evidence of discriminatory practices was found in advertising, agent location, or policy offerings. Services are available in Spanish, and offices are distributed without regard to racial concentrations.

- **Rental Housing:** Rental housing remains the primary source of fair housing complaints. While advertising is largely compliant, the use of minority models is limited, and Spanish-language outreach is minimal. Some ads include “No HUD” language, which may discourage voucher holders. Affirmative marketing is practiced by select developments, such as Terrace Pines.
- **Sales of Existing Housing:** No evidence of steering or discriminatory advertising was found. Equal housing logos are widely used, and marketing materials feature diverse models. Realtor associations provide regular training on non-discrimination.
- **Lending Practices:** No fair lending complaints have been filed since 2022. Advertising is generally neutral, with some bilingual outreach. Lender locations are broadly distributed, including near minority neighborhoods. HMDA data is only available for the broader College Station-Bryan MSA, limiting localized analysis.

## **Recommendations and Conclusion**

The Analysis of Impediments to Fair Housing Choice in the City of College Station identifies both progress and persistent challenges in achieving equitable housing access. While the declining number of fair housing complaints suggests that public education and outreach efforts have yielded positive results, several structural and systemic barriers remain.

Key concerns include the concentration of dilapidated housing in low- to moderate-income areas and ongoing rental discrimination – particularly against voucher holders.

Additionally, although advertising practices do not overtly reflect discriminatory intent, there is a need for more inclusive representation and outreach by housing providers, lenders, and insurers.

To address these impediments and advance fair housing goals, the following strategic actions are recommended:

- **Expand Fair Housing Education:** Continue and enhance outreach efforts to ensure widespread understanding of rights and responsibilities under the Fair Housing Act.
- **Targeted Housing Rehabilitation:** Prioritize the reconstruction and rehabilitation of deteriorated housing stock in underserved, minority-concentrated areas.
- **Inclusive Marketing Practices:** Collaborate with housing stakeholders to promote diverse advertising, bilingual services, and visible fair housing compliance.

- **Support Affordable Housing Development:** Partner with Housing Tax Credit developers to build safe, sustainable rental housing, especially low-income elderly residents.
- **Monitor Occupancy Regulations:** Ensure any changes to occupancy limits in single-family dwellings remain reasonable and compliant with fair housing standards.
- **Affirmative Marketing Plans:** Require developers of HOME-assisted properties to submit HUD-compliant marketing plans to promote equitable access.
- **Combat Voucher Discrimination:** Increase public awareness of Section 8 Housing Choice Voucher Program and discourage “No HUD” policies among landlords.
- **Promote Lending Equity:** Educate private lenders on fair lending practices and support minority and low-income applicants through financial literacy and credit education initiatives.

By implementing these recommendations, the City of College Station reaffirms its commitment to fostering a housing environment that is inclusive, equitable, and free from discrimination. Continued vigilance, collaboration, and community engagement will be essential in overcoming existing barriers and ensuring fair housing choice for all residents.

HOME Program Homeownership Limits Home Sales Data College Station, TX 1-1-2026 to 3-31-2026

New Home Sales

Property Sub Type	Close/Leased Price	Address	
1 New Townhome	\$ 221,013.00	1213 Dorothy LN	
2 New Townhome	\$ 222,400.00	1203 Dorothy LN	
3 New Townhome	\$ 233,900.00	1223 Dorothy	
4 New Builder Home	\$ 272,500.00	1179 Toledo Bend	
5 New Builder Home	\$ 283,815.00	893 Kickapoo LN	
6 New Builder Home	\$ 284,435.00	1167 Toledo Bend	
7 New Builder Home	\$ 284,700.00	1178 Toledo Bend	
8 New Builder Home	\$ 285,825.00	1169 Toledo Bend	
9 New Builder Home	\$ 288,810.00	1166 Toledo Bend	
10 New Builder Home	\$ 302,400.00	6441 Raleigh LP	
11 New Builder Home	\$ 316,962.00	1202 Canton Dr	
12 New Builder Home	\$ 318,720.00	6443 Raleigh LP	
13 New Builder Home	\$ 323,000.00	894 Kickapoo LN	
14 New Builder Home	\$ 339,988.00	6105 Eldora Dr	
15 New Builder Home	\$ 344,237.00	6315 Raleigh DR	
16 New Builder Home	\$ 345,000.00	6437 Raleigh LP	
17 New Builder Home	\$ 349,900.00	15240 Still Water Meadow LP	
18 New Builder Home	\$ 351,900.00	913 Fork Court	
19 New Builder Home	\$ 360,000.00	15248 Still Water Meadow LP	Median Home Sales Price
20 New Builder Home	\$ 425,000.00	4004 Etonbury AV	
21 New Builder Home	\$ 444,500.00	3702 Archer Falls CT	
22 New Builder Home	\$ 473,750.00	2322 Rivercane CT	
23 New Builder Home	\$ 475,000.00	4008 Etonbury AV	
24 New Builder Home	\$ 495,815.00	4322 Erika CT	
25 New Builder Home	\$ 516,165.00	15177 Ty Marshall CT	
26 New Builder Home	\$ 528,250.00	1648 Frontera Ranch	
27 New Builder Home	\$ 567,900.00	2323 Rivercane CT	
28 New Builder Home	\$ 570,000.00	15189 Ty Marshall Ct	
29 New Builder Home	\$ 605,000.00	4225 Skylar DR	
30 New Builder Home	\$ 624,000.00	2326 Terrapin TR	
31 New Builder Home	\$ 644,900.00	944 Calaveras	

32 New Builder Home	\$	650,000.00	2307 Terrapin Trail
33 New Builder Home	\$	724,900.00	4269 Padova CR
34 New Builder Home	\$	775,000.00	2020 Pebble Bend DR
35 New Builder Home	\$	828,365.00	3637 Anderson Arbor CT
36 New Builder Home	\$	839,000.00	4756 Coral River RD
37 New Builder Home	\$	900,000.00	4401 Williams Creek DR

<b>Number of Sales</b>		37
<b>Median Purchase Price</b>	\$	360,000.00
<b>95% of MPP</b>	\$	342,000.00

HOME Program Homeownership Limits Home Sales Data College Station, TX 1-1-2026 to 3-31-2026

Existing Home Sales

Property Sub Type	Close/Leased Price	Address
1 Condo	\$ 110,000.00	1500 Olympia WY Unit#1
2 Condo	\$ 125,000.00	1901 Holleman DR W Unit#504
3 Condo	\$ 125,000.00	1901 Holleman DR W Unit#502
4 Condo	\$ 166,500.00	2800 Longmire Unit#61
5 Condo	\$ 178,500.00	1725 Harvey Mitchell PKWY S Unit#2234
6 Condo	\$ 180,000.00	1725 Harvey Mitchell PKWY S Unit#2433
7 Condo	\$ 183,000.00	1198 Jones Butler Unit#1305
8 Condo	\$ 186,000.00	2400 Longmire DR Unit#202
9 Condo	\$ 190,000.00	1725 Harvey Mitchell S Unit#4311
10 Condo	\$ 190,000.00	2400 Longmire DR Unit#403
11 Condo	\$ 190,000.00	2400 Longmire DR Unit#504
12 Single Family	\$ 190,000.00	3111 Larkspur Circle
13 Townhome	\$ 197,000.00	2521 Longmire DR
14 Single Family	\$ 205,000.00	909 San Benito DR
15 Condo	\$ 208,000.00	1725 Harvey Mitchell PKWY S Unit#1328
16 Condo	\$ 210,000.00	1725 Harvey Mitchell PKWY S Unit#2023

17 Condo	\$	210,000.00	1725 Harvey Mitchell Unit#1821
18 Single Family	\$	210,000.00	3113 Larkspur CR
19 Condo	\$	213,200.00	1725 Harvey Mitchell Unit#612
20 Townhome	\$	215,000.00	3931 W.S. Phillips PKWY
21 Condo	\$	219,000.00	521 Southwest PKWY Unit#204
22 Condo	\$	219,000.00	1725 Harvey Mitchell PKWY S Unit#112
23 Condo	\$	228,000.00	801 Luther ST W Unit#106
24 Single Family	\$	230,000.00	4202 Camber CT
25 Single Family	\$	230,000.00	1211 Austin AV
26 Condo	\$	232,500.00	1000 Spring LP Unit#1607
27 Single Family	\$	235,000.00	1209 Berkeley ST
28 Single Family	\$	235,000.00	1508 Foxfire DR
29 Condo	\$	240,000.00	1198 Jones Butler RD Unit#907
30 Townhome	\$	242,000.00	1334 Canyon Creek CR
31 Townhome	\$	242,000.00	1339 Canyon Creek CR
32 Single Family	\$	243,500.00	916 Crested Point DR
33 Single Family	\$	245,000.00	3607 Vienna DR
34 Single Family	\$	245,000.00	1220 Berkeley
35 Single Family	\$	245,000.00	1818 Langford ST
36 Single Family	\$	250,000.00	1810 Laura LN
37 Single Family	\$	250,500.00	800 Azalea CT
38 Single Family	\$	256,500.00	1101 Todd TR
39 Single Family	\$	258,200.00	2500 Raintree DR
40 Patio Home	\$	260,000.00	9305 Stonebridge DR
41 Single Family	\$	260,000.00	4122 McFarland DR
42 Homeplex	\$	261,000.00	514 Corregidor DR
43 Condo	\$	262,000.00	1198 Jones Butler RD Unit#3110
44 Single Family	\$	262,500.00	911 Gardenia ST
45 Single Family	\$	262,500.00	204 Richards ST
46 Single Family	\$	265,000.00	3802 Springfield DR
47 Single Family	\$	265,000.00	4201 WHISPERING CREEK DR
48 Single Family	\$	265,000.00	4016 Windfree DR
49 Townhome	\$	265,000.00	3322 General PKWY
50 Single Family	\$	266,500.00	2714 Silver Oak DR

51 Townhome	\$	269,000.00	3349 General Parkway
52 Single Family	\$	270,000.00	1148 Amistad LP
53 Single Family	\$	271,000.00	2812 Silver Oak DR
54 Single Family	\$	271,390.00	2918 Durango CT
55 Single Family	\$	273,900.00	1012 BOUGAINVILLEA ST
56 Condo	\$	275,000.00	1001 Krenek Tap RD Unit#1304
57 Condo	\$	275,000.00	1001 Krenek Tap RD Unit#304
58 Condo	\$	275,000.00	1001 Krenek Tap RD Unit#1903
59 Single Family	\$	277,500.00	4143 Whispering Creek DR
60 Townhome	\$	278,000.00	110 Tang Cake DR
61 Condo	\$	280,000.00	403 Forest DR
62 Townhome	\$	281,500.00	361 George Bush DR E
63 Single Family	\$	283,000.00	907 Orchid ST
64 Condo	\$	283,500.00	324 Forest DR
65 Condo	\$	283,500.00	130 Forest DR
66 Townhome	\$	284,000.00	3302 Lieutenant AV
67 Single Family	\$	285,000.00	1015 Toledo Bend DR
68 Single Family	\$	285,000.00	1010 Milner DR
69 Single Family	\$	286,000.00	1405 Front Royal DR
70 Townhome	\$	287,500.00	421 Momma Bear DR
71 Townhome	\$	288,000.00	3200 Cullen TR
72 Single Family	\$	290,000.00	14107 Renee LN
73 Single Family	\$	290,000.00	3200 Bahia DR
74 Single Family	\$	291,500.00	3731 Chantal CR
75 Single Family	\$	295,000.00	1037 Toledo Bend DR
76 Single Family	\$	296,000.00	2404 COLGATE CR
77 Single Family	\$	298,500.00	4112 Cripple Creek CT
78 Single Family	\$	299,000.00	1105 Phoenix ST
79 Single Family	\$	299,000.00	2808 Arroyo CT N
80 Single Family	\$	299,900.00	1303 Mullins LP N
81 Single Family	\$	300,000.00	2505 Sumter DR
82 Single Family	\$	302,300.00	905 Whitewing LN
83 Single Family	\$	305,000.00	600 Harvest DR
84 Single Family	\$	305,000.00	1308 Hawk Tree DR

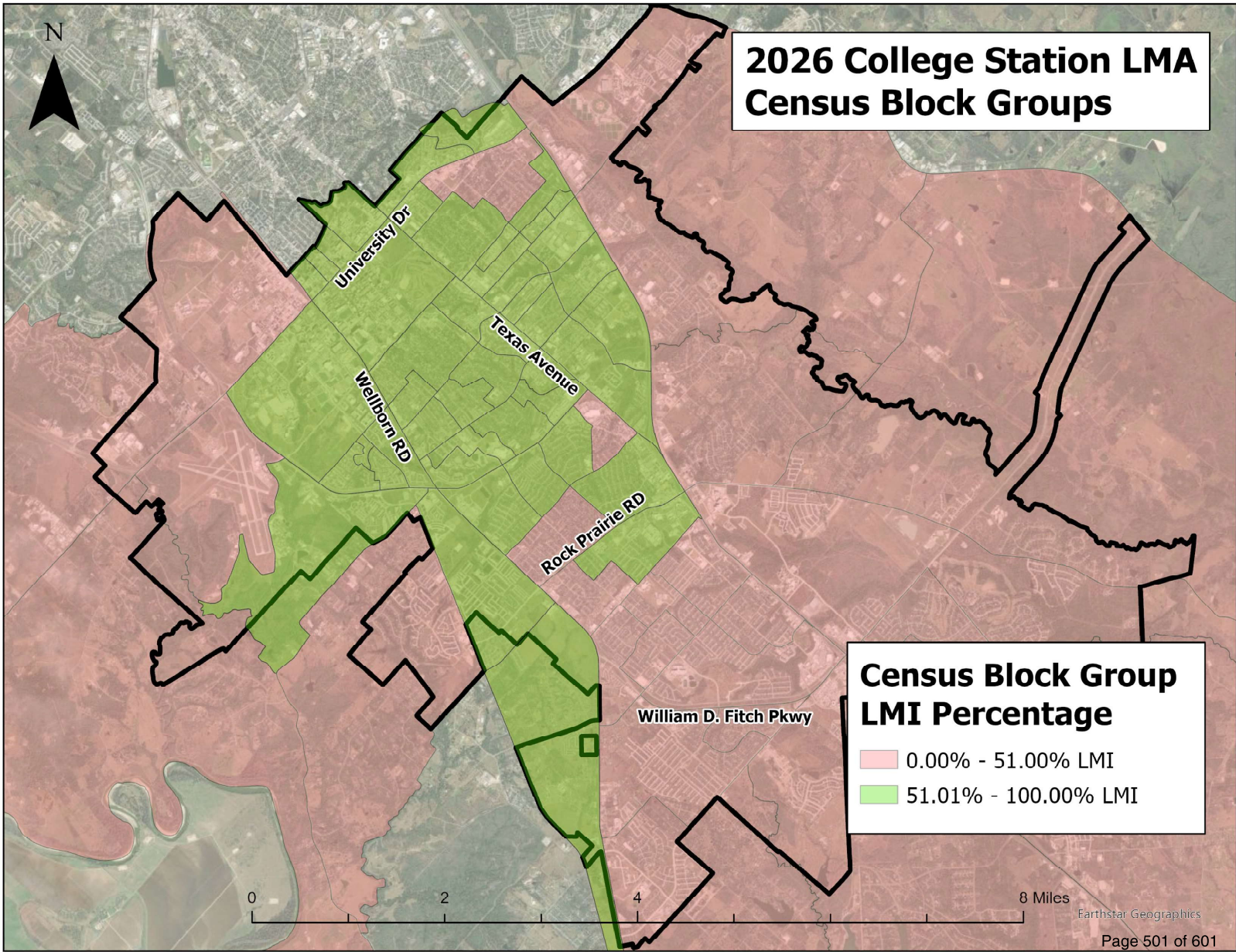
85 Single Family	\$	305,000.00	3902 Bridgeberry CT	
86 Townhome	\$	307,500.00	3323 General PKWY	
87 Single Family	\$	308,000.00	4325 Spring Garden DR	
88 Single Family	\$	310,000.00	904 TURTLE DOVE	
89 Single Family	\$	310,000.00	4207 Quartz Creek CT	
90 Single Family	\$	310,000.00	4017 Southern Trace DR	
91 Townhome	\$	311,900.00	305 Holleman DR E Unit#507	
92 Patio Home	\$	315,000.00	1315 Wilshire CT	
93 Townhome	\$	315,000.00	434 WILLIAM D FITCH PKWY	
94 Single Family	\$	317,500.00	4207 Conway CT	
95 Townhome	\$	318,000.00	3334 Airborne AV	
96 Townhome	\$	318,000.00	3521 General PKWY	
97 Single Family	\$	320,000.00	8205 Raintree DR	
98 Single Family	\$	320,000.00	412 Ash ST	
99 Single Family	\$	320,000.00	3703 Stevens Creek CT	
100 Single Family	\$	320,000.00	2607 Brookway CT	
101 Single Family	\$	320,000.00	320 Robelmont DR	
102 Townhome	\$	320,000.00	4120 Gunner TR	
103 Townhome	\$	320,000.00	3326 Lieutenant AV	
104 Condo	\$	323,650.00	305 Holleman Unit#902	
105 Single Family	\$	325,000.00	8419 Lauren DR	
106 Single Family	\$	325,000.00	934 Toledo Bend DR	
107 Single Family	\$	325,500.00	957 Toledo Bend DR	Median Home Sales Price
108 Single Family	\$	326,000.00	828 Nimitz ST	
109 Townhome	\$	327,000.00	3187 Cain RD	
110 Single Family	\$	327,500.00	8427 Alison AV	
111 Condo	\$	330,000.00	1198 Jones Butler RD Unit#1105	
112 Single Family	\$	330,000.00	612 Summerglen DR	
113 Single Family	\$	330,000.00	2705 Brookway DR	
114 Townhome	\$	332,500.00	3009 Towers PKWY	
115 Condo	\$	334,000.00	1198 Jones Butler RD Unit#1605	
116 Single Family	\$	335,000.00	8704 Bent Tree DR	
117 Single Family	\$	335,000.00	826 Nimitz ST	
118 Townhome	\$	335,000.00	1198 Jones Butler RD Unit#105	

119	Townhome	\$	335,000.00	3212 Cullen TR
120	Townhome	\$	336,000.00	3340 Lieutenant
121	Condo	\$	338,321.00	1198 Jones Butler RD Unit#2302
122	Single Family	\$	339,900.00	4118 Shallow Creek LP
123	Townhome	\$	340,000.00	3205 Cullen TR
124	Townhome	\$	341,000.00	3338 Airborne AV
125	Single Family	\$	342,000.00	901 Barchetta DR
126	Single Family	\$	345,000.00	2218 Brougham PL
127	Townhome	\$	345,000.00	3224 Travis Cole AV
128	Condo	\$	346,000.00	1198 Jones Butler RD Unit#705
129	Single Family	\$	347,000.00	2204 Carlisle CT
130	Townhome	\$	349,900.00	512 Hayes LN
131	Patio Home	\$	350,000.00	1302 Essex Green
132	Single Family	\$	350,000.00	15323 Still Water Meadow LN
133	Townhome	\$	352,000.00	533 Momma Bear DR
134	Townhome	\$	353,500.00	3013 Marvel CT
135	Townhome	\$	354,500.00	3338 Cullen TR
136	Single Family	\$	355,000.00	1736 Twin Pond CR
137	Single Family	\$	355,000.00	4209 Belsay
138	Single Family	\$	356,800.00	1707 Glade ST
139	Single Family	\$	358,600.00	408 Pronghorn LP
140	Townhome	\$	359,000.00	3620 Kenyon DR
141	Single Family	\$	360,000.00	1210 Munson AV
142	Townhome	\$	360,000.00	3118 Cullen TR
143	Townhome	\$	364,000.00	403 Goldilocks LN
144	Townhome	\$	364,000.00	405 Goldilocks LN
145	Townhome	\$	364,000.00	407 Goldilocks LN
146	Single Family	\$	365,000.00	8602 Jade DR
147	Single Family	\$	365,000.00	9208 Timber Knoll DR
148	Single Family	\$	370,000.00	714 Brussels DR
149	Single Family	\$	370,000.00	4221 Little Rock CT
150	Single Family	\$	375,000.00	1212 Brunswick CT
151	Townhome	\$	378,000.00	3625 Kenyon DR
152	Single Family	\$	380,000.00	2913 Meadowbrook CT

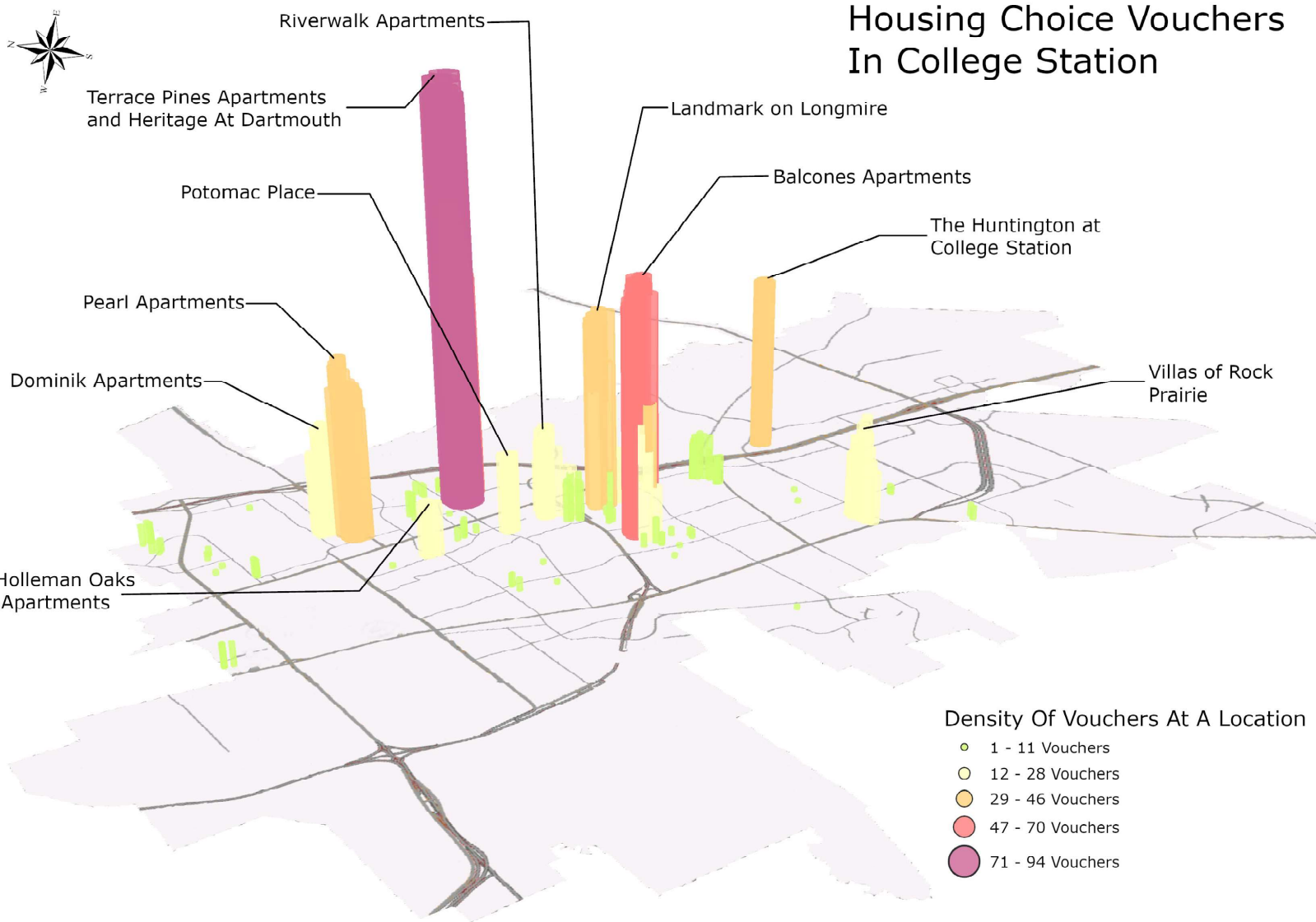
153 Single Family	\$	380,000.00	1700 Lakeshore CT
154 Single Family	\$	382,000.00	1402 Skrivanek
155 Single Family	\$	385,000.00	9301 Chadwick LN
156 Single Family	\$	387,999.00	2502 Kinnersley LN
157 Single Family	\$	390,000.00	204 Hearthstone CR
158 Single Family	\$	390,000.00	3903 Brownway CT
159 Townhome	\$	390,000.00	3401 Papa Bear DR
160 Single Family	\$	394,900.00	15613 Wood Brook
161 Townhome	\$	397,000.00	515 Hayes LN
162 Single Family	\$	400,000.00	9101 Waterford DR
163 Single Family	\$	400,000.00	1104 Woodhaven CR
164 Single Family	\$	403,250.00	810 Plum Hollow DR
165 Single Family	\$	404,000.00	1200 Brunswick CT
166 Single Family	\$	405,000.00	6401 Windwood DR
167 Single Family	\$	405,000.00	2001 Nueces DR
168 Single Family	\$	415,000.00	2051 Ravenstone Loop
169 Single Family	\$	419,000.00	4404 Edinburgh PL
170 Single Family	\$	425,000.00	14749 S Dowling RD
171 Single Family	\$	427,600.00	9223 Brookwater CR
172 Single Family	\$	430,000.00	406 Hayes LN
173 Single Family	\$	435,000.00	4603 Caddie
174 Single Family	\$	435,000.00	1502 Glade ST
175 Single Family	\$	435,000.00	15635 Long Creek Lane
176 Single Family	\$	438,500.00	406 Cold Spring DR
177 Single Family	\$	450,000.00	3911 Eskew DR
178 Single Family	\$	457,000.00	4004 Alford ST
179 Single Family	\$	458,000.00	808 Southern Hills CT
180 Single Family	\$	465,000.00	1502 Merry Oaks DR
181 Single Family	\$	475,000.00	9308 Amberwood CT
182 Single Family	\$	478,000.00	4408 Hearst CT
183 Single Family	\$	485,000.00	3215 Caterina LN
184 Single Family	\$	495,000.00	4406 Norwich DR
185 Single Family	\$	500,000.00	704 Dover DR
186 Single Family	\$	506,800.00	2472 Stone Castle

187 Single Family	\$	508,000.00	1621 Park PL
188 Single Family	\$	519,900.00	2170 Rockcliffe LP
189 Single Family	\$	530,000.00	701 Putter CT
190 Single Family	\$	542,500.00	103 Redmond DR
191 Single Family	\$	558,000.00	1007 Falcon CR
192 Single Family	\$	560,000.00	1604 Armistead ST
193 Single Family	\$	575,000.00	4316 Toddington LN
194 Single Family	\$	582,500.00	704 Prestwick CT
195 Single Family	\$	615,000.00	102 Sterling ST Unit#A
196 Single Family	\$	642,500.00	8419 Wildewood CR
197 Single Family	\$	642,500.00	3605 Anderson Arbor CT
198 Single Family	\$	650,000.00	209 Grove ST
199 Single Family	\$	669,000.00	5116 Congressional DR
200 Single Family	\$	675,000.00	5111 Sycamore Hills DR
201 Single Family	\$	755,000.00	4906 Williams Ridge CT
202 Single Family	\$	755,000.00	4812 Pearl River CT
203 Single Family	\$	849,900.00	1911 Spanish Moss DR
204 Single Family	\$	870,000.00	1016 Holt ST
205 Single Family	\$	875,000.00	603 Guernsey ST
206 Single Family	\$	885,000.00	4804 Crystal Ridge CT
207 Single Family	\$	1,000,000.00	1612 George Bush DR
208 Single Family	\$	1,267,000.00	1610 George Bush DR
209 Single Family	\$	1,434,050.00	203 Timber ST
210 Single Family	\$	1,500,000.00	1411 Royal Adelaide DR
211 Single Family	\$	1,935,000.00	8806 Queens CT
212 Single Family	\$	2,100,000.00	300 Timber ST
213 Single Family	\$	2,450,000.00	511 Old Jersey ST

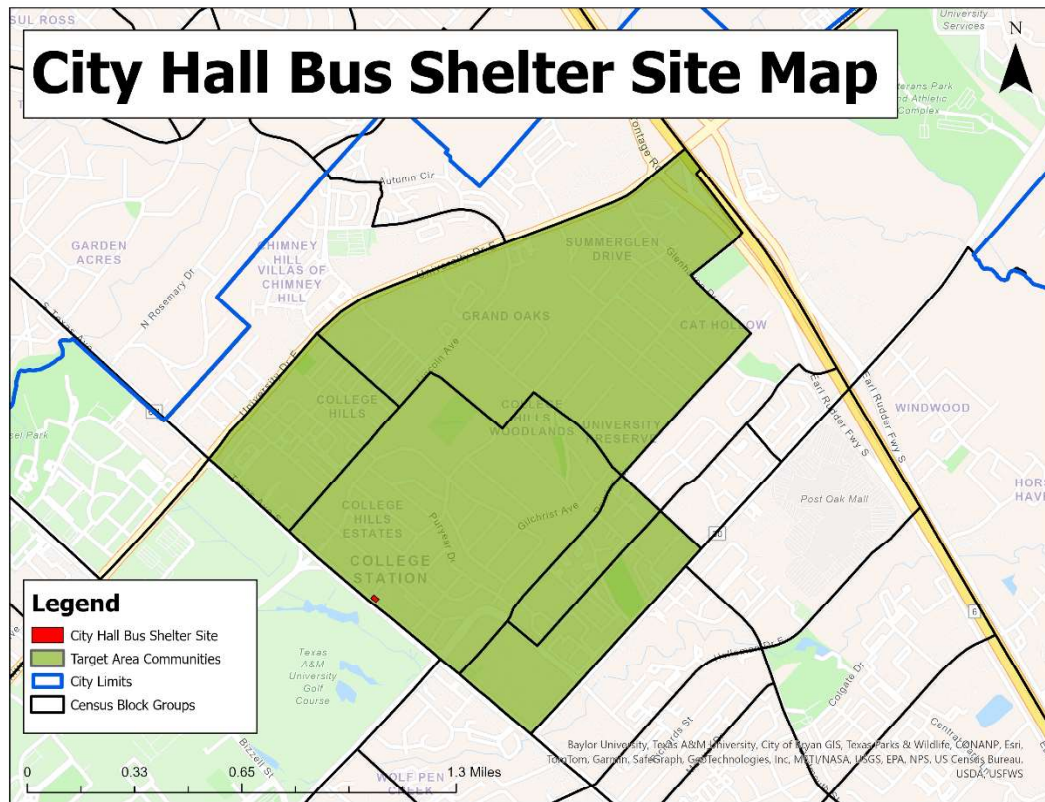
<b>Number of Sales</b>		213
<b>Median Purchase Price</b>	\$	325,500.00
<b>95% of MPP</b>	\$	309,225.00



# Housing Choice Vouchers In College Station



## CDBG National Objective Documentation Record



### Activity: City Hall Bus Shelter Construction

#### Boundary of Service Area Activity:

- Census Tract 13.02 Block Group 1
- Census Tract 13.03 Block Group 1
- Census Tract 13.03 Block Group 2
- Census Tract 13.03 Block Group 3
- Census Tract 13.03 Block Group 4

#### Basis for Boundary Determination:

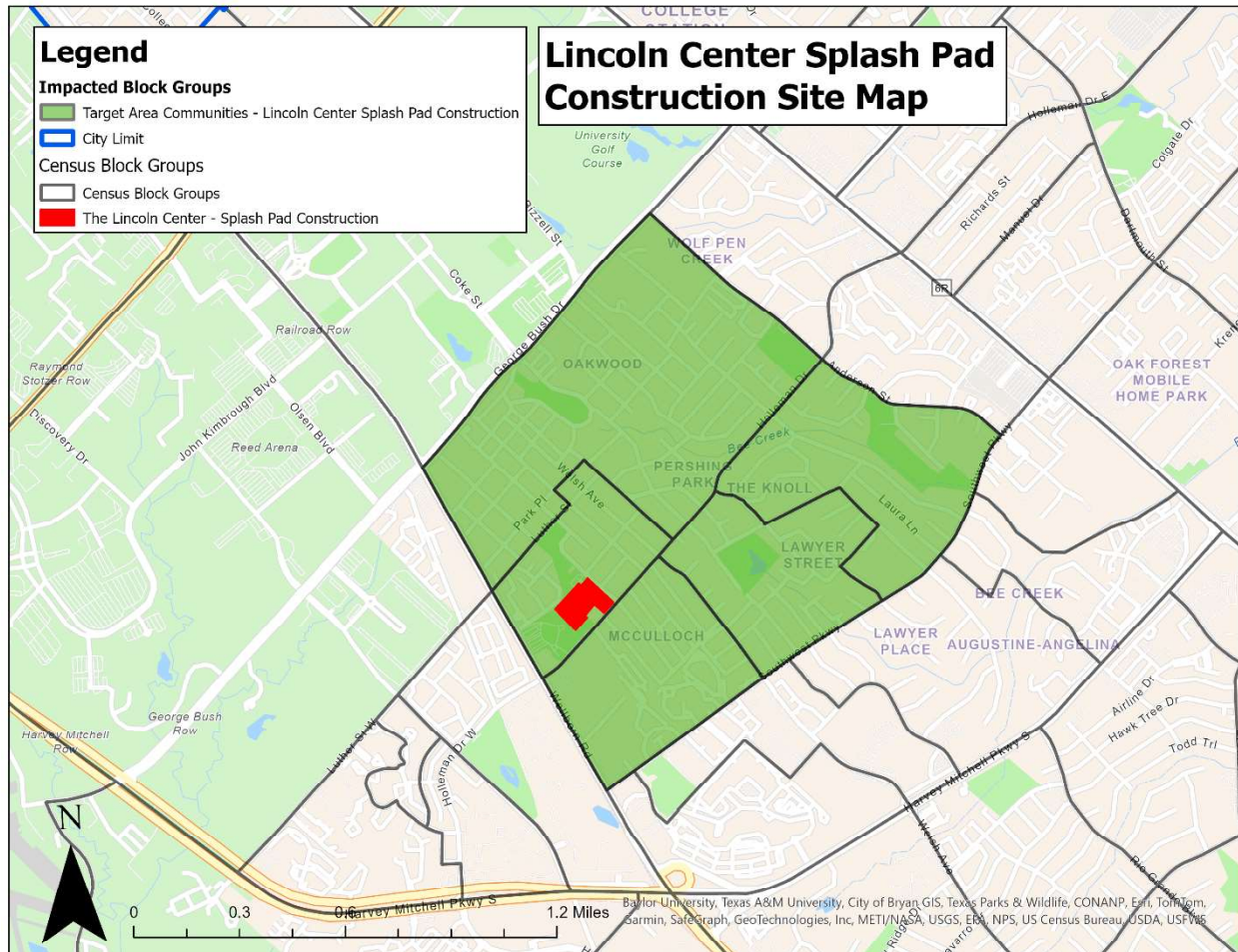
The City Hall Bus Shelter Construction project will provide a covered and shaded structure to those waiting for a bus at the corner of City Hall on Texas Avenue. This bus shelter will serve the surrounding low-income neighborhoods of the College Hills Estates, College Hills Woodlands, and The Dominik Apartments among others in the area and will provide safety from the weather as well facilitate the city's support of public transit routes within the community. The defined boundary was determined based on the reasonable expected distance an individual would commute to the area: up to approximately 1 mile away from the shelter without crossing any major roadways.

**% of LMI Persons in Service Area: 68.97%**

**Data Used for Determining %: HUD CDBG Low- and Moderate-Income Summary Data (LMISD) based on the 2016-2020 American Community Survey (ACS)**

<b>Census Tract</b>	<b>Block Group</b>	<b>Total # of Residents</b>	<b>L/M Residents</b>	<b>% L/M</b>
13.02	1	2490	1125	45.20%
13.03	1	1605	1095	68.20%
13.03	2	1200	1025	85.40%
13.03	3	650	585	90.00%
13.03	4	1145	1060	92.60%

## CDBG National Objective Documentation Record



### Activity: Lincoln Center Splash Pad Construction

Activity Number: 874

#### Boundary of Service Area Activity:

- Census Tract 16.05 Block Group 1
- Census Tract 16.05 Block Group 2
- Census Tract 16.06 Block Group 1
- Census Tract 16.08 Block Group 1
- Census Tract 16.08 Block Group 2

#### Basis for Boundary Determination:

The splash pad project will serve to equip the Lincoln Recreation Center with the facilities necessary to continue offering youth programs and community engagement efforts that serve the low-income neighborhoods bounded by Wellborn Road to the west, Southwest Parkway to the south, George Bush Drive to the north, and Anderson Street to the east. The defined boundary was determined based on the reasonable expected distance an individual seeking emergency services could travel: up to approximately 1 mile away from the facility and not crossing any major roadways.

**% of LMI Persons in Service Area: 67.62%**

**Data Used for Determining %: HUD CDBG Low- and Moderate-Income Summary Data (LMISD)  
based on the 2016-2020 American Community Survey (ACS)**

<b>Census Tract</b>	<b>Block Group</b>	<b>Total # of Residents</b>	<b>L/M Residents</b>	<b>% L/M</b>
16.05	1	1,925	1,090	56.60
16.05	2	2,575	1,845	71.70
16.06	1	1,210	915	75.60
16.08	1	610	560	91.80
16.08	2	1,680	1,000	59.50



**% of LMI Persons in Service Area: 71.14%**

**Data Used for Determining %: HUD CDBG Low- and Moderate-Income Summary Data (LMISD)  
based on the 2016-2020 American Community Survey (ACS)**

<b>Census Tract</b>	<b>Block Group</b>	<b>Total # of Residents</b>	<b>L/M Residents</b>	<b>% L/M</b>
16.04	1	1,205	1,190	98.80%
16.04	2	705	415	58.90%
16.04	5	950	570	60.00%
16.05	1	1,925	1090	56.60%
16.05	2	2,575	1,845	71.70%
16.08	1	610	560	91.80%

**Policies and Procedures for Recaptured HOME-funded Homebuyer Programs**  
**City of College Station**  
**Community Services Department**

Overview

In accordance with 24 CFR 92.254 *Qualification as affordable housing: Homeownership*, the City of College Station Community Services Department must impose either resale or recapture requirements on homeownership housing assisted with HOME funds. To qualify as affordable housing, it must:

- Be single-family, modest housing;
- Be acquired by a low-income family as its principal residence; and
- Meet affordability requirements for a specific period of time as determined by the amount of assistance provided.

The HOME rule at 24 CFR 92.254(a)(5) establishes the resale and recapture requirements that HOME Participating Jurisdictions must use for all homebuyer activities. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and enforced via lien, deed restrictions, or covenants running with the land. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

The following describes the terms of the provisions, the specific circumstances under which these provisions will be used, and how the City will enforce the provisions.

**The City of College Station has adopted recapture provisions for HOME-assisted homebuyer projects.** No other entities, including CHDOs, will carry out these projects.

Period of Affordability

The HOME rule at 24 CFR 92.254(a)(4) establishes the period of affordability for all homebuyer housing. For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the *direct HOME subsidy* provided to the homebuyer that enabled the homebuyer to purchase the unit. The following table outlines the required minimum affordability periods.

<b>If the total direct subsidy in the unit is:</b>	<b>The period of affordability is:</b>
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

The City has adopted a policy under the recapture provisions that the affordability period for the direct subsidy is indefinite – in other words, the period of affordability exists throughout the entire period of the agreement.

### Recapture Provisions

The recapture provisions are established at 24 CFR 92.253(a)(5)(ii) and allow the original homebuyer to sell the property during the period of affordability, while the City is able to recapture the HOME assistance provided to the original homebuyer.

The **direct HOME subsidy** is the amount of HOME assistance, including any program income, which enables the homebuyer to buy the unit. The direct subsidy includes down payment and closing cost assistance. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

**Net proceeds** are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

### Shared Equity Model

The recapture provisions adopted by the City of College Station provide that the entire HOME investment, otherwise known as the direct HOME subsidy, is subject to recapture. Additionally, if the home appreciates (sold by the original homebuyer at an amount above what it was purchased for), the City shares in the net proceeds, based on the percentage of the direct HOME subsidy comprising the original sales price.

The loan is structured as shared equity gap financing of up to 30% of the sales price for down payment and closing cost assistance. The loan is 0% and deferred, secured by a Note and Deed of Trust. Recapture of funds is required upon resale, failure to maintain as a homestead, or transfer of ownership. Funds returned to the City include the original amount borrowed plus a percentage of the equity realized.

Payment to the City may be enforced solely out of the net proceeds of the sale of the property or default if a recent appraisal by a certified appraiser shows the market value of the property being equal to or less than the sales price. In that event, the City may not receive the full amount of the direct HOME subsidy provided to the homebuyer.

#### *Share Equity Example:*

*If a client borrowed \$25,000 to purchase a \$100,000 home (25% of the sales price) and sold the home ten years later for \$130,000, 25% of the equity accrued would be due back to the City along with the original \$25,000 borrowed. In this case, \$30,000 in equity was realized, so 25% and the original loan amount would be due back ( $\$7,500 + \$25,000 = \$32,000$ ).*

The recaptured funds will be used to carry out HOME eligible activities.

Limits on HOME Assistance

Homes acquired using the direct HOME subsidy must have a purchase price of the type of single family housing that does not exceed 95 percent of the median purchase price for the area, as described in paragraph (a)(2)(ii) of 24 CFR 92.254.

In addition, the amount of HOME funds invested must not exceed the HOME Maximum Per-Unit Subsidy Limits.



CITY OF COLLEGE STATION  
*Home of Texas A&M University®*