

Brazoria County Housing Authority (BCHA) Five 2025-2029 Five Year Plan and 2025 Annual Plan Update and Summary of Changes

The BCHA 2025 Annual Plan and Administrative Plan are posted for public comment through June 30, 2025. The full Plan document is available for review at this website: <https://www.brazoriacountytx.gov/departments/housing-and-urban-development/housing>

Public Comment Period: Written comments can be submitted to the Brazoria County Housing Authority, by mail or hand delivery at 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, by email to BCCD@brazoriacountytx.gov, or by fax to (979) 864-1089.

2025-26 Annual PHA Plan Summary

BCHA identified four goals in its previous 5-year Plan. Provided below is an update on each of those goals:

Goal 1: Increase housing choice for assisted housing.

Progress: BCHA has continued to reach out and recruit new landlords to promote greater housing choice. Eight (8) new property owners were added to the program during the last program year.

Goal 2: Evaluate Payment Standards.

Progress: Payment standards and utility allowances were reviewed and adjusted to make housing more affordable for the applicants on the program.

Goal 3: Maintain High Performance SEMAP Scores:

Progress: BCHA continued to manage and operate an effective and efficient housing program as demonstrated by maintaining a SEMAP High Performer rating with HUD.

Goal 4: Staff shall continue to receive formal training.

Progress: Staff have participated in several new and refresher training courses. New U.S. Department of Housing and Urban Development's (HUD) training included HOTMA and NSPIRE trainings. HOTMA is the Housing Opportunities Through Modernization Act, approved by Congress in 2016, and is now being implemented by HUD. HOTMA is making substantial changes to the Housing Choice Voucher program operations. NSPIRE is the National Standards for Physical Inspection of Real Estate. NSPIRE updates how housing inspections will evaluate housing conditions.

Additional Actions: BCHA continues to expand housing opportunities for persons who are homeless by collaborating with the local homeless coalition and by pursuing funding opportunities to expand housing resources locally. Within this last year BCHA pursued a Memorandum of Understanding with Texas Health and Human Services, state welfare agency, which will position BCHA to seek Foster Youth to Independence (FYI) vouchers.

**SEMAP- Section 8 Management Assessment Program*

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Fair Housing Goal: Address shortage of rental housing in general and affordable rental housing specifically.

Describe fair housing strategies and actions to achieve the goal:

BCHA will continue to recruit new landlords to participate in the Housing Choice Voucher program to expand the availability of affordable rental housing throughout Brazoria County. During the last fiscal year, eight (8) new landlords/owners listed properties with BCHA.

Fair Housing Goal: Address shortage of rental subsidies through Section 8 Housing Choice Vouchers by pursuing opportunities to add new vouchers and subsidies.

Describe fair housing strategies and actions to achieve the goal:

BCHA will continue to pursue opportunities to add vouchers and expand subsidies in our local program.

2025-2029 Five-Year Plan Goals

In the next Five years, BCHA is proposed to adopt the following new set of goals:

Goal 1. Expand supply of assisted housing by seeking and applying for additional rental vouchers when available;

Goal 2. Increase assisted housing choices by increasing outreach efforts and actively recruiting new landlords to participate in the program;

Goal 3. Improve staff knowledge, customer service, resident relations and technology for the program.

Goal 4. Promote self-sufficiency and asset development of assisted households.

Goal 5. Maintain and support compliance with Fair Housing laws and regulations.

End of summary- 5/15/2025 (Draft Five Year Plan and PHA Annual Plan)

**Brazoria County Housing Authority
Five Year Plan 2025-2029
Draft for Public Comment**

	expand housing opportunities for persons who are homeless by collaborating with the local homeless coalition and by pursuing funding opportunities to expand housing resources locally.
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>BCHA takes all notifications of domestic violence seriously and handles the sensitivity with the utmost care and urgency. BCHA's goal is to address any requests under VAWA consistently and with the care it requires to ensure the safety of the family. When reports of violence has occurred or is reported, BCHA will remove the family form the danger and assist the family on their next steps to protect them from the abuser, whether it involves porting to another jurisdiction or finding other housing in Brazoria County. When a VAWA family ports into Brazoria County, BCHA prioritizes the portability process to brief, issue the voucher, and house the family as quickly as possible.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant amendments or modifications are defined as change to a plan goal, or other plan element.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Overview: Given that Brazoria County Housing Authority operates no public housing and all program participants are Housing Choice Voucher or Emergency Housing Voucher program participants, BCHA selected and engaged the 2025-2026 Resident Advisory Board (RAB) via individual calls and surveys to obtain comments regarding BCHA operations, Five Year Plan, 2025-2026 Annual Plan and Administrative Plan changes. This method of engagement was also practical since Brazoria County has limited public transportation and most of the advisory board members expressed concerns with traveling to the BCHA office centrally located within the county. Summary: 35 of the 60 (58%) RAB members selected and surveyed responded to the RAB survey. RAB members were contacted via email, phone and regular mail, and follow-up calls were made to ensure responses were received. The 2025-2026 survey covered seven areas of focus: Program Experience, Inspection Services, Fair Housing, BCHA Mission and Goals, Program Preferences, Streamlining Processes and Program Fraud. Ratings and summaries of these surveyed area are as follows: • Program Experience-- Respondents rated their BCHA Program Experience on average 9.5 out of 10. • Inspection Services-- Respondents rated Inspection Services 9.4 out 10. • Fair Housing--RAB members noted that BCHA should make policies clearer and more available to participants, and bring more awareness to how participants can communicate their needs to someone who will address them. • Mission Statement: 33 of the 35 RAB members that responded indicated that they agree with the proposed Mission statement. Two members suggested changes to the mission statement. • Five Year Goals: Nearly all agreed with the five-year goals with the exception that high SEMAP scores does not always mean the program is truly meeting the needs of families and individuals. • Program Preferences: Generally, members agreed with program preferences, with the working preference being the one most disagreed with. • Technical Improvements: 22 of 35 (63%) RAB respondents agreed that BCHA should move its annual paper process online; and 27 of 35 (77%) agreed that BCHA should move to email communication as the primary communication method. • Fraud Prevention—33 of the 35 (94%) respondents believed BCHA has been providing a high level of fraud prevention and reduction services. Other added comments to the survey included appreciation for in persons meetings (BCHA implemented in-person meetings during calendar year 2025 due to HOTMA implementation). Comments regarding areas of improvement included ensuring property owners make quality repairs in units, consideration of procedures that allow participants adequate time to find a new unit, and recommendation to provide more program to assist families with achieving independence from government assistance. Analysis: RAB comments were carefully read and logged. The five year program goals were further analyzed based on RAB comments and reviewed for the public comment period. BCHA will continue to review internal operations to determine any changes necessary to address comments provided by the RAB.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>
	Fair Housing Goal: Address shortage of rental housing in general and affordable rental specifically.

Describe fair housing strategies and actions to achieve the goal

BCHA will continue to recruit new landlords to participate in the Housing Choice Voucher Program to expand the availability of affordable rental housing throughout Brazoria County.

Fair Housing Goal: Address shortage of rental subsidies through Section 8 Housing Choice Vouchers by pursuing opportunities to add new vouchers and subsidies when opportunities become available.

Describe fair housing strategies and actions to achieve the goal

BCHA will pursue opportunities to add vouchers and expand subsidies in our local program.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: TX484-Brazoria County Housing Authority, TX form HUD-50075-5Y (Form ID - 3423) printed by Daphne Lemelle in HUD Secure Systems/Public Housing Portal at 05/14/2025 04:47PM EST

**Brazoria County Housing Authority
PHA Annual Plan 2025-2026
Draft for Public Comment**

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. Goal 1: Increase housing choice for assisted housing. Progress: BCHA has continued to reach out and recruit new landlords to promote greater housing choice. Eight (8) new property owners were added to the program during the last program year. Goal 2: Evaluate Payment Standards. Progress: Payment standards and utility allowances were reviewed and adjusted to make housing more affordable for the applicants on the program. Goal 3: Maintain High Performance SEMAP Scores: Progress: BCHA continued to manage and operate an effective and efficient housing program as demonstrated by maintaining a SEMAP High Performer rating with HUD. Goal 4: Staff shall continue to receive formal training. Progress: Staff have participated in several new and refresher training courses. New U.S. Department of Housing and Urban Development's (HUD) training included HOTMA and NSPIRE trainings. HOTMA is the Housing Opportunities Through Modernization Act, approved by Congress in 2016, and is now being implemented by HUD. HOTMA is making substantial changes to the Housing Choice Voucher program operations. NSPIRE is the National Standards for Physical Inspection of Real Estate. NSPIRE updates how housing inspections will evaluate housing conditions. Additional Actions: BCHA continues to expand housing opportunities for persons who are homeless by collaborating with the local homeless coalition and by pursuing funding opportunities to expand housing resources locally. *SEMAP- Section 8 Management Assessment Program</p>
B.4	<p>Capital Improvements. - Not Applicable</p>
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/> (b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Overview: Given that Brazoria County Housing Authority operates no public housing and all program participants are Housing Choice Voucher or Emergency Housing Voucher program participants, BCHA selected and engaged the 2025-2026 Resident Advisory Board (RAB) via individual calls and surveys to obtain comments regarding BCHA operations, Five Year Plan, 2025-2026 Annual Plan and Administrative Plan changes. This method of engagement was also practical since Brazoria County has limited public transportation and most of the advisory board members expressed concerns</p>

	<p>with traveling to the BCHA office centrally located within the county. Summary: 35 of the 60 (58%) RAB members selected and surveyed responded to the RAB survey. RAB members were contacted via email, phone and regular mail, and follow-up calls were made to ensure responses were received. The 2025-2026 survey covered seven areas of focus: Program Experience, Inspection Services, Fair Housing, BCHA Mission and Goals, Program Preferences, Streamlining Processes and Program Fraud. Ratings and summaries of these surveyed area are as follows: • Program Experience-- Respondents rated their BCHA Program Experience on average 9.5 out of 10. • Inspection Services-- Respondents rated Inspection Services 9.4 out 10. • Fair Housing--RAB members noted that BCHA should make policies clearer and more available to participants, and bring more awareness to how participants can communicate their needs to someone who will address them. • Mission Statement: 33 of the 35 RAB members that responded indicated that they agree with the proposed Mission statement. Two members suggested changes to the mission statement. • Five Year Goals: Nearly all agreed with the five-year goals with the exception that high SEMAP scores does not always mean the program is truly meeting the needs of families and individuals. • Program Preferences: Generally, members agreed with program preferences, with the working preference being the one most disagreed with. • Technical Improvements: 22 of 35 (63%) RAB respondents agreed that BCHA should move its annual paper process online; and 27 of 35 (77%) agreed that BCHA should move to email communication as the primary communication method. • Fraud Prevention--33 of the 35 (94%) respondents believed BCHA has been providing a high level of fraud prevention and reduction services. Other added comments to the survey included appreciation for in persons meetings (BCHA implemented in-person meetings during calendar year 2025 due to HOTMA implementation). Comments regarding areas of improvement included ensuring property owners make quality repairs in units, consideration of procedures that allow participants adequate time to find a new unit, and recommendation to provide more program to assist families with achieving independence from government assistance. Analysis: RAB comments were carefully read and logged. The five year program goals were further analyzed based on RAB comments and reviewed for the public comment period. BCHA will continue to review internal operations to determine any changes necessary to address comments provided by the RAB.</p>				
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>				
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>				
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="162 1134 1534 1690"> <tr> <td data-bbox="162 1134 1534 1207"> <p>Fair Housing Goal: Address shortage of rental housing in general and affordable rental housing specifically.</p> </td> </tr> <tr> <td data-bbox="162 1207 1534 1407"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>BCHA will continue to recruit new landlords to participate in the Housing Choice Voucher program to expand the availability of affordable rental housing throughout Brazoria County. During the last fiscal year, eight (8) new landlords/owners listed properties with BCHA.</p> </td> </tr> <tr> <td data-bbox="162 1407 1534 1480"> <p>Fair Housing Goal: Address shortage of rental subsidies through Section 8 Housing Choice Vouchers by pursuing opportunities to add new vouchers and subsidies.</p> </td> </tr> <tr> <td data-bbox="162 1480 1534 1690"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>BCHA will continue to pursue opportunities to add vouchers and expand subsidies in our local program.</p> </td> </tr> </table>	<p>Fair Housing Goal: Address shortage of rental housing in general and affordable rental housing specifically.</p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>BCHA will continue to recruit new landlords to participate in the Housing Choice Voucher program to expand the availability of affordable rental housing throughout Brazoria County. During the last fiscal year, eight (8) new landlords/owners listed properties with BCHA.</p>	<p>Fair Housing Goal: Address shortage of rental subsidies through Section 8 Housing Choice Vouchers by pursuing opportunities to add new vouchers and subsidies.</p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>BCHA will continue to pursue opportunities to add vouchers and expand subsidies in our local program.</p>
<p>Fair Housing Goal: Address shortage of rental housing in general and affordable rental housing specifically.</p>					
<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>BCHA will continue to recruit new landlords to participate in the Housing Choice Voucher program to expand the availability of affordable rental housing throughout Brazoria County. During the last fiscal year, eight (8) new landlords/owners listed properties with BCHA.</p>					
<p>Fair Housing Goal: Address shortage of rental subsidies through Section 8 Housing Choice Vouchers by pursuing opportunities to add new vouchers and subsidies.</p>					
<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>BCHA will continue to pursue opportunities to add vouchers and expand subsidies in our local program.</p>					

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: TX484-Brazoria County Housing Authority, TX Form HUD-50075-HCV (Form ID - 4650) printed by Daphne Lemelle in HUD Secure Systems/Public Housing Portal at 05/14/2025 04:49PM EST