



5 YEAR CONSOLIDATED PLAN 2025- 2029

Brazoria County, Texas



www.brazoriacountytexas.gov/departments/housing-and-urban-development

979.864-1427

Prepared By JQUAD Planning Group

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1. Introduction

A Consolidated Plan is a strategic document prepared by participating jurisdictions receiving HUD entitlement funding. Entitlement communities, including Brazoria County, Texas, in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations must complete this process and submit the plan every 5 years. As an entitlement community, Brazoria County must prepare and submit both the Consolidated Plan and Annual Action Plan to HUD. This entitlement status and requisite plan enables Brazoria County to receive formula grant assistance from HUD for various programs, including the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME) and other funding.

5-Year Consolidated Plan

The Consolidated Plan, submitted to HUD every five years, is created as a result of a collaborative process involving local government, community, residents, industry, economic development, and nonprofit organizations. It incorporates assessing current housing and community development conditions, public participation, and input, analyzing available resources, and identifying priority needs, area needs, and funding priorities. The plan ensures that the proposed strategies align with Brazoria County residents' specific needs and aspirations.

1-Year Annual Action Plan

The Annual Action Plan, which complements the Consolidated Plan, is developed and submitted to HUD annually and provides a detailed breakdown of how the

allocated funds will be utilized in the upcoming 5 years. It outlines specific activities, projects, and programs that will be undertaken to address the identified needs and achieve the established goals. The Action Plan provides flexibility, allowing adjustments and modifications in annual allocations received from HUD on an annual basis in response to changing circumstances and emerging priorities.

The success of the Consolidated Plan relies on collaboration among various stakeholders, including local and regional government agencies, community organizations, business and industry, nonprofits, and residents. By fostering partnerships and engaging in joint efforts, the plan aims to leverage collective resources and expertise to maximize the positive impact on our community.

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

Decent Housing: Approximately 39% of renters and 24% of homeowners with incomes at or below the Area Median Income (AMI) experience some form of housing problem. These include a housing cost burden exceeding 30% of their income, overcrowded conditions with more than one person per room (total rooms in the unit), or a lack of some or all plumbing or kitchen facilities. The primary issue is cost, though somewhat fewer households face overcrowded conditions. The only method to measure substandard conditions using data from the Census Bureau is the count of housing units lacking some or all plumbing or kitchen facilities. However, the HUD definition does not fully capture reality, particularly regarding older housing stock and those impacted by Hurricane Beryl and other flooding or windstorm events in the past five years.

The County will initiate several activities using CDBG and HOME funds to conserve and enhance the housing stock while providing housing opportunities to meet individual, family, and community needs. Anticipated activities will include Rehabilitating existing housing stock: Promoting the rehabilitation and preservation of Brazoria County's current housing through owner-occupied rehabilitation, which will also focus on retrofitting units for accessibility. Reconstruction of unsound housing: Encouraging the demolition and reconstruction of owner-occupied housing units.

3. Evaluation of past performance

Affordable Housing Objectives:

- Two housing rehabilitation/reconstruction projects were completed, and two homeowners received support for septic system replacements funded through CDBG.
- HOME program efforts exceeded annual goals, assisting three households instead of the targeted two. This reflects effective program execution despite funding limitations.

Homelessness Objectives:

- ESG funds supported renovations of the Salvation Army Shelter in Freeport, increasing capacity and improving facilities. Additionally, 56 individuals received rent and utility assistance through CDBG funds, helping to prevent homelessness and stabilize housing.

Non-Housing Community Development:

- Public Facility and Infrastructure Improvements: Approximately \$827,988 was spent on ten projects, including water, sewer, road, and park enhancements, benefiting over 22,344 residents.

- Public Service Programs: Around \$219,630 funded 14 projects, impacting more than 2,600 individuals. Notable initiatives included meal and transportation services for seniors, youth prevention programs, food assistance, and mental health counseling.

Adjustments and Challenges:

- The elimination of direct ESG funding required the county to seek alternative grants for emergency and homelessness prevention programs.
- Rising rental rates and inflation intensified the demand for rental and utility assistance, exceeding the available resources.
- Infrastructure projects faced delays due to capacity and supply chain constraints, leading to the procurement of external project management to ensure timely implementation.

Compliance and Reporting:

- The county-maintained compliance with federal regulations, including affirmative marketing for HOME units, ensuring that low- to moderate-income households benefited from the programs.

5. Summary of public comments

TBD- at conclusion at public comment period

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

All comments will be considered and/or incorporated into the Consolidated Plan.

7. Summary

The Consolidated Plan community survey received 99 responses. The majority of respondents (52.5%) reported satisfaction with their current housing, though over 77% indicated housing costs had increased in the past three years. The top community needs identified included better roads, sidewalks, and streetlighting (71.9%), more affordable housing (47.5%), and more public safety (38.5%). Nearly 54% of respondents had household incomes below \$75,000, and 54% reported a household size of 1-3 individuals. When asked about barriers to finding affordable, safe housing in desired neighborhoods, 23.7% reported experiencing difficulty, citing income, credit history, or source of income as potential obstacles. Additionally, 21% believe housing discrimination exists locally, with another 25.5% considering it likely.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Brazoria County, Texas	Community Development Department

Table 1 - Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Brazoria County Community Development Department is located at 1524 E. Mulberry, Suite 162, Angleton, TX 7515. For questions, comments, or concerns regarding the Consolidated Plan or any subsequent Annual Action Plan, the primary contact is Daphne Lemelle at (979) 864-1860, by email at DaphneL@brazoriacountytx.gov, or at the office located above between the hours of 8 a.m. and 5 p.m. The office is closed from 12-1 for lunch.

PR-10 CONSULTATION - 91.100, 91.110, 91.200(B), 91.300(B), 91.215(L) AND 91.315(I)

1. Introduction

Brazoria County consulted with multiple entities in preparation for the Consolidated Plan and 2025 Action Plan. The Department hosted planning meetings in December 2024 with its cooperative cities and non-profit agencies. The County conducts at least one public hearing during the development process before the Consolidated Plan and the Action Plan is published, and at least one public hearing during the 30-day comment period to obtain citizens' views and to respond to comments and questions. The County also sends letters to various State and local groups, departments, and organizations as part of the consultation process.

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)).

In preparing the 2025 - 2029 5-Year Consolidated Plan, the Community Development Department hosted planning meetings in December 2024. Two separate meetings were held, one with cooperative cities and one with non-profit agencies that serve the county. The County issued a public notice on July 1st through the local newspapers, its website and through its social media platforms to announce the opening of the 30-day public comment period. Two public hearings were held at 5:30 p.m. on July 8th and July 23rd to gather public input and address community needs. Additionally, a virtual meeting with members of the Community Development Advisory Committee (CDAC) was conducted on July 16th to review market analysis data, discuss strategic priorities and programmatic

direction. Following these participatory events, the final drafts of the Consolidated Plan and Action Plan were submitted for inclusion on the Commissioners Court agenda by August 5th. The Commissioners' Court reviewed and approved the plans during their meeting on August 12th. The finalized plans were then submitted in the HUD IDIS system on August 14th to meet federal requirements.

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 jurisdiction actively participates in the Brazoria County Homeless Coalition, which is part of the Texas Balance of State (BOS) Continuum of Care. The jurisdiction met with both the local Coalition and members of the Texas Homeless Network (THN) for the Texas Balance of State, which the jurisdiction falls in.

The needs of persons experiencing homelessness include the need for better coordination among area agencies receiving funding from HUD under the McKinney-Vento Act and Veterans programs and through the State of Texas. This includes the need for long-term support services, housing with supportive services - both short and long-term, and coordination among those entities participating in the coordinated entry process. Several entities provide homeless services but without knowing what services have already been provided to individuals and families experiencing homelessness, it does not efficiently serve the needs of the individual(s)/families accessing the Coordinated Entry system.

There are ongoing needs for persons experiencing homelessness, including overnight shelter, counseling, housing, and opportunities to revisit life skills functions for individual and family success. This may include the ability to access

benefits, find gainful employment, and manage finances. Agencies who receive no federal funding also serve persons experiencing homelessness in Brazoria County; these agencies may not coordinate with federally funding agencies serving the same/similar population(s) and, therefore, may not know to what level or degree the homeless individuals/families are being served within the community sometimes leading to duplication of services. Programs and services continue to be a priority need in Brazoria County for supporting economically disadvantaged children, families with children, veterans, unaccompanied youth, persons struggling with mental illness, and other significant disabilities. Comprehensive, innovative, and specialized services to all persons can encourage growth, allowing people to build better lives for themselves, their families, and their communities. The overall need for services to persons who are at risk of homelessness should be designed for participants to achieve short- and long-term stability and independence to include guided connection to programs focused on stable income with ongoing supportive services. Also needed are trained professional facilitators to help reduce stressors and aid in developing connections to local services to prevent further stress for the individual or family component. Brazoria County continues an aggressive approach in encouraging the use of the Coordinated Entry system recognized by the Texas Balance of State (TX BOS) for its HUD-funded programs for housing and human service program needs for these special needs priority populations and encourages the use of the Homeless Management Information System (HMIS). The use of HMIS ensures that data collection is accurate and complete and provides an improved ability to serve and track client outcomes. Additionally, the jurisdiction will encourage agencies to provide or collaborate with other entities for increased and longer-term supportive services, education, or training opportunities for homeless clients.

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

The jurisdiction will work toward coordination and collaboration with all agencies receiving funding, including ESG funds, to ensure clients are being fully assessed for housing and supportive service needs. The County will work to ensure agencies receiving ESG funding will work directly with the individuals seeking assistance to establish and complete service prioritization so they will continue with the same service level when they are referred to other service agencies.

The jurisdiction is also considering submittal of an application to the State of Texas Department of Housing and Community Affairs for Emergency Solutions Grant (ESG) funding for the coming program year with the intention of incorporating smaller agencies that have less experience with federal funds to collaborate with the County to address needs of persons and families experiencing homelessness.

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, and organizations that participated.

1	Agency/Group/Organization	Homeless Network of Texas dba Texas Homeless Network
	Agency/Group/Organization Type	Balance of State CoC
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Texas Homeless Network representatives, regarding EHV, SV, various policies and procedures addressing homeless needs, HMIS programming, Brazoria County gaps, needs, State ESG funding resources and performance measures. Any discussion with other agencies always benefits the program with various strategies and outcomes.

2	Agency/Group/Organization	United Way of Brazoria County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Attended meetings to review Coordinated Entry policies, assessment process, various needs within the County, and collaborative grant opportunities to increase services to vulnerable populations. Also, coordinated outreach and engagement activities to benefit county residents. With the utilization of the Coordinated Entry process and the new Emergency Housing Vouchers and Stability Vouchers, Brazoria County hopes to assist more homeless families.</p>
3	<p>Agency/Group/Organization</p>	<p>Brazoria County Center for Independent Living</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Persons with Disabilities</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Non-Homeless Special Needs</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>BCCIL is regularly consulted regarding needs of persons with disabilities in Brazoria County. BCCD makes presentations to BCCIL staff and consumers and receives feedback regarding service needs of community members. Through regular communication BCCD will increase its understanding of the needs of persons with disabilities in the county.</p>

4	Agency/Group/Organization	BRAZORIA COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Brazoria County Housing Authority included an option of a homeless preference to the waiting list. BCHA has shown the need for more affordable housing in the area. BCHA approaches new apartment complexes about the need for affordable units, but unfortunately, many tax credit properties are not affordable to the voucher holder. With the new allocation of Emergency Housing Vouchers specifically to address the homeless or at-risk of homelessness, BCHA hopes to help with this population.
5	Agency/Group/Organization	THE GULF COAST CENTER
	Agency/Group/Organization Type	Services-Health Health Agency Mental Health Authority

<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Gulf Coast Center is the mental health authority serving Brazoria and Galveston Counties. BCCD consults with Gulf Coast Center regularly through meetings, conference calls and through a newly formed Community Advisory Board. GCC advised BCCD on the needs of persons experiencing mental health crises, including both the housing, homeless and service needs of such populations. Through regular and planned communication and meetings, BCCD will increase its understanding of the needs of persons with mental health concerns and improve service coordination with GCC for persons in Brazoria County.</p>

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

No agencies were intentionally excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute.

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	Texas Homeless Network	1. To have a universal system for intake/ assessment and enhance client information management 2. Coordinate partnerships and resources for homeless services 3. Improve access to homeless services with outreach and education 4. Prevent individuals and families from becoming homeless

Table 3 - Other local/regional/federal planning efforts

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

Narrative

PR-15 CITIZEN PARTICIPATION - 91.105, 91.115, 91.200(C) AND 91.300(C)

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

Citizen Participation Outreach

1	Agency/Group/Organization	Homeless Network of Texas dba Texas Homeless Network
	Agency/Group/Organization Type	Balance of State CoC
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Texas Homeless Network representatives, regarding EHV's, SV's, various policies and procedures addressing homeless needs, HMIS programming, Brazoria County gaps, needs, State ESG funding resources and performance measures. Any discussion with other agencies always benefits the program with various strategies and outcomes.

2	Agency/Group/Organization	United Way of Brazoria County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended meetings to review Coordinated Entry policies, assessment process, various needs within the County, and collaborative grant opportunities to increase services to vulnerable populations. Also, coordinated outreach and engagement activities to benefit county residents. With the utilization of the Coordinated Entry process and the new Emergency Housing Vouchers and Stability Vouchers, Brazoria County hopes to assist more homeless families.
3	Agency/Group/Organization	Brazoria County Center for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	BCCIL is regularly consulted regarding the needs of persons with disabilities in Brazoria County. BCCD makes presentations to BCCIL staff and consumers and receives feedback regarding service needs of community members. Through regular communication BCCD will increase its understanding of the needs of persons with disabilities in the county.
4	Agency/Group/Organization	BRAZORIA COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Brazoria County Housing Authority included an option of a homeless preference to the waiting list. BCHA has shown the need for more affordable housing in the area. BCHA approaches new apartment complexes about the need for affordable units, but unfortunately, many tax credit s rents are not affordable to the voucher holder. BCHA continues to pursue opportunities to add new vouchers including special purpose vouchers such as Foster Youth to Independence (FYI), Stability Vouchers (SV) and VASH as those opportunities become available.
5	Agency/Group/Organization	THE GULF COAST CENTER
	Agency/Group/Organization Type	Services-Health Health Agency Mental Health Authority
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Gulf Coast Center is the mental health authority serving Brazoria and Galveston Counties. BCCD consults with Gulf Coast Center regularly through meetings, conference calls and through a newly formed Community Advisory Board. GCC advised BCCD on the needs of persons experiencing mental health crises, including both the housing, homeless and service needs of such populations. Through regular and planned communication and meetings, BCCD will increase its understanding of the needs of persons with mental health concerns and improve service coordination with GCC for persons in Brazoria County.</p>
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Table 4 - Citizen Participation Outreach

NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

Guided by its Consolidated Plan and informed by community engagement and data analysis, Brazoria County maintains relative housing affordability compared to nearby areas. However, The County has a high percentage of renter-occupied units (46.2%), driven by its younger population. Vacancy rates have decreased in recent years, highlighting limited housing stock availability. The majority of all new developments are single-family homes located in the northern part of The County, with over 32% of the housing stock built since 2000. South Brazoria County, in contrast, features older housing stock and faces challenges related to infrastructure and housing quality.

The plan emphasizes the need to diversify housing options, including affordable rentals, multi-family developments, and accessible housing for seniors and individuals with disabilities. Revitalizing South Brazoria County and integrating mixed-use developments are prioritized to meet the growing demand while promoting neighborhood sustainability.

This needs assessment provides a detailed examination of Brazoria County's challenges and opportunities, outlining the data-driven priorities that shape its path forward. From housing shortages to the expansion of critical public services, the following sections explore the County's efforts to create a more inclusive, sustainable, and connected community.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.405, 24 CFR 91.205 (A, B, C)

Summary of Housing Needs

Demographics	Base Year: 2017	Most Recent Year: 2023	% Change
Population	345,995	381,650	10%
Households	117,088	131,184	12%
Median Income	76,426	95,155	25%

Table 5 - Housing Needs Assessment Demographics

Data 2013-2017 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

Source:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	11,133	11,137	16,139	9,553	37,340
Small Family Households	3,769	4,022	6,903	4,898	21,884
Large Family Households	981	1,457	2,141	1,223	4,297
The household contains at least one person 62-74 years of age	2,521	2,757	4,208	2,142	7,000

	0-30% HAMFI	>30-50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	1,925	1,615	1,615	1,226	1,985
Households with one or more children 6 years old or younger	1,808	2,094	3,235	1,712	5,699

Table 6 - Total Households Table

Data 2019-2023 CHAS

Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	204	0	14	4	222	128	84	69	60	341
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	34	110	94	0	238	54	78	111	160	403

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	268	230	220	80	798	133	189	293	144	759
Housing cost burden greater than 50% of income (and none of the above problems)	2,574	849	54	0	3,477	1,924	863	347	165	3,299

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,025	2,484	1,349	74	4,932	1,031	1,322	2,103	967	5,423
Zero/negative Income (and none of the above problems)	569	0	0	0	569	463	0	0	0	463

Table 7 - Housing Problems Table

Data 2019-2023 CHAS

Source:

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

cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	NUMBER OF HOUSEHOLDS									
Having 1 or more of four housing problems	3,088	1,194	388	84	4,754	2,235	1,220	825	534	4,814
Having none of four housing problems	2,282	3,605	5,741	1,941	13,569	3,518	5,152	9,204	6,973	24,847
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 - Housing Problems 2

Data 2019-2023 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,567	1,207	715	3,489	1,093	736	1,027	2,856
Large Related	415	413	30	858	231	438	290	959
Elderly	913	327	203	1,443	1,319	1,021	878	3,218
Other	1,122	1,559	474	3,155	431	112	369	912
Total need by income	4,017	3,506	1,422	8,945	3,074	2,307	2,564	7,945

Table 9 - Cost Burden > 30%

Data 2019-2023 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
	NUMBER OF HOUSEHOLDS							
Small Related	0	0	235	235	798	308	0	1,106
Large Related	0	0	85	85	141	60	50	251
Elderly	734	134	39	907	765	490	156	1,411
Other	0	627	390	1,017	342	0	0	342
Total need by income	734	761	749	2,244	2,046	858	206	3,110

Table 10 - Cost Burden > 50%

Data 2019-2023 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	NUMBER OF HOUSEHOLDS									
Single-family households	298	279	213	80	870	158	152	320	255	885

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	Multiple unrelated family households	4	59	69	0	132	29	115	79	49
Other non-family households	10	0	35	0	45	10	0	10	0	20
Total need by income	312	338	317	80	1,047	197	267	409	304	1,177

Table 11 - Crowding Information - 1/2

Data 2019-2023 CHAS

Source:

	Renter				Owner			
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	Total
	Households with Children Present							

Table 12 - Crowding Information - 2/2

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

The 2022 data indicate there are 66,557 one- and two-person households, a large portion of which struggle to find affordable and suitable housing. Studio and one-bedroom units, often preferred by single-person households, account for only 28% (9,239) rental units, creating a significant mismatch in supply and demand. This shortage is particularly acute among low- and moderate-income individuals, many of whom are cost-burdened, spending more than 30% of their income on housing.

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

Approximately 6.9% of residents under 65 years old, or around 27,025 individuals, have a disability, and based on an average household size of 2.81 persons, about 9,620 households include a disabled member. Of these, an estimated 905 households may require housing assistance, given the 9.4% poverty rate. While specific local statistics on domestic violence are not readily available, national data indicates that many survivors' face housing instability. The Women's Center of Brazoria County provides critical support, including emergency shelters and a 24-hour crisis hotline, highlighting the need for such services locally. Additionally, the Brazoria County Housing Authority administers the Housing Choice Voucher Program (Section 8) to assist low-income residents, including those with disabilities. Various affordable housing options in the county also accept these vouchers and offer rental assistance.

What are the most common housing problems?

The most common housing problems in Brazoria County include a lack of affordable rental options, with nearly 46% of renter households being moderately or severely cost-burdened as of 2022. This issue disproportionately affects households with incomes below \$35,000, where over 90% experience significant affordability challenges. The rental vacancy rate, although higher than the Texas average at 11.5%, does not translate to affordable housing, as rents increased by 31.7% from 2017 to 2022, outpacing income growth. Additionally, there is a mismatch in housing stock, with insufficient smaller units for one- and two-person households, as well as for older adults, who increasingly face housing cost burdens. Homeownership affordability is also declining, with median home values rising by 74.4% since 2012, while median family incomes grew by only 34.1% in the same period. Furthermore, racial disparities persist, as cost burdens and access to affordable housing vary significantly across demographic groups. These challenges underscore the need for targeted policies to increase affordable housing supply and address inequalities.

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

Households earning less than \$35,000 annually face the highest incidence of cost burdens, with over 90% spending a significant portion of their income on rent. These cost burdens often exceed 50% of their income, leaving little room for basic needs such as food, healthcare, and transportation. This economic strain places these families at heightened risk of housing instability or homelessness.

Renter households in Brazoria County are disproportionately affected by housing affordability issues, with nearly 46% being moderately or severely cost-burdened as of 2022. Rising rental costs, which have increased by 31.7% from 2017 to 2022, outpace income growth, making it increasingly difficult for renters to secure affordable housing. Young renters and those with limited financial resources are particularly impacted, often living in substandard housing or overcrowded conditions to reduce costs.

Senior households, especially those aged 65 and older, face growing housing challenges in Brazoria County. Many senior renters (62.2%) are cost-burdened, a rate significantly higher than that of the general population. With a growing share of older adults in the population, there is also a shortage of housing options suitable for their needs, such as smaller, accessible units. Senior homeowners, while less likely to be cost-burdened than renters, may struggle to maintain their homes as they age without sufficient support.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Low-income individuals and families with children in Brazoria County, especially those with extremely low incomes, face significant challenges in maintaining stable housing and avoiding homelessness. These families often struggle with severe cost burdens as the rising cost of housing and utilities outpaces income growth. Assistance provided in the county includes rental and utility support, with programs like the Salvation Army Subsistence Program benefiting 44 individuals in 2023 to

prevent homelessness. Additionally, back-to-school initiatives such as the Dream Center's Backpack Program have supported over 700 low- and moderate-income youth with essential supplies, highlighting the broad needs of vulnerable families.

Formerly homeless individuals and families receiving rapid re-housing assistance often face difficulties transitioning to self-sufficiency. With limited Emergency Solutions Grant (ESG) funds available, only a small number of shelter renovation projects have been completed, such as the Salvation Army shelter expansion. As these families are near the end of their assistance, challenges like insufficient affordable housing, limited income, and inadequate access to supportive services make it difficult to sustain housing stability. To address these issues, ongoing collaborations with organizations like the United Way and local housing authorities aim to provide continued support and resources for at-risk and formerly homeless families.

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

N/A

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

The primary issue is the severe cost burden faced by many households, particularly those with extremely low incomes, who spend more than 30-50% of their income on rent, leaving limited resources for necessities such as food, healthcare, and transportation. Rising rental costs, which have outpaced wage growth, exacerbate this issue, pushing families closer to eviction. The county also suffers from a shortage of affordable rental housing, especially units accessible to households earning below 30% of the Area Median Income (AMI). This mismatch between supply and demand forces many families into overcrowded or substandard housing conditions. Issues such as failing septic systems, mold, and outdated infrastructure further destabilize housing and may result in displacement if repairs are unaffordable. Additionally, individuals with eviction histories or poor credit face significant barriers to securing stable housing, and the lack of landlords participating in voucher programs compounds the problem. Geographic challenges and limited public transportation options further isolate low-income households, making it difficult to access employment, healthcare, and social services. Emergency and transitional housing options are also scarce, with facilities like the Salvation Army shelter—despite recent expansions—unable to meet the growing demand.

Discussion

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NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS - 91.405, 91.205 (B)(2)

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

Introduction

Evaluating housing issues can provide valuable insights into the prevalence and distribution of problems faced by different racial and ethnic groups. By examining data on housing issues across various income categories, the County can gain a comprehensive understanding of the overall housing needs within Brazoria County.

According to HUD guidelines, “disproportionately greater need” exists when the percentage of individuals in a category of need who belong to a particular racial or ethnic group is at least ten percentage points higher than the percentage of individuals in the category as a whole. HUD also defines "housing problems" as whether or not a household lacks one of the following: complete kitchen facilities, complete plumbing, overcrowding (more than one person per room), or housing costs (rent or mortgage) that exceed 30% of the household’s income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	7,395	3,747	0
White	3,794	1,668	0
Black / African American	833	531	0
Asian	285	79	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	2,367	1,480	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2019-2023 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	6,222	4,941	0
White	3,141	2,828	0
Black / African American	872	206	0
Asian	90	45	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	2,012	1,763	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2019-2023 CHAS

Source:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	4,631	11,494	0
White	2,160	6,115	0
Black / African American	378	1,063	0
Asian	159	214	0
American Indian, Alaska Native	40	204	0
Pacific Islander	0	0	0
Hispanic	1,851	3,751	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2019-2023 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	1,664	7,869	0
White	795	4,276	0
Black / African American	230	667	0
Asian	100	170	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	468	2,642	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2019-2023 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

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NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS - 91.405, 91.205 (B)(2)

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

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	5,323	5,800	0
White	2,762	2,689	0
Black / African American	553	811	0
Asian	195	164	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,732	2,115	0

Table 17 - Severe Housing Problems 0 - 30% AMI

Data

2019-2023 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	2,414	8,757	0
White	1,271	4,685	0
Black / African American	290	789	0
Asian	0	135	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	857	2,936	0

Table 18 - Severe Housing Problems 30 - 50% AMI

Data 2019-2023 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	1,213	14,945	0
White	506	7,782	0
Black / African American	75	1,372	0
Asian	19	349	0
American Indian, Alaska Native	40	204	0
Pacific Islander	0	0	0
Hispanic	531	5,087	0

Table 19 - Severe Housing Problems 50 - 80% AMI

Data 2019-2023 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	618	8,914	0
White	278	4,791	0
Black / African American	155	742	0
Asian	25	245	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	159	2,948	0

Table 20 - Severe Housing Problems 80 - 100% AMI

Data 2019-2023 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

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NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS - 91.405, 91.205 (B)(2)

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

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	64,716	12,175	7,357	1,102
White	38,263	5,594	3,984	482
Black / African American	7,081	1,541	963	63
Asian	1,506	500	210	44
American Indian, Alaska Native	272	0	15	0
Pacific Islander	0	0	0	0
Hispanic	17,074	4,283	2,082	498

Table 21 - Greater Need: Housing Cost Burdens AMI

Data 2019-2023 CHAS

Source:

Discussion

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NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION - 91.205 (B)(2)

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

In the 0%-30% AMI category, 66.36% of all households in the jurisdiction experience at least one of the four housing problems. Among racial and ethnic groups, no group demonstrates a disproportionately greater need. White households experience housing problems at a rate of 69.45%, slightly above the jurisdiction's overall rate but not exceeding the threshold for disproportionate need. Hispanic households have a rate of 61.53%, and Black/African American households have a rate of 61.07%, both slightly below the overall jurisdiction rate. However, Asian households report housing problems at a rate of 78.29%, which is 11.93 percentage points higher than the jurisdiction's overall rate, indicating a disproportionately greater need for this group. Other groups, such as American Indian/Alaska Native and Pacific Islander households, either have no recorded housing problems or insufficient data for analysis.

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

The northern areas of the county, such as Pearland and Alvin, are diverse, with growth among Hispanic and Asian populations. In Brazoria, White residents are concentrated in the eastern, more established parts of neighborhoods. Hispanic

populations predominantly reside in the western part of the county, where housing is of lower cost.

NA-35 PUBLIC HOUSING - 91.405, 91.205 (B)

Introduction

The County's Community Development Department and the Brazoria County Housing Authority are co-located with integrated management and leadership allowing for close coordination of housing and community development strategies. Brazoria County Housing Authority provides housing assistance to low-moderate-income residents through the management of the Housing Choice Voucher Program. The HCV Program is income-based, and the U. S. Department of Housing and Urban Development sets the eligibility guidelines. The program currently has 612 Housing Choice vouchers available to active participants.

Totals in Use

Program Type									
				Vouchers					
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based				
# of units/vouchers available	0	0	0	612	0	612	0	0	0

Table 22 - Public Housing by Program Type *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home

Race of Residents

Program Type									
Race	Certificate	Mod- Rehab	Public Housing	Vouchers					
				Total	Project- based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	258	0	258	0	0	0
Black/African American	0	0	0	306	0	306	0	0	0
Asian	0	0	0	3	0	3	0	0	0
American Indian, Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	2	0	2	0	0	0
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 - Race of Public Housing Residents by Program Type

Data BCHA Data System, Household Composition Report, 2025

Source:

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod- Rehab	Public Housing	Vouchers					
				Total	Project- based	Tenant -based	Special Purpose Voucher		
							Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	106	0	106	0	0	0
Not Hispanic	0	0	0	467	0	467	0	0	0
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 - Ethnicity of Public Housing Residents by Program Type

Data BCHA Data System, Household Composition Report, 2025

Source:

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

N/A

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

BCHA HCV Waiting List Family Characteristics

Program Type							
Race	Vouchers-Waiting List						
	Tenant -based	Elderly	Disabled	Families with Children			
White	17						
Black/African American	357						
Asian	3						
American Indian, Alaska Native	4						
Pacific Islander	0						
Other	13						
Total	393				31	82	246

Data BCHA Data System, Family Composition Report (Waiting List), 2025

Source:

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

N/A

Discussion

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NA-40 HOMELESS NEEDS ASSESSMENT - 91.405, 91.205 (C)

Introduction:

The Homeless Coalition of Brazoria County is part of the Texas Balance of State Continuum of Care and coordinates with the Texas Homeless Network to further their efforts in identifying and planning for the needs of homeless individuals and families.

The Homeless Coalition of Brazoria County is a group of local and regional non-profit organizations, governmental entities, and faith-based entities that serve the cities and rural areas of Brazoria County by providing support services, emergency shelter, and housing.

The Texas Homeless Network (THN) is a non-profit membership organization that serves as the lead agency for the Continuum of Care planning, coordination, and management of the Homeless Management Information System (HMIS) for the 213 Texas counties in the Texas Balance of State Continuum of Care. THN assists in developing awareness and formulating strategies concerning statewide issues in the prevention and elimination of homelessness that require a comprehensive approach using a community-based planning structure.

If data is not available for the categories "number of persons becoming and exiting homelessness each year" and "number of days that persons experience homelessness," describe these categories for each

homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

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

Targeted Populations	#	% of Total Persons Counted	Sheltered		Unsheltered	
			#	%	#	%
Chronically* Homeless Persons	11	8.5%	0	0%	11	100%
Adult Domestic Violence Survivor	11	8.5%	8	72.7%	3	27.3%
Veterans	47	36.4%	44	93.6%	3	6.4%
Unaccompanied Youth & Young Adults	4	3.1%	1	25%	3	75%

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

Black or African American individuals represent a substantial portion of the homeless population, reflecting broader systemic inequities such as economic disparities, limited access to affordable housing, and historical discrimination. Hispanic or Latino individuals also face heightened vulnerability to homelessness, often due to barriers like language access, immigration status, and economic challenges.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Unsheltered homelessness, which includes individuals living in places not meant for habitation, such as streets, parks, or encampments, is prevalent and driven by a lack of emergency shelter beds and affordable housing options. These individuals often face heightened exposure to weather extremes, safety risks, and limited access to basic hygiene facilities, exacerbating their vulnerability.

Sheltered homelessness, on the other hand, involves individuals and families residing in temporary facilities such as emergency shelters, transitional housing, or hotel voucher programs. Facilities like Families in Crisis and the Brazoria County Homeless-to-Housed Village provide critical support to these populations, offering basic shelter alongside case management and access to resources. However, capacity remains a significant challenge, with shelters frequently operating at or near full occupancy, leaving many without immediate options for safe housing.

Both sheltered and unsheltered populations include subgroups with unique needs, such as veterans, individuals with disabilities, victims of domestic violence, and families with children. Chronic homelessness is also a notable concern, with many individuals experiencing homelessness for extended periods, often compounded by mental health and substance abuse challenges.

Discussion:

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NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.405, 91.205 (B, D)

Introduction

Describe the characteristics of special needs populations in your community:

Individuals with disabilities represent a significant portion of the population, often encountering barriers to employment, transportation, and accessible housing that meets ADA standards. This group requires affordable housing with features such as ramps, wider doorways, and proximity to medical services. Seniors, particularly those aged 65 and older, face housing cost burdens due to fixed incomes, limited public transportation, and the need for home modifications and healthcare access. Programs such as home-delivered meals and transportation services play a critical role in maintaining their independence.

Victims of domestic violence and human trafficking in the county often need emergency shelter, transitional housing, and supportive services like counseling and legal advocacy. However, limited resources mean many victims face long waiting lists or must seek assistance outside the county. Financial instability, housing challenges, and trauma recovery further hinder their path to stability. The homeless population, which includes individuals experiencing chronic homelessness, families with children, veterans, and unaccompanied youth, also faces a shortage of emergency shelters and transitional housing. Contributing factors such as lack of affordable housing, unemployment, mental health conditions, and substance use disorders exacerbate their struggles.

Individuals with mental health or substance use disorders encounter significant service gaps, particularly for those who are uninsured or low-income. These challenges are compounded by stigma, unemployment, and difficulty maintaining stable housing. To address the needs of these vulnerable groups, Brazoria County provides some support programs, including subsistence payments, mental health services, and transportation for seniors and individuals with disabilities. However, the demand for these services frequently exceeds the available resources. Expanding affordable housing, improving public transit, and increasing funding for supportive services are critical steps to better address the needs of special populations in Brazoria County.

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

There is a shortage of affordable and accessible housing, particularly for elderly residents, individuals with disabilities, and those recently released from incarceration. The rising cost of living makes stable housing unaffordable for

many low-income households. Non-congregate shelters are a high priority, as they provide private accommodations to reduce risks associated with traditional shelters. Certain populations, such as unaccompanied youth and families, have been identified as having the greatest needs, with unaccompanied youth particularly lacking resources, transportation, and knowledge of available assistance. Victims of domestic violence need both temporary and transitional housing in addition to affordable long-term housing. Barriers such as eviction histories, lack of rental deposits, and criminal backgrounds further hinder many from accessing stable housing. The needs were determined through stakeholder consultations, workshops, online and in-person surveys, gap analyses using data from HUD's Point-In-Time counts and Housing Inventory Count, and feedback analysis from previous related documents, such as the HOME-ARP Allocation Plan, which collectively identified service gaps and informed prioritization.

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

In Brazoria County, it is estimated that approximately 700 to 800 individuals are living with HIV—a figure derived from recent Texas Department of State Health Services surveillance data and local planning documents that track cumulative HIV cases and ongoing care needs in the region. This estimate adjusts statewide prevalence rates to Brazoria's current population size and reflects modest growth over the past five years, with local counts showing an increase of roughly 200 cases since the last major plan cycle. The population living with HIV/AIDS in Brazoria is predominantly middle-aged or older—over half are 45 years or above—and includes a disproportionately high share of African Americans, whose infection rates are nearly three times that of Whites or Hispanics. Most are men, consistent with primary transmission through male-to-male sexual contact, though

heterosexual exposure and smaller shares linked to injection drug use are also present. Economically, many live on low to moderate incomes, heightening their risk of housing instability and related health complications. Unlike larger urban counties, Brazoria does not have local HIV-focused service providers or housing programs, so residents often must travel to Houston or Galveston for specialized medical care, case management, and supportive housing, making transportation a critical factor. This group thus faces not only the health complexities of HIV but also compounded barriers like geographic gaps in services and persistent stigma.

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

N/A

Discussion:

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NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS - 91.415, 91.215 (F)

Describe the jurisdiction's need for Public Facilities:

Brazoria County's primary needs emphasize facilities that center on upgrading and expanding, including community spaces in low- to moderate-income areas to maintain safe, healthy, and livable neighborhoods. This includes replacing or improving aging water and sewer lines, drainage systems, and streets, as well as enhancing parks and recreational facilities. Additionally, it involves developing or modernizing multipurpose community centers that host health, education, and youth services. These needs are driven by the county's goals to reduce risks from failing infrastructure, provide equitable access to quality public spaces, and support the overall well-being and resilience of its diverse, growing population.

How were these needs determined?

Public workshops, surveys, and focus groups were conducted to gather input directly from residents, stakeholders, and neighborhood associations.

Describe the jurisdiction's need for Public Improvements:

Brazoria County's need for public improvements is focused on addressing aging infrastructure, enhancing safety, and improving the quality of life in underserved areas. Key priorities include upgrading stormwater drainage systems to mitigate flood risks, repairing and modernizing streets, and expanding pedestrian infrastructure such as sidewalks, street lighting, and crosswalks to improve walkability and safety. Specific emphasis is placed on working with our Cooperative Cities, where infrastructure deficiencies have led to reduced accessibility and lower property values.

How were these needs determined?

Public workshops, surveys, and focus groups were conducted to gather input directly from residents, stakeholders, and neighborhood associations.

Describe the jurisdiction's need for Public Services:

Key priorities include improving transportation services for elderly and disabled residents, offering job training and workforce development programs to enhance economic mobility, and expanding access to mental health and substance abuse treatment. Public safety services, such as community policing and emergency response programs, are also crucial for addressing safety concerns in vulnerable neighborhoods. Furthermore, programs that provide childcare, youth development, and after-school activities are necessary to support working families.

HOUSING MARKET ANALYSIS

MA-05 OVERVIEW

Housing Market Analysis Overview:

The Balanced Housing Model

The Balanced Housing Model calculates housing needs based on projected household growth at each income level, using past trends and anticipated changes in social, economic, and demographic factors. This includes considerations like housing stock age, immigration, and population changes. Its projections can be summarized as follows:

- 1. Using census data, population projections, and key indicators, establish the forecasted number of housing units needed by 2029.*
- 2. Subtract The County's existing number of housing units from the county's 2029 projected housing units.*

By 2029, The County is projected to grow from 398,938 in 2023 to 425,251 by 2029. The number of households is expected to rise from 138,692 to 164,440, with an average of 2.80 persons per household.

By 2029, the population under 25 years old is expected to represent the largest group at 37.0% of the total population, reflecting growth from 130,110 in 2023 to 157,305. The population aged 25-44 is projected to represent 26.3%, while those aged 45-64 will comprise 21.1%. Seniors aged 65 and older will grow to 66,194,

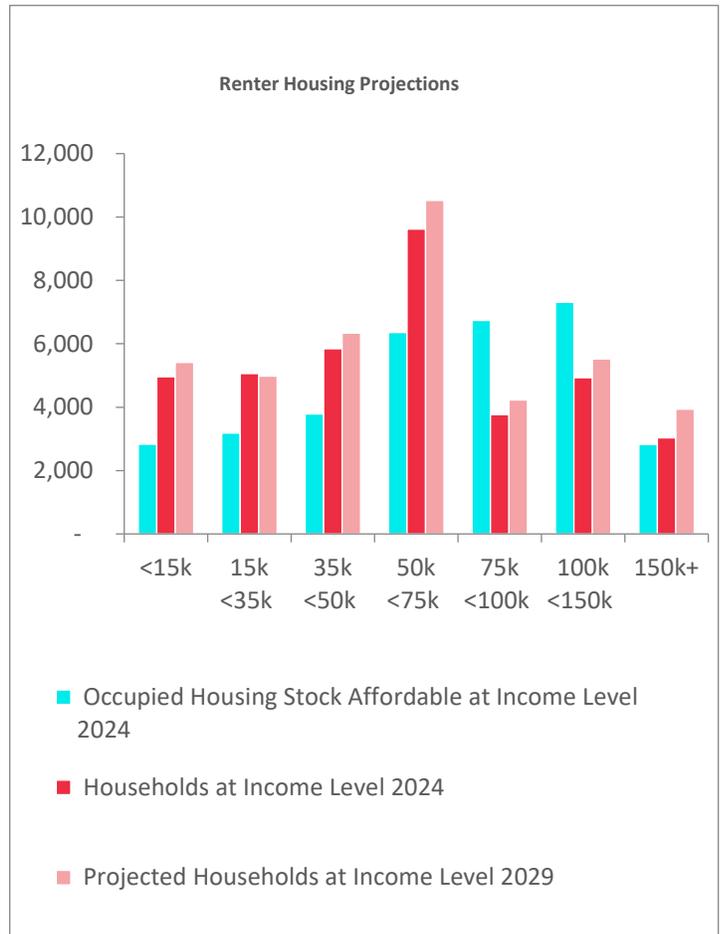
accounting for 15.6% of the population, highlighting an increasing need for age-appropriate services and housing.

Housing data indicates a total of 138,692 units, with 73% owner-occupied and 27% renter occupied. Among owner-occupied units, 90% are detached single-family homes, and 8% are mobile homes, suggesting limited diversity in housing types. Renter-occupied units include a broader range of housing types, with 36% being detached homes and 15% in buildings with 10-19 units. Mobile homes account for 11% of renter-occupied housing, and larger apartment complexes with 50 or more units make up 13%.

Most owner households earn higher incomes, with 32% earning \$150,000 or more, while renter households predominantly fall within lower income brackets, with 39% earning less than \$35,000 annually. This emphasizes the affordability gap and potential challenges for renters in accessing stable and affordable housing. These insights point to a growing demand for diverse, affordable housing options and targeted services to meet the needs of a changing population.

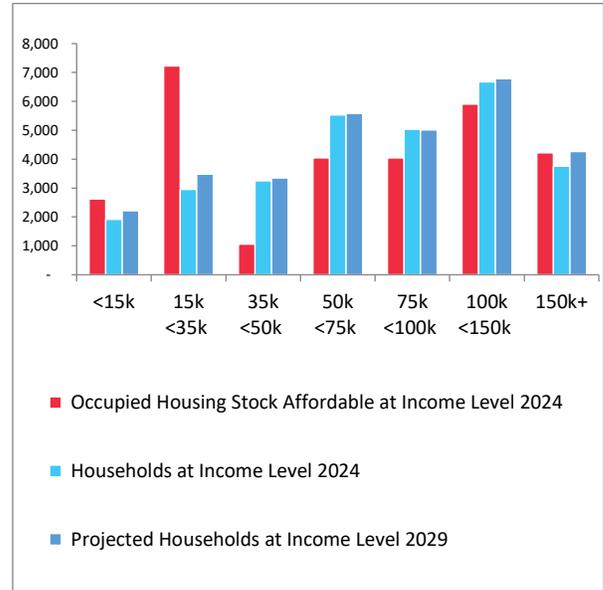
Renter Housing Demand by 2029, Brazoria County will require an additional 10,561 rental units to meet projected demand across all income levels and to replace obsolete stock. This includes demand driven by population growth and changing income distributions. The specific breakdown shows that the largest needs are in the following income ranges:

- <15k: 5,616 additional units
- 35k <50k: 3,160 additional units
- 50k <75k: 5,573 additional units
- 150k+: 1,333 additional units



To achieve this goal over the next five years, an average of approximately 2,678 units per year will need to be built or allocated.

Owner Housing Demand Based on the Balanced Housing Model projections, Brazoria County will need an additional 20,840 owner-occupied housing units to meet projected demand and replace obsolete stock across income levels. This total includes:



**MA-10 HOUSING MARKET ANALYSIS: NUMBER OF HOUSING UNITS
- 91.410, 91.210(A)&(B)(2).**

Introduction

Brazoria County’s housing stock totals approximately 98,121 units, with a large majority—70%—consisting of single-family detached homes. Smaller shares include mobile homes and similar units at 13%, apartment complexes with 5-19 units at 9%, and only modest portions in other configurations like 1-unit attached structures or large multifamily buildings. The housing composition leans heavily toward larger homes, with 86% of owner-occupied units having three or more bedrooms, while rental housing is more evenly distributed: 22% are one-bedroom and 39% two-bedroom units, yet still 36% of rentals offer three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	68,430	70%
1-unit, attached structure	1,296	1%
2-4 units	2,187	2%
5-19 units	8,935	9%
20 or more units	4,330	4%
Mobile Home, boat, RV, van, etc.	12,943	13%
<i>Total</i>	<i>98,121</i>	<i>100%</i>

Table 25 - Residential Properties by Unit Number

Data Source: 2019-2023 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	343	1%	704	3%
1 bedroom	1,308	2%	5,121	22%
2 bedrooms	7,223	12%	9,274	39%
3 or more bedrooms	52,834	86%	8,493	36%
<i>Total</i>	<i>61,708</i>	<i>101%</i>	<i>23,592</i>	<i>100%</i>

Table 26 - Unit Size by Tenure

Data 2019-2023 ACS

Source:

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

The Brazoria County Housing Authority (BCHA) administers approximately 612 units through public housing programs, including Section 8 Housing Choice Vouchers. These programs primarily serve low- and moderate-income households, with eligibility often determined by income thresholds relative to the area's median income.

In addition to BCHA's efforts, there are over 191 affordable housing opportunities in the county, encompassing units designated for seniors and persons with disabilities. These units are distributed across various municipalities within the county, each targeting specific populations based on income and family composition.

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

Of the 1,001 federally assisted units, approximately 152 units could transition to market-rate housing within the next year if affordability agreements are not renewed.

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

The availability of housing units in Brazoria County does not fully meet the needs of the population, with significant disparities between income levels and corresponding affordable housing units. Households earning less than \$15,000 annually face a deficit of 1,233 units, as there are only 6,720 affordable units for 7,953 households in this income bracket. Similarly, households earning \$35,000 to \$50,000 experience a shortfall of 2,036 units, while those earning \$50,000 to \$75,000 face an even larger gap of 9,891 units. Conversely, there is a surplus of 11,436 units for households earning \$15,000 to \$35,000 and a slight surplus for households earning \$150,000 or more. These patterns highlight critical unmet needs for households earning below \$50,000, emphasizing the demand for affordable housing options for low- and moderate-income families. At the same time, surpluses in higher-income brackets point to a mismatch in housing distribution relative to income levels.

Describe the need for specific types of housing:

The housing needs in Brazoria County reflect a diverse and growing population facing challenges related to affordability, accessibility, and recovery from natural disasters. There is a critical shortage of affordable rental units, particularly for

households earning less than 50% of the Area Median Income (AMI). This includes a demand for both larger multi-bedroom homes for families and smaller efficiency units for individuals. The lack of multi-family housing options forces many renters into larger, less affordable single-family homes, increasing financial strain on low-income households.

Specialized housing is also needed to support vulnerable populations, including the elderly and individuals with disabilities. Affordable and accessible units that accommodate physical limitations and provide proximity to essential services, such as healthcare, are in short supply. Additionally, housing options for individuals experiencing homelessness or at risk of homelessness remain insufficient, with a need for more emergency shelters, transitional housing, and permanent supportive housing.

Natural disasters, particularly Hurricane Harvey and more recently Hurricane Beryl, have worsened the housing crisis in Brazoria County, with over 15,000 homes damaged or destroyed. Many residents are still waiting for reconstruction or repairs, further straining the housing market. The influx of temporary workers in construction and industrial sectors has added additional pressure, leading to increased rents and displacement of low-income families.

Addressing these needs requires substantial investment in affordable housing construction, repair, and rehabilitation. Expanding access to Housing Choice Vouchers, developing Low-Income Housing Tax Credit properties, and increasing the availability of affordable multi-family housing are essential strategies.

Discussion

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MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.410, 91.210(A)

Introduction

The median home price in Brazoria County is approximately \$213,100, among the lowest in the region, making it relatively affordable compared to nearby cities like Pearland, Manvel and Iowa Colony. However, even at this price, homeownership remains out of reach for many. Assuming a 30-year mortgage with a 6% interest rate, a buyer would need to pay around \$1,200 per month, including property taxes and insurance. To afford this under the standard affordability guideline (where housing costs should not exceed 30% of gross income), a household would need an annual income of at least \$48,000. Yet nearly 40% of Brazoria County households earn less than \$50,000 annually, meaning a large segment of the population cannot reasonably afford to buy a home. Renters, single-parent households, and those relying on fixed incomes, such as retirees and low-wage workers, are especially vulnerable to housing instability.

Cost of Housing

	Base Year: 2017	Most Recent Year: 2023	% Change
Median Home Value	152,900	213,100	39%
Median Contract Rent	727	990	36%

Table 27 - Cost of Housing

Data 2013-2017 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

Source:

Rent Paid	Number	%
Less than \$500	3,603	15.3%
\$500-999	11,630	49.3%
\$1,000-1,499	6,056	25.7%
\$1,500-1,999	1,574	6.7%
\$2,000 or more	628	2.7%
<i>Total</i>	<i>23,491</i>	<i>99.5%</i>

Table 28 - Rent Paid

Data 2019-2023 ACS

Source:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,051	No Data
50% HAMFI	8,785	8,630
80% HAMFI	18,079	19,855
100% HAMFI	No Data	28,186
<i>Total</i>	<i>28,915</i>	<i>56,671</i>

Table 29 - Housing Affordability

Data 2019-2023 CHAS

Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$960	\$1,194	\$1,340	\$1,744	\$2,274
High HOME Rent	\$960	\$1,194	\$1,340	\$1,744	\$2,043
Low HOME Rent	\$960	\$1,045	\$1,253	\$1,448	\$1,616

Data HUD FMR and HOME Rents

Source:

Is there sufficient housing for households at all income levels?

Adjusted Income Ranges	Actual Households	Housing Units Affordable	Surplus/Deficit
Extremely Low (<\$31,900)	14,776	19,261	4,485
Very Low (\$31,901 - \$53,150)	13,522	18,222	4,700
Low (\$53,151 - \$85,050)	28,983	18,074	(10,909)
Moderate (\$85,051 - \$106,300)	7,823	6,196	(1,627)

The ACS reclassified income ranges include Extremely Low Income (<\$31,900), Very Low Income (\$31,901 - \$53,150), Low Income (\$53,151 - \$85,050), Moderate Income (\$85,051 - \$106,300), and Above AMFI (\$106,301+). For households earning less than \$31,900 (Extremely Low Income), there is a surplus of 4,485 units, with 19,261 affordable units available for 14,776 households. Similarly, the Very Low-Income group (\$31,901 - \$53,150) has a surplus of 4,700 units, with 18,222 units available for 13,522 families, indicating sufficient housing availability for these income brackets.

However, the Low-Income Group (\$53,151 - \$85,050) faces a significant deficit, with 28,983 households and only 18,074 units available, resulting in a shortfall of 10,909 units. Moderate Income households (\$85,051 - \$106,300) also experience a housing deficit, with 7,823 households and only 6,196 units, leaving a gap of 1,627 units. Additionally, households earning above \$106,301 (Above AMFI) face a shortfall of 8,877 units, as there are 73,585 households and 64,708 units available.

Overall, while housing is sufficient for Extremely Low and Very Low-Income groups, significant shortages exist for Low, Moderate, and Above AMFI households. The most critical need is for the Low-Income group, with a deficit of 10,909 units.

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

Home prices have consistently increased in recent years, outpacing income growth for many residents. This trend reflects heightened demand for suburban housing due to population growth and proximity to employment hubs, particularly in areas close to Houston. As a result, the gap between home prices and affordability continues to widen, disproportionately affecting low- and moderate-income households who are unable to access homeownership.

Rental housing affordability is similarly under pressure, with Fair Market Rents (FMRs) rising in alignment with increasing demand. For instance, the FMR for a two-bedroom unit has risen to \$1,260, which poses significant cost burdens for households earning less than 50% of the Area Median Income (AMI). The projected population growth in Brazoria County will likely intensify this demand, as more residents seek rental housing amid limited affordable housing stock. This shortage is particularly concerning for vulnerable populations, such as seniors, individuals with disabilities, and low-income families, who already face severe cost burdens.

Additional pressures come from the lingering impacts of natural disasters, such as Hurricane Harvey, which damaged thousands of homes in Brazoria County. Recovery and rebuilding efforts have contributed to increased construction costs

and higher insurance premiums, further raising housing expenses. These costs, combined with inflation and rising interest rates, make it more expensive for developers to construct affordable housing and for residents to maintain housing stability.

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

2023 American Community Survey (ACS). The ACS median rents for studio and one-bedroom units are \$1,450, two-bedroom units are \$1,671, and three-bedroom units are \$1,955. These figures consistently exceed both the FMR and High HOME Rent limits. For example, the FMR for a one-bedroom unit is \$1,194, while the ACS median rent is \$1,450. Similarly, the median rent for a three-bedroom unit is \$1,955, compared to an FMR of \$1,744 and a High HOME Rent of \$1,744.

The discrepancy highlights an affordability gap, particularly for low- and moderate-income households. Low HOME Rent limits, which are even lower than FMR, provide the deepest affordability but fall far below the median rents. For instance, the Low HOME Rent for a one-bedroom unit is \$1,045, which is significantly lower than the median rent of \$1,450.

This disparity underscores the need for targeted strategies to produce or preserve affordable housing. One approach could be to prioritize developments that adhere to Low HOME Rent limits to ensure housing affordability for the lowest-income households. Additionally, rent subsidies could bridge the gap between market rents and what low-income tenants can afford. Incentives for developers to include

affordable units in new or rehabilitated housing projects could also help meet the demand for housing priced below market rates.

Discussion

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MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING - 91.410, 91.210(A).

Introduction

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

The county defines "substandard conditions" as housing units that fail to meet local or state housing codes or pose health and safety risks to occupants. Such conditions may include structural deficiencies, outdated or failing electrical and plumbing systems, or inadequate sanitation. Units classified as "substandard but suitable for rehabilitation" are those that, despite requiring repairs, can be restored to habitable and code-compliant standards through cost-effective renovations. This category typically includes homes with manageable structural or system issues, allowing them to serve as affordable housing once rehabilitated.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	11,878	19%	9,290	39%
With two selected Conditions	585	1%	609	3%
With three selected Conditions	10	0%	14	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	49,279	80%	13,674	58%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<i>Total</i>	<i>33,946</i>	<i>100%</i>	<i>30,831</i>	<i>100%</i>

Table 30 - Condition of Units

Data 2019-2023 ACS

Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	21,237	34%	5,850	25%
1980-1999	18,188	29%	7,506	32%
1950-1979	19,956	32%	8,804	37%
Before 1950	2,326	4%	1,451	6%
<i>Total</i>	<i>61,707</i>	<i>99%</i>	<i>23,611</i>	<i>100%</i>

Table 31 - Year Unit Built

Data 2019-2023 CHAS

Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	22,282	36%	10,255	43%

Housing Units build before 1980 with children present	10,702	17%	7,920	34%
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Table 32 - Risk of Lead-Based Paint

Data 2019-2023 ACS (Total Units) 2019-2023 CHAS (Units with Children
Source: present)

Vacant Units- Data Not available from HUD

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

Table 33 - Vacant Units

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Approximately 31% of owner-occupied and 49% of renter-occupied units report at least one substandard condition, such as overcrowding, inadequate facilities, or structural issues. Although severe conditions involving three or more deficiencies are rare, the prevalence of units with one or two issues highlights ongoing maintenance needs, particularly in renter-occupied housing. Additionally, 43% of renter-occupied and 18% of owner-occupied units were built before 1980, which aligns with higher risks for outdated systems and deferred maintenance.

Rehabilitation efforts for rental housing are especially critical, as these units serve a larger proportion of lower-income residents who may lack alternative options.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families and contain lead-based paint hazards. 91.205(e), 91.405

Among owner-occupied units, 19% (11,878 units) have at least one housing condition issue, while 1% (585 units) have two selected conditions. For renter-occupied units, the situation is more pronounced, with 39% (9,290 units) having at least one issue and 3% (609 units) having two conditions. This disparity highlights that renter-occupied housing is in greater need of attention, as a higher percentage of these units face multiple conditions requiring rehabilitation.

Additionally, the age of housing stock further underscores the necessity for rehabilitation efforts. A significant portion of both owner-occupied (36%, or 22,282 units) and renter-occupied (43%, or 10,255 units) housing units were built before 1980, putting them at risk for issues such as structural degradation and lead-based paint hazards. Notably, renter-occupied units are more likely to face these risks, with 34% of units built before 1980 having children present, compared to 17% of owner-occupied units. This poses serious health risks and highlights an urgent need to prioritize rehabilitation in older rental properties, especially those housing families with children.

Efforts to address these needs should focus on improving the quality and safety of renter-occupied units, given their higher incidence of housing problems and risk factors. Programs offering grants or low-interest loans for repairs, coupled with initiatives to address lead-based paint hazards, are critical. Owner-occupied

units also require attention, particularly for older housing stock, to ensure longevity and safety.

Discussion

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MA-25 PUBLIC AND ASSISTED HOUSING - 91.410, 91.210(B)

Introduction

The Brazoria County Housing Authority manages 612 vouchers under the Housing Choice Voucher Program. Special purpose vouchers, such as the Stability Voucher (SV) program, provide an additional 5 units for persons who are homeless or at risk of homelessness.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available				612		612			
# of accessible units									
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 34 - Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

There are no public housing units in the county.

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

n/a

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 35 - Public Housing Condition

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

N/a

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

N/a

Discussion:

Intentionally left blank

MA-30 HOMELESS FACILITIES AND SERVICES - 91.410, 91.210(C)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	12				
Households with Only Adults	50				
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 36 - Facilities Targeted to Homeless Persons

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

Health services are provided through organizations like the Gulf Coast Center, which offers mental health and substance use disorder treatment. These services are essential for addressing the immediate and underlying needs of homeless individuals and families, including those with mental health challenges or those recovering from trauma.

Employment services also significantly impact homeless populations by enhancing their economic stability. For instance, Brazosport College's Continuing Education Program uses CDBG funding to support low- to moderate-income residents in gaining job skills through short-term training programs. This initiative directly helps individuals transition out of homelessness by improving their employability and income potential.

Organizations like the Salvation Army provide integrated services, including rental and utility assistance, to prevent homelessness and stabilize at-risk households. Additionally, the Coordinated Entry system ensures that homeless individuals are assessed and referred to appropriate services based on their needs, such as housing, counseling, or financial aid.

Together, these mainstream services enhance the impact of targeted homeless services by addressing the broader factors that contribute to homelessness, such as health, mental health, and economic challenges.

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

Chronically Homeless Individuals and Families

- **Salvation Army Shelter:** This facility provides emergency shelter and supportive services, including case management and connections to housing stability programs. For chronically homeless individuals and families, the Salvation Army focuses on immediate housing solutions while also addressing barriers to long-term stability, such as employment and mental health care.
- **Gulf Coast Center:** As the regional mental health and substance use authority, the Gulf Coast Center addresses the unique challenges faced by chronically homeless individuals, such as mental health disorders and substance abuse. They also provide street outreach and case management services to ensure these individuals can access coordinated support.
- **United Way of Brazoria County:** This organization leads the local Continuum of Care efforts and facilitates the Coordinated Entry system, which assesses homeless individuals and families using the VI-SPDAT tool. Chronically homeless persons are prioritized for housing resources through this system, ensuring that those with the highest needs receive assistance first.
- **Stability Vouchers and HOME-ARP Housing and Services:** The Brazoria County Housing Authority and Brazoria County Community Development administers SVs and HOME-ARP services, respectively, for those who are homeless or at risk of homelessness. The SVs provide long term rental

assistance and HOME-ARP provides short- and medium-term assistance with case management and connection to mainstream services for persons facing housing instability.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES - 91.410, 91.210(D)

Introduction

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

The Brazoria County Housing Authority offers housing assistance programs tailored for the elderly, ensuring access to affordable and safe living environments. Additionally, facilities like Alvin Memorial Gardens provide housing specifically designed for elderly individuals, incorporating features that cater to their unique needs.

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

Brazoria County offers several programs to ensure persons discharged from mental and physical health institutions receive appropriate supportive housing. Coordination between the Brazoria County Community Development Department and various non-profit organizations plays a key role. The county uses programs like the HOME Investment Partnerships Program and HOME-ARP (American Rescue Plan) funds to create supportive housing options. Emergency Housing Vouchers (EHVs) administered by the Brazoria County Housing Authority (BCHA) are tailored to individuals at risk of homelessness, including those discharged

from institutional settings. Additionally, partnerships with the Gulf Coast Center provide mental health and substance abuse treatment linked with housing stability services.

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

During the next year, Brazoria County plans to undertake the following activities to address the needs of non-homeless persons with special needs:

Senior Services:

- The ActionS Homebound Meals Program will deliver meals to 70 elderly individuals, addressing nutritional needs and reducing isolation.
- The ActionS Transportation Program will provide mobility assistance for 65 seniors, ensuring access to essential services and community resources.

Mental Health Services:

- The Gathering Place Alzheimer’s Program will provide respite care and therapeutic activities for 60 individuals with Alzheimer’s and dementia.
- Counseling Connections for Change will offer mental health counseling and trauma support for approximately 22 individuals.

Housing Rehabilitation:

- The Housing Rehabilitation/Reconstruction Program will address the needs of low- to moderate-income homeowners by rehabilitating or

reconstructing two homes, improving living conditions and housing stability.

Job Training and Education:

- The Brazosport College Continuing Education Program will provide tuition and fees for 10-15 low- to moderate-income residents, helping them gain valuable job skills and enhance economic stability.

MA-40 BARRIERS TO AFFORDABLE HOUSING - 91.410, 91.210(E)

Describe any negative effects of public policies on affordable housing and residential investment.

Analysis of Impediments in regard to public policies in the major cities within the County (excluding Pearland) affecting the development, availability, and cost of affordable housing. The County's analysis currently finds that few overt policies are contributing to the concentration of racial/ethnic minorities and the shortage of affordable housing. Unincorporated areas do not have zoning, but the areas within the Extraterritorial Jurisdiction of various cities may have land plating requirements. Of the 20 incorporated places participating in the HUD programs, 15 have zoning ordinances. Of those 15 cities, all of them allow multi-family units, 11 allow mobile homes, 14 allow manufactured homes, but only 7 allow the elderly to defer property taxes. In the post-pandemic environment, incomes have remained unsteady while inflation has increased the cost of living for all households. Combined with a high rental market and the increase in housing sales prices, many households are left with few affordable housing choices. They generally have little income to purchase necessities, with little to none left over for repairs to their existing housing or renting a newer, better-maintained unit. Those who suffer the most are elderly or disabled households, who live on fixed incomes and find it increasingly difficult to secure affordable housing.

Environmental issues also pose barriers to affordable housing. With proximity to the Gulf of Mexico, housing units with a mortgage in Brazoria County are required to carry windstorm insurance, and those inside the 100-year floodplain must have flood insurance. Flood maps have been updated, and many homeowners now find they are considered to be in some form of a flood zone. Insurance premiums have risen due to the increasing frequency and cost of natural disasters nationwide. More than 15,000 dwellings have been damaged or destroyed since

Hurricane Harvey in 2017 and other natural disasters, including the 2021 Texas Severe Winter Weather freeze and Hurricane Beryl in 2024.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS - 91.410, 91.210(F)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,272	1,250	3	2	0
Arts, Entertainment, Accommodations	10,111	6,528	11	11	0
Construction	11,854	11,469	13	19	6
Education and Health Care Services	12,377	6,284	14	10	-3
Finance, Insurance, and Real Estate	4,832	2,622	5	4	-1
Information	950	443	1	1	0
Manufacturing	11,605	10,958	13	18	5
Other Services	2,855	1,913	3	3	0
Professional, Scientific, Management Services	7,997	3,600	9	6	-3
Public Administration	0	0	0	0	0
Retail Trade	10,251	8,035	11	13	2
Transportation and Warehousing	3,823	2,112	4	3	-1
Wholesale Trade	4,800	1,886	5	3	-2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	83,727	57,100	--	--	--

Table 37 - Business Activity

Data 2019-2023 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	29,530
Civilian Employed Population 16 years and over	27,902
Unemployment Rate	3.2
Unemployment Rate for Ages 16-24	10%
Unemployment Rate for Ages 25-65	5%

Table 38 - Labor Force**Data** 2019-2023 ACS**Source:**

Occupations by Sector	Number of People
Management, business, and financial	27,092
Farming, fisheries, and forestry occupations	3,459
Service	10,820
Sales and office	22,196
Construction, extraction, maintenance, and repair	15,299
Production, transportation, and material moving	6,778

Table 39 - Occupations by Sector**Data** 2019-2023 ACS**Source:**

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	55,662	53%
30-59 Minutes	37,228	35%
60 or More Minutes	12,028	11%
<i>Total</i>	<i>104,918</i>	<i>100%</i>

Table 40 - Travel Time

Data 2019-2023 ACS

Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in the Labor Force
	Civilian Employed	Unemployed	
Less than a high school graduate	9,433	840	7,497
High school graduate (includes equivalency)	24,140	1,216	13,925
Some college or associate's degree	33,665	1,353	11,085
Bachelor's degree or higher	27,275	469	3,926

Table 41 - Educational Attainment by Employment Status

Data 2019-2023 ACS

Source:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	387	858	1,679	3,912	3,200
9th to 12th grade, no diploma	2,815	2,412	3,307	5,655	2,191
High school graduate, GED, or alternative	8,239	11,009	9,486	18,789	9,164
In some colleges, no degree	7,218	9,836	8,959	15,133	8,023
Associate's degree	1,468	3,847	2,537	5,842	2,013
Bachelor's degree	1,509	5,951	6,072	9,360	4,443
Graduate or professional degree	69	1,738	3,788	4,848	2,579

Table 42 - Educational Attainment by Age

Data 2019-2023 ACS

Source:

Educational Attainment - Median Earnings in the Past 12 Months

	Brazoria	Texas	United States
Total:	\$41,385	\$50,145	\$51,288
Less than a high school graduate	\$30,770	\$30,788	\$31,660
High school graduate (includes equivalency)	\$34,517	\$37,290	\$39,428
Some college or associate's degree	\$38,814	\$44,080	\$45,924
Bachelor's degree	\$53,117	\$64,911	\$67,256
Graduate or professional degree	\$68,769	\$84,118	\$86,524
Male:	\$48,162	\$56,539	\$59,820
Less than a high school graduate	\$35,059	\$35,428	\$36,740

High school graduate (includes equivalency)	\$40,487	\$43,403	\$45,709
Some college or associate's degree	\$47,765	\$53,020	\$54,496
Bachelor's degree	\$66,177	\$78,869	\$81,218
Graduate or professional degree	\$80,253	\$103,049	\$104,054
Female:	\$35,280	\$42,094	\$43,945
Less than a high school graduate	\$23,546	\$23,370	\$24,766
High school graduate (includes equivalency)	\$27,660	\$30,411	\$31,508
Some college or associate's degree	\$32,257	\$36,994	\$38,541
Bachelor's degree	\$46,102	\$54,913	\$57,055
Graduate or professional degree	\$62,285	\$72,582	\$74,815

Table 43 - Median Earnings in the Past 12 Months

Data 2019-2023 ACS

Source:

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

Chemical manufacturing is a major sector, with companies like Dow Chemical, Phillips 66, Olin Corporation, and BASF leading the way and contributing to employment opportunities in high-skilled technical roles. The demand for engineers, chemists, and specialized technicians has been on the rise as companies invest in more advanced production and sustainability initiatives.

Education is another major sector in Brazoria County, supported by Independent School Districts (ISDs) such as Alvin ISD, Pearland ISD, and Brazosport ISD. The growth in educational services reflects the increasing need for education

professionals as population growth drives demand for more teachers, administrative staff, and support personnel.

The healthcare sector is rapidly expanding, with employers such as Kelsey-Seybold, UTMB Health, and Memorial Hermann driving significant increases in employment. This expansion aligns with the national trend of increased demand for healthcare services due to aging populations. Professional occupations such as nurses, doctors, and healthcare administrators are in high demand in Brazoria County.

Construction and contracting also play a vital role in the county's economy, driven by companies like Zachry Group, Turner Industries, and ICS, Inc. The growth in this sector is reflected in the expansion of both residential and commercial developments, as well as large-scale industrial projects related to energy and petrochemicals.

Professional, scientific, and technical services are growing rapidly, with major employers like Chevron Phillips Chemical and Ascend Performance Materials contributing to the county's economy. This sector is particularly critical for high-value roles such as engineers, project managers, environmental scientists, and technicians.

Energy and utility services continue to be a major driver of employment in Brazoria County, with companies like Freeport LNG terminal, Chevron Phillips Chemical, and Schlumberger contributing to the robust demand for skilled labor in the oil, gas, and petrochemical industries.

Government employment is also significant in Brazoria County, with 1,475 people employed by the county and several city governments also contributing a notable share of jobs. This reflects the county's continued investment in infrastructure and public services to meet the needs of its expanding population.

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

1. **Skilled Labor:** Many businesses in Brazoria County, particularly in the petrochemical and manufacturing industries, require highly skilled workers in areas such as engineering, process technology, and maintenance. Training programs, apprenticeships, and partnerships with local institutions like Brazosport College help address this demand, but gaps remain in filling technical positions.
2. **Healthcare Professionals:** With a growing population, there is an increased need for healthcare workers, including nurses, technicians, and specialists. Expanding training programs and offering incentives to attract healthcare professionals are priorities.
3. **Technology and Innovation:** As businesses increasingly rely on technology, there is a need for workers skilled in IT, cybersecurity, and data management. Developing programs to upskill the existing workforce and attract talent in these areas is crucial.
4. **Logistics and Transportation:** The county's location along major trade routes create demand for workers in logistics, warehousing, and transportation. Training programs for commercial drivers and logistics managers are needed to support these industries.

5. **Workforce Housing:** Affordable housing for workers remains a challenge, particularly for low- and moderate-income employees. This issue affects workforce retention and recruitment, making it a priority for business sustainability.

Infrastructure Needs

1. **Transportation Networks:** Efficient transportation is critical for Brazoria County's business operations. Upgrades to highways, bridges, and local roadways are necessary to reduce congestion and improve access to industrial hubs and ports, including the Port of Freeport.
2. **Port and Maritime Infrastructure:** The Port of Freeport is a vital economic driver, and ongoing improvements to accommodate larger vessels and increase capacity are essential. Expanding rail and intermodal facilities connected to the port can further boost its competitiveness.
3. **Utilities and Energy:** The county's industrial sectors require reliable access to electricity, natural gas, and water. Upgrades to utility infrastructure, including renewable energy investments, can enhance sustainability and meet future demand.
4. **Broadband Access:** Expanding broadband infrastructure is critical for businesses, particularly in rural areas of the county. Improved internet access can support remote work, technology-based industries, and education programs for workforce development.
5. **Flood Mitigation and Resilience:** Given the county's susceptibility to flooding, investments in drainage systems, levees, and flood control infrastructure are needed to protect businesses and attract investment.

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

The petrochemical industry has invested over \$30 billion in the region, creating one of the largest petrochemical complexes in the world. This investment highlights the county's importance as an industrial hub and is anticipated to generate substantial employment opportunities.

In the transportation sector, the Texas Department of Transportation (TxDOT) has finalized the buyback of State Highway 288. This move is expected to remove the toll burdens and improve traffic flow between Brazoria County and Houston, enhancing connectivity for local businesses and commuters. Additionally, the U.S. Environmental Protection Agency has awarded Port Freeport a \$1.487 million Clean Ports Program grant to support zero-emissions equipment, infrastructure improvements, and climate resilience planning. These enhancements aim to increase the port's efficiency and sustainability, further boosting its economic contributions to the region.

To support these economic advancements, workforce development initiatives are crucial, particularly in the petrochemical and transportation sectors. Programs such as the Skills Development Fund provide customized training opportunities to meet the specific needs of employers and the regional market. Collaboration among businesses, community colleges, and economic development organizations is essential to equip workers with the necessary skills to fill new positions effectively.

Infrastructure improvements are equally critical. Expanding highways, upgrading bridges, and enhancing port facilities will support the anticipated growth and ensure the efficient movement of goods and people. These upgrades will accommodate the increased industrial and logistical activities tied to the county's economic expansion.

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

The median income for individuals with less than a high school education is \$30,770, slightly below the state and national averages. High school graduates earn a median of \$34,517, which also trails behind Texas (\$37,290) and the U.S. (\$39,428).

For individuals with some college education or an associate degree, the median income is \$38,814, significantly below the state average of \$44,080 and the national average of \$45,924. The disparity is more pronounced for those holding bachelor's or graduate degrees. Bachelor's degree holders in Brazoria County earn a median of \$53,117 compared to \$64,911 in Texas and \$67,256 nationally. Those with graduate or professional degrees earn a median of \$68,769, far below the Texas average of \$84,118 and the U.S. average of \$86,524.

When segmented by gender, Brazoria County has lower earnings for both men and women than state and national figures. Male workers in the county earn a median income of \$48,162, compared to \$56,539 statewide and \$59,820 nationally. Similarly, female workers earn a median income of \$35,280, compared to \$42,094 in Texas and \$43,945 across the U.S. The income gap is also evident

across education levels, with women consistently earning less than men, regardless of educational attainment.

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

Workforce Solutions Gulf Coast: This regional Workforce Investment Board provides job placement, career counseling, and training services. It collaborates with employers to identify skill shortages and offers training programs in high-demand sectors such as healthcare, petrochemicals, and logistics. Customized training initiatives help workers acquire certifications and skills aligned with local industry needs.

Brazosport College Programs: Brazosport College is a vital partner in workforce development, offering technical education and job training programs. Its partnerships with industries like Dow Chemical and Freeport LNG ensure that programs align with employer needs. The college's short-term certificate programs in areas like process technology, welding, and logistics help workers secure higher-paying jobs.

Skills Development Fund: Supported by the Texas Workforce Commission, this fund offers grants to community colleges and technical schools to develop customized training programs for businesses. These programs address specific skill gaps, benefiting both employers and workers.

Youth Career Pathways: Programs such as Junior Achievement focus on equipping younger residents with job readiness, financial literacy, and leadership skills, preparing them for future employment.

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

No

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

Initiatives Impacting Economic Growth:

- **Port Freeport Expansion:** The expansion of Port Freeport, supported by investments in infrastructure and environmental upgrades, positions the county as a major trade hub. Increased port capacity and efficiency attract logistics and distribution businesses, creating new jobs.
- **TxDOT Infrastructure Projects:** Upgrades to State Highway 288 and other transportation networks improve connectivity, facilitating economic activity and reducing logistical barriers for businesses.
- **Petrochemical Industry Investments:** Over \$30 billion in investments by the petrochemical industry have made Brazoria County a global leader in this sector. These developments generate direct employment and support secondary industries such as construction and logistics.
- **Affordable Housing Development:** The county's efforts to expand affordable housing through partnerships with CHDOs and other housing programs ensure that workers can live closer to employment centers, reducing commuting burdens and enhancing economic participation.

- **Gulf Coast Growth Ventures:** Regional initiatives to attract advanced manufacturing and technology sectors diversify the economic base and provide high-paying jobs, reducing reliance on traditional industries like petrochemicals.

Discussion

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MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

For this discussion, areas were considered to have a concentration of multiple housing problems if they fell within the top quintile of Census Tracts for the percent of households experiencing more than one of the following housing problems reported in CHAS data: cost burden, overcrowding (more than 1.5 persons per room), and incomplete plumbing or kitchen facilities. The areas with multiple housing problems, particularly renter-occupied housing, include the majority of the fringes of the county - north northwest, east, south southwest - and the area inland from Freeport northwest through Lake Jackson toward Baileys Prairie. There were no census tracts where more than 40% of owner-occupied housing had multiple problems.

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

There is no block-level information on race/ethnicity later than the 2010 Decennial Census. Block groups are the smallest geography for post-2010 data. The block groups of high minority concentration (greater than 60%) are located in south of Pearland; west between Pearland and the Brazos River; East of Rosharon; areas in and around Freeport; south side of Lake Jackson; northwest of Lake Jackson and CR 521; and south and west Angleton; small pockets in Freeport, Lake Jackson, Angleton, northeast of East Columbia in the west-central area of the county, around Sweeny and south southeast of Pearland. Additional areas with a majority of minority population are scattered throughout the county. The County has defined “high concentration” as greater than 60% minority, with areas of 50-60% being moderately concentrated.

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

For the most part, the concentrations of minorities are in and around the larger cities in the County - Pearland, Alvin, Angleton, Clute, Lake Jackson, and Freeport. These are the areas with urban/suburban amenities such as jobs, retail and medical establishments, social service agencies, access to transportation and post-secondary education. There is a high concentration of higher-income professional African Americans in the Manvel/Rosharon area. These areas are the Manvel/Rosharon/Iowa Colony area and are the fastest growing areas with several new subdivisions. They are within close proximity of the highest concentration of medical facilities (Pearland), eating and retail establishments and in close proximity to the University of Houston-Clear Lake-Pearland campus.

Are there any community assets in these areas/neighborhoods?

The area along the western fringe of the county south of Pearland contains, or is adjacent to, the fastest growing housing, retail, medical and educational amenities in the county. The area is along SH 288 (South Freeway) and is just south of a large hospital and medical center. The Pearland campus of the University of Houston-Clear Lake is close to this area. Other areas of minority concentration are near other larger Brazoria County cities where the majority of the employment opportunities are located, particularly in the petrochemical and construction sectors. These areas have a number of smaller retail and commercial centers. Brazosport College, Brazosport CHI hospital, commercial mall, new hotels, and restaurants are the major assets in these areas.

Additionally, there are two community colleges in the County - Alvin and Brazosport. Both colleges have a number of certification programs and pathways to 4-year universities and careers in addition to continuing education and community enrichment classes. Alvin Community College and University of Houston Clear Lake - Pearland serves this area with various college courses. Shadow Creek High School is in the northwest corner of the county, and Alvin

ISD's JB Hensler College & Career Academy in Manvel. The college also has dual credit enrollment at a number of high schools in Brazoria County.

Are there other strategic opportunities in any of these areas?

The job markets throughout the county are growing. The expansion of petrochemical plants and a harbor port to the south, along with retail, commercial, and medical developments to the north, is providing additional jobs at livable wages. One of the greatest strategic opportunities in the older, lower-income areas is the new Federal Opportunity Zone designation. With the 2017 Tax Cuts and Jobs Act came the institution of Opportunity Zones in economically distressed communities, allowing investors to qualify for a tax deferral or waiver for developing commercial real estate projects within the zones. Brazoria County has several Opportunity Zones that will allow for incentives to enhance commercial development in the communities.

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)

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

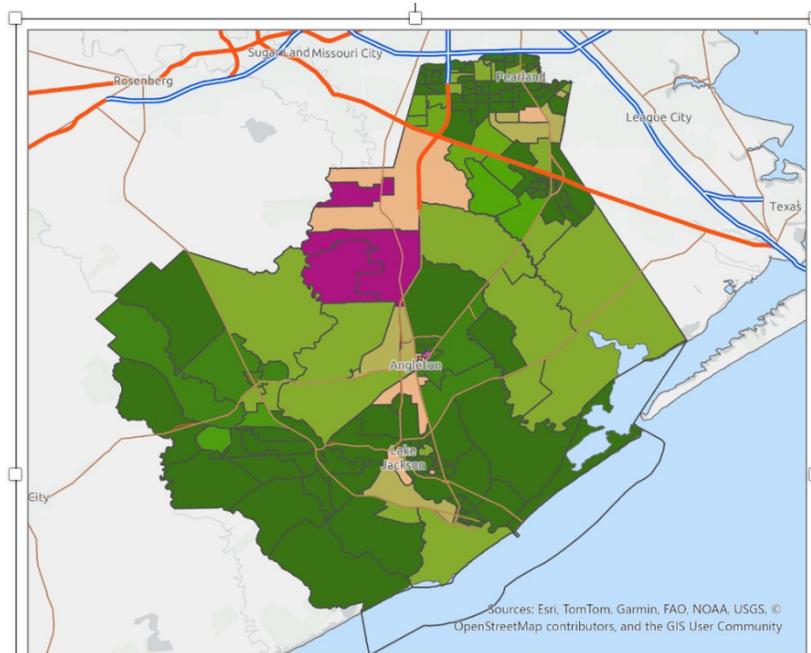
Dark Green Areas (100 Mbps+): These areas enjoy the best broadband access, with speeds of 100 Mbps or higher. This level of speed is generally considered suitable for most online activities, including streaming, gaming, and video conferencing.

Light Green Areas (25-99 Mbps): These areas have decent broadband access, capable of handling most online tasks, though heavy usage or multiple users might experience some slowdown.

Yellow Areas (10-24 Mbps): Broadband access in these areas is considered adequate for basic internet use, such as browsing and email, but might struggle with more demanding activities.

Red Areas (Sub-10

Mbps): These areas have the worst broadband access, with speeds below 10 Mbps. This level of speed is generally considered insufficient for many modern online activities, making it challenging for residents to fully participate in the



digital economy and access online education, healthcare, and other essential services.

The map shows that residents in rural or less densely populated areas of Brazoria County, particularly in the northwestern and northeastern parts, are more likely to face significant limitations in broadband access, putting them at a disadvantage compared to those living in more urbanized areas like Pearland and Lake Jackson. These disparities highlight the need for targeted investment in broadband infrastructure to ensure equitable access to the Internet for all residents, enabling them to participate in the digital economy and access modern services like online education, telemedicine, and remote work opportunities.

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

Many neighborhoods, especially those in underserved areas, lack competitive options, leaving residents with expensive or low-quality internet services. Increased competition among ISPs would drive down prices, improve service reliability, and encourage innovation in broadband technology. Areas with high concentrations of minority populations and low-income households, such as those highlighted in the Opportunity Zone and Qualified Census Tracts map, would benefit significantly from additional providers entering the market.

MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

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

Brazoria County is located on the Gulf Coast, and coastal erosion is a major concern for Brazoria County communities such as Freeport. During 2016-2019, Brazoria County experienced four major disasters that received Presidential Disaster Declarations. Two were major floods, one was a severe storm, and one was a hurricane. This is compared to only 11 in over 40 years prior to 2016. Flooding is the most prevalent and destructive natural hazard in Brazoria County. While windstorm damage from major hurricanes is also a common hazard, the occurrences are less frequent than flooding.

As storms occur more frequently, the County is left with the problem of not being able to fully recover from one disaster before the next one occurs. Inadequate local budgets and delays in accessing Federal funds are one of the biggest issues in addressing the risks. More than 15,000 homes have been destroyed or severely damaged by floods and storms since 2016, with more than 13,000 by Hurricane Harvey alone. According to the latest Brazoria County Hazard Mitigation Plan (2017), there are 1,356 properties with repetitive losses and 376 with severe repetitive losses due to flooding and storms. The Hazard Mitigation Plan reports the probable effects of flooding in various areas of the county. The unincorporated areas of Brazoria County have a 142% chance that a flood event will occur within a year. Angleton, Brazoria, and Iowa Colony have more than a 40% chance of a flood event within a year, while the rest of the county has between a 29% and 35% chance. Alvin, Angleton, Bonney, Brazoria, Brookside Village, Danbury,

Holiday Lakes, Manvel, Oyster Creek, Richwood, Sweeny, and West Columbia had significantly larger areas flooded than other areas within the floodplain, some as much as 5 times Brazoria County's floodplain area.

The major impacts of flooding are roadways being blocked, lack of shelters, shortage of first responders, economic loss for cities and the County, businesses, and individuals, including loss of property and loss of employment.

Coastal erosion is a major concern, however, there have been no recorded erosion events between 2000 and 2017, though slow erosion ultimately will pose a problem.

Brazoria County is located in an area of Texas with high frequency of expansive soil. Expansive soils are those that have a moderate to very high potential to contract and expand, causing damage to foundations, water lines, wastewater lines and other underground utilities. Drought is another serious natural disaster that has affected Brazoria County. However, of the three severe droughts since 2000, none have resulted in injuries or deaths, and no crop or property damage was reported. Because of the number of industrial and chemical sites in the county, any fire may lead to a technical hazard with extreme property damage and serious injuries or loss of life. Other hazards that can affect small areas of the county are hail and lightning. Resulting fires can destroy significant areas of the county.

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

The Brazoria County Hazard Mitigation Plan 2017 identified the County's vulnerability to each hazard in each locale. Part of the vulnerability assessment is the identification of critical facilities and residential/commercial buildings. The

assessment identified 416 critical facilities and an additional 45 shelters. Additionally, 95,480 residential buildings and 14,267 commercial units were identified. While no information is given on the risks to low- to moderate-income households, the age and condition of the housing that is affordable to this population indicates that these dwellings are at greater risk than units built to more restrictive building and windstorm codes. Based on the flooding that occurred between 2000 and 2017, it can be estimated that at least 60% of low- to moderate-income households were affected to some degree and this estimation is likely to be the same or worse when another major flooding event occurs. H-GAC developed a Vulnerable Population Index for Brazoria County that identifies areas that may not have the means or resources to act when a natural disaster occurs. These populations include households without a car, single mother households, individuals living below poverty, individuals who are elderly and minority individuals.

STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

The 2025-2029 Strategic Plan for Brazoria County outlines a comprehensive approach to addressing the most pressing housing, infrastructure, and public service needs of low- to moderate-income (LMI) residents across the County, excluding Pearland, Hillcrest Village, Liverpool, and Quintana. Building on the momentum and lessons learned from the 2020-2024 plan, the County continues to use CDBG and HOME funds to support housing stability, increase affordable housing options, and improve essential infrastructure in designated low-income areas. The Strategic Plan is informed by extensive public

consultation, updated needs assessments, and institutional coordination with local stakeholders, including municipalities, housing providers, service agencies, and the Texas Homeless Network.

High-priority needs have been reaffirmed through stakeholder engagement and data analysis. These include cost-burdened renter and owner households, the lack of non-congregate shelter options, aging infrastructure, and unmet service needs among special populations such as the elderly, persons with disabilities, veterans, and unaccompanied youth. As in the previous plan, a central focus remains on the rehabilitation and reconstruction of deteriorating housing, improving public facilities and infrastructure in CDBG-eligible areas, and funding services that prevent homelessness and support at-risk individuals and families.

The County has also integrated findings from the HOME-ARP Allocation Plan and updated Hazard Mitigation and Housing Market Analyses into this Strategic Plan. This enhances its capacity to respond to both chronic and emerging challenges, including housing instability, disaster resilience, and economic shocks such as inflation and rising rents. With stronger data coordination and expanded use of the Coordinated Entry System, the County is better positioned to align its resources with the needs of its most vulnerable residents.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 44 - Geographic Priority Areas

1	Area Name:	Alvin
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
Are there barriers to improvement in this target area?	No	
2	Area Name:	Angleton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	

	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
3	Area Name:	Brazoria
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
4	Area Name:	Brazoria County Service Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - County wide
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	City and County combined surveys and input
	Identify the needs in this target area.	Public Infrastructure, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Service
	Are there barriers to improvement in this target area?	No
5	Area Name:	Holiday Lakes

	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
6	Area Name:	Lake Jackson
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas

	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
7	Area Name:	Sandy Point
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service

	Are there barriers to improvement in this target area?	No
8	Area Name:	Sweeny
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service	
Are there barriers to improvement in this target area?	No	
9	Area Name:	West Columbia
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
10	Area Name:	Bailey's Prairie
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service	

	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
11	Area Name:	Bonney
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service	
Are there barriers to improvement in this target area?	No	
12	Area Name:	Brookside Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	

	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
13	Area Name:	Clute
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas

	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
14	Area Name:	Danbury
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
15	Area Name:	Freeport
	Area Type:	Local Target area
	Other Target Area Description:	

	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
16	Area Name:	Jones Creek
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
17	Area Name:	Manvel
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
18	Area Name:	Oyster Creek

	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
19	Area Name:	Richwood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas

	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
20	Area Name:	Surfside Beach
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service

	Are there barriers to improvement in this target area?	No
21	Area Name:	Unincorporated County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Unincorporated areas of Brazoria County
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Local requests to Commissioners/County Judge from citizens
	Identify the needs in this target area.	Public Infrastructure, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Service
Are there barriers to improvement in this target area?	No	

General Allocation Priorities

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

The County allocates investments to each Participating City (amounts based on population) on a 3-year rotation cycle. Each County Commissioner and

the County Judge also receives a small amount of funds every year to allocate to unincorporated areas and public service agencies. This process provides an effective method for identifying and addressing the greatest needs while being fair and equitable to each jurisdiction. The proposed projects are then reviewed and approved by the County's Community Development staff based on eligibility of the proposed subrecipients, their clientele, and the locations for area-based projects. Area-based projects are determined to be geographically eligible being in a Census Block Group that HUD has determined to be greater than 51% low- to moderate-income or by door to door surveys. With these projects covering a smaller geographic area than the Block Group method, a determination must be made that the service area is predominately low- to moderate-income through door-to-door surveys of the residents. Then, the CD Department prepares the Annual Action Plan based on those proposed projects and submits it to Commissioners Court for approval.

Priorities for the various needs and strategies are based on a number of criteria:

- Input from residents and housing/service providers through the use of on-line and paper copies of English and Spanish surveys
- Input from residents and housing/service providers through public hearings and meetings

SP-25 PRIORITY NEEDS - 91.415, 91.215(A)(2)

Priority Needs

Table 45 - Priority Needs Summary

1	Priority Need Name	Owner Housing Rehabilitation/Reconstruction
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Housing Rehabilitation/Reconstruction
	Description	Provide housing rehabilitation, including energy efficiency improvements and retrofits for people with disabilities, as well as reconstruction, for low- to moderate-income homeowners in Brazoria County.
	Basis for Relative Priority	The priority is based on the results of resident surveys, stakeholder interviews, code enforcement results, City staff knowledge of the housing conditions in Brazoria County, and the number of applicants received on a yearly basis.
2	Priority Need Name	Down payment / closing cost assistance
	Priority Level	High
	Population	Low Moderate Large Families with Children Families

	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Downpayment/closing cost assistance
	Description	In order to assist renters in becoming homebuyers without a housing cost burden, down payment and closing cost assistance is often needed for the low- to moderate-income. Credit counseling and housing counseling is a pre-requisite for FTHB assistance.
	Basis for Relative Priority	The priority is based on the results of resident surveys, stakeholder interviews including interviews with mortgage lenders, Census data regarding rental housing by income and cost burden, and the knowledge of County staff members concerning the rental population.
3	Priority Need Name	New Affordable Housing (including CHDO Set Aside)
	Priority Level	High
	Population	Extremely Low Moderate Large Families with Children Low Families
	Geographic Areas Affected	Brazoria County Service Area

	Associated Goals	New Affordable Units
	Description	Provide funds to CHDOs for new housing construction, first time homebuyer education and other CHDO-eligible activities
	Basis for Relative Priority	Requirement of HUD for HOME funds as well as need for affordable housing as indicated by surveys and stakeholder interviews.
4	Priority Need Name	Public Infrastructure Improvements
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Infrastructure Improvements
	Description	Provide assistance to Participating Cities to upgrade old, substandard water/sewer lines, water towers, lift stations, treatment plants, drainage improvements, street and sidewalk improvements, street, and sidewalk lighting improvements.
	Basis for Relative Priority	The high priority is based on the results of resident surveys, CDAB input, and local plans of participating cities.
5	Priority Need Name	New or Improved Public Facilities

	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Public Facility Improvements
	Description	There is a need for additional or improved community and multi-service centers for seniors, youth, disabled, and the general population in Brazoria County Service Areas
	Basis for Relative Priority	The high priority has been given based on the resident and CDAB surveys and stakeholders to increase the availability of multi-service centers and facilities.
6	Priority Need Name	Public Parks
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	

	Description	The enhancement, expansion, and addition of public parks, especially neighborhood parks, to serve low- to moderate-income residents are a major focus for Brazoria County. Parks provide important neighborhood amenities for the under-resourced. Improvements may include additional lighting and parking, as well as additional or improved playgrounds and other facilities.
	Basis for Relative Priority	The high priority is based on the results of resident and CDAB surveys and stakeholder interviews.
7	Priority Need Name	Fire/Emergency Services Equipment/Vehicles
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Fire/Emergency Services, Equipment, Vehicles
	Description	Provide funding for additional fire building improvements, Fire/EMS equipment, supplies, and vehicles
	Basis for Relative Priority	The high priority is based on the results of resident surveys, CDAB input and local plans of participating cities.
8	Priority Need Name	Code Enforcement
	Priority Level	High

	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Code Enforcement
	Description	Code enforcement is an integral part of maintaining desirability and values in residential neighborhoods. Code enforcement officers, who conduct windshield surveys to identify violations, receive/investigate complaints, cite violators and pursue the citation through to completion help to make the neighborhoods safer and more desirable.
	Basis for Relative Priority	The priority is rated as high based on the results of the resident surveys and stakeholder interviews
9	Priority Need Name	Clearance and Demolition
	Priority Level	High
	Population	Extremely Low Moderate Middle Low
	Geographic Areas Affected	Brazoria County Service Area

	Associated Goals	Clearance and Demolition
	Description	Clearing vacant lots, dilapidated structures, and abandoned cars, along with assisting those who are unable to dispose of debris in their yards helps to improve the health, safety, welfare, and viability of older deteriorating neighborhoods.
	Basis for Relative Priority	The high priority is based on the growing need for specialized disposal of tires, vehicles, yard equipment, paint, and other debris as well as to maintain a safe and healthy environment in the neighborhood. This need was expressed through resident surveys, and CDAB input.
10	Priority Need Name	Services to Abused/Neglected Youth & Children
	Priority Level	High
	Population	Families with Children Unaccompanied Youth Other
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Youth & Children Services
	Description	The County's most vulnerable population is children who have been abandoned, abused, or neglected. Services to address and provide for the abuse, neglected, or abandoned children in the County.

	Basis for Relative Priority	Information provided by area service agencies and other stakeholders, and the results of the surveys.
11	Priority Need Name	Youth and Children Services
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	Youth & Children Services
	Description	Educational, recreational, counseling services, food, as well as school supplies, uniforms, and backpacks for at-risk youth to reduce drop-out rates, gang, and criminal activity, and improve either post-secondary education success and/or job success. Daycare services are also a need in the County.
	Basis for Relative Priority	Input from stakeholders and youth agencies indicates that there is a high number of at-risk youths, including homeless, in Brazoria County who need services to prevent low grades, dropping out of school, and criminal activity. Services are also needed to allow the family to obtain employment to become self-sufficient
12	Priority Need Name	Senior Services
	Priority Level	High

	Population	Extremely Low Moderate Elderly Frail Elderly	Low
	Geographic Areas Affected	Brazoria County Service Area	
	Associated Goals	Senior Services	
	Description	The elderly in Brazoria County have need for a number of services, including home-delivered meals and medical care for the home-bound and for those who are mobile, congregate activities such as recreational activities, physical fitness classes, safety classes, educational classes, congregate lunches, among other services specific to the elderly.	
	Basis for Relative Priority	The survey results indicate that senior services are a high priority in the community. Input from stakeholders, senior service agencies, and secondary data indicates that there is a high number of seniors in need of services to help them maintain independent living.	
13	Priority Need Name	Services for Special Needs Populations	
	Priority Level	High	

	Population	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Services to Special Needs Populations
	Description	Individuals who are disabled, mentally ill, chronic substance abusers, or are living with HIV/AIDS are generally low- to moderate-income due to their inability to secure employment at a livable wage. Additionally, they often need mobility assistance and/or transportation services. Medical care and counseling, as well as other supportive services, are often out of reach for these population groups.
	Basis for Relative Priority	Based on Census data, state, and local statistics, the gap between the number of individuals who are classified as non-homeless/non-elderly special needs versus the services available is high. In addition, the stakeholders interviewed indicated the need for services to be high.
14	Priority Need Name	Food Insecurities
	Priority Level	High

	Population	Extremely Low Moderate Middle	Low
	Geographic Areas Affected	Brazoria County Service Area	
	Associated Goals	Food Insecurities	
	Description	Provide assistance to local food distribution programs to assist with purchasing food for distribution to families that qualify through local pantries	
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to local families in need of food and toiletries.	
15	Priority Need Name	Health Services	
	Priority Level	High	
	Population	Extremely Low Moderate Middle	Low
	Geographic Areas Affected	Brazoria County Service Area	
	Associated Goals	Health Services	

	Description	The need for affordable health care and prescription assistance is a growing one throughout the Nation. Brazoria County needs affordable health care solutions to help alleviate this growing problem.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to local families in need of affordable health care and prescription assistance.
16	Priority Need Name	Subsistence/TBRA Programs
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Subsistence/TBRA Payments
	Description	Programs help families in need of assistance in times of layoff, termination, or other financial hardship. Emergency, short-term payment(s) of utility and/or rent assistance.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to households that have fallen on financial hardship and face eviction or utility service termination

17	Priority Need Name	Employment Training/Placement
	Priority Level	High
	Population	Extremely Low Moderate Low
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Adult Education & Job Training
	Description	Employment at a livable wage is required for individuals to be self-sufficient. In order to prepare for adequate employment, many adults require literacy education, GED preparation, job readiness assistance, and job training. Agencies to provide such services are a high priority for Brazoria County.
	Basis for Relative Priority	Based on Census data, the number of adults with limited English proficiency and the number without a high school diploma indicate a high need for services to prepare them for employment. Additionally, specific job readiness and training is a high priority to move many into self-sufficiency. Surveys rate adult education as a high priority.
18	Priority Need Name	Economic Development
	Priority Level	High

	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Economic Development
	Description	Micro-enterprise programs, facade improvements, and other assistance to businesses, particularly small businesses, and Section 3 businesses, can stabilize and enhance mixed use neighborhoods and create jobs.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to local businesses to create jobs and reduce poverty.
19	Priority Need Name	Transportation Services
	Priority Level	High
	Population	Extremely Low Moderate Elderly Frail Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Transportation Services
	Description	Demand-response and fixed-route transportation within Brazoria County.
	Basis for Relative Priority	The surveys, stakeholders, CDAB input coupled with the number of current users of the programs indicate its need and high priority both for continuing the existing service and also expanding fixed route services to the remainder of the County.
20	Priority Need Name	Disaster Mitigation and Recovery
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Disaster Mitigation & Recovery
	Description	Administer and oversee any funding and activities related to the prevention of or mitigation and recovery from natural, man-made, or pandemic disasters
	Basis for Relative Priority	The number of Federally designated disasters that have struck Brazoria County in the past 5 years along with the amount of damage to properties

21	Priority Need Name	Historic Preservation
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Historic Preservation
	Description	Residential and non-residential rehabilitation of historic buildings to preserve the history of the County
	Basis for Relative Priority	Even though this may not be a high priority, it is not only very important to the history of the County, but historically designated structures must be rehabilitated in compliance with the state and federal laws governing them
22	Priority Need Name	Homeless and Domestic Violence Facilities
	Priority Level	High

	Population	Rural Chronic Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Homeless & Domestic Violence Facilities
	Description	Homeless shelters and transitional housing are keys to ending homelessness in Brazoria County.
	Basis for Relative Priority	Homeless shelters and transitional living centers have been given a high priority based on the needs identified by the service providers, Homeless Coalition of Brazoria County, and the results of the Point in Time and Housing Inventory enumerations.
23	Priority Need Name	Homeless and Domestic Violence Services
	Priority Level	High

	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Homeless and Domestic Violence Services
	Description	In addition to providing shelter to the homeless and victims of domestic violence, there is a priority need to provide crisis intervention, counseling, medical care, education, job training, childcare, food, clothing, transportation, legal assistance, and other services to those who are sheltered and unsheltered.

	Basis for Relative Priority	A high priority is given to services to the homeless and victims of domestic violence and their children who are in need of shelter with supportive services in order to become self-sufficient. The stakeholder interviews and input from service providers indicated a need for additional services to the homeless and victims of domestic violence.
24	Priority Need Name	Homeless Prevention
	Priority Level	High
	Population	Extremely Low
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Homeless Activities
	Description	Providing short-term subsistence assistance (rent and utilities) to those who are currently housed but in eminent danger of eviction or losing utilities.
	Basis for Relative Priority	The surveys, stakeholder interviews, and Community Development staff input were the basis for the high priority rating.
25	Priority Need Name	Rapid Re-housing
	Priority Level	High

	Population	Rural Chronic Individuals Families with Mentally Chronic veterans Persons with Victims of Domestic Violence	Homelessness Children Ill Abuse HIV/AIDS
	Geographic Areas Affected	Brazoria County Service Area	
	Associated Goals	Homeless Activities	
	Description	Providing funds to support tenant-based rental assistance for homeless households.	
	Basis for Relative Priority	Point In Time and Housing Inventory data, Balance of State Continuum of Care application, stakeholder interviews.	
26	Priority Need Name	HMIS	
	Priority Level	High	

	Population	Rural Chronic Individuals Families Mentally Chronic veterans Persons Victims Unaccompanied Youth	with Substance with Domestic	Homelessness Children Ill Abuse HIV/AIDS Violence
	Geographic Areas Affected	Brazoria County Service Area		
	Associated Goals	HMIS		
	Description	Manage the collection and maintenance of homeless data provided by agencies serving homeless populations		
	Basis for Relative Priority	Requirement of HUD for ESG funding		
27	Priority Need Name	CDBG Program Administration/Planning		
	Priority Level	High		
	Population	Other		
	Geographic Areas Affected			

	Associated Goals	CDBG Administration/Planning
	Description	Provide program administration/management activities for the CDBG program
	Basis for Relative Priority	N/A
28	Priority Need Name	HOME Program Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	HOME Program Administration
	Description	Provide program administration/management activities for the HOME program
	Basis for Relative Priority	N/A
29	Priority Need Name	ESG Program Administration
	Priority Level	High
	Population	Other

Geographic Areas Affected	
Associated Goals	ESG Administration
Description	Provide program administration/management activities for the ESG program
Basis for Relative Priority	N/A

Narrative (Optional)

SP-30 INFLUENCE OF MARKET CONDITIONS - 91.415, 91.215(B)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The need for TBRA in Brazoria County is significantly influenced by economic pressures such as unemployment, underemployment, and inflation. These conditions, especially post-pandemic, have left many low-income households with insufficient income for stable housing, intensifying the need for rental support.
TBRA for Non-Homeless Special Needs	Individuals with disabilities or elderly residents who can live independently continue to require TBRA. Yet, the use of TBRA for this population is shaped by the limited availability of Housing Choice Vouchers and a lack of accessible units. The county’s strategy suggests a pivot toward unit-based solutions and supportive housing development instead of expanding tenant-based subsidies
New Unit Production	Brazoria County faces a significant shortage of affordable, quality housing stock. The expansion of petrochemical industries has led to population and workforce growth, increasing the demand for housing. Simultaneously, natural disasters have damaged or destroyed over 15,000 homes in the last decade.
Rehabilitation	A substantial portion of Brazoria County’s housing stock is aging, with a high percentage of units built before 1980—43% of renter-occupied and 36% of owner-occupied units. Many of these units have at least one housing deficiency, and disasters have exacerbated their deterioration.

Acquisition, including preservation	While the County does not directly engage in acquisition activities, it supports private and nonprofit developers who seek to preserve or convert existing units into affordable housing.
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Table 46 - Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c) (1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,427,334	0	0	\$1,427,334	\$5,709,336	This is the first year of the 5-year Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$440,636	0	0	444,763	\$1,762,546.	This is the first year of the 5-year Consolidated Plan.

Table 47 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied. If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Federal Funds will be leveraged with private, local and/or City funds in order to complete, create, and/or expand projects and services throughout Brazoria County. Habitat for Humanity (HfH) and the SETH bond for Costa Verde provide matching funds for Brazoria County's HOME program. Additional match dollars come through eligible matching grants and waived permit/filing fees. Homes built by HfH use donations, sweat equity, and in-kind professional services.

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

No publicly owned land or property is expected to be used to address the needs in the plan.

Discussion

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BRAZORIA COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 48 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

The Consolidated Plan is implemented by Brazoria County, the Public Housing Authority. A key strength is the County’s extensive experience managing HUD funds, with the same staff overseeing CDBG/HOME/ESG and Housing Choice Voucher programs, ensuring coordination. The Community Development Advisory Board, made up of mayors or their representatives and elected

County officials, fosters collaboration throughout the process. Given the County's large geographic size and limited role in incorporated areas, CDBG funds are allocated to participating cities, with oversight from the four County Commissioners and County Judge to ensure funds are used according to HUD eligibility, promoting equitable distribution and addressing priority needs.

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

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

Supportive Services			
Mental Health			
Counseling	X	X	X
Transportation	X	X	X
Other			
Access to Food	X	X	X

Table 49 - Homeless Prevention Services Summary

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

All services in the system are available to people experiencing homelessness, including chronically homeless individuals and families. There are few agencies in Brazoria County targeting the homeless population, but the County is confident that will change with the institution of a county-wide homeless coalition that will have access to more Continuum of Care funds. The VA has a local clinic that provides a comprehensive array of medical services and can provide referral to the larger VA Medical Center if necessary. The Women's Center of Brazoria County and the ActionS agency have offices that provide services in multiple locations throughout the County making it easier for residents to access those particular services. As part of the Balance of State Continuum of Care and Brazoria County ESG, service providers are linked through HMIS and collaborative processes inherent to the Continuum of Care system. Though, there are currently no providers in Brazoria County receiving Continuum of Care funds, with the institution of the new county coalition, it is anticipated that agencies will be able to secure CoC funding.

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

Though there are few agencies targeting the homeless, the existing mainstream service agencies have a successful network of collaboration and cooperation. As the network continued to strengthen, it became feasible for

Brazoria County to establish its own homeless coalition rather than remain as part of the multi-county Gulf Coast Homeless Coalition. This brings control of homeless services and funding back to Brazoria County. The largest gap in the delivery system is geographic. Many agencies serving and sheltering the homeless are located in Harris County or the City of Galveston. The economies of scale have been such that agencies with capacity to address the comprehensive needs of the homeless have not found it feasible to locate a satellite program in Brazoria County. There are currently very few agencies that are within Brazoria County's jurisdiction. Compounding the problem, is the shortage of Housing Choice Vouchers and adequate TBRA or Rapid Re-housing funding.

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

The strategies for overcoming gaps and capacity issues in the service delivery system require additional funding and a more densely populated community to make the development of a strong service delivery system economically feasible. Brazoria County will continue to grow its new county homeless coalition, and will continue to work with the Texas Homeless Network, participating cities, and Social Service Agencies to identify strategies for developing new programs, identifying funding, and building the capacity of these local agencies. Additionally, the County will continue to work with agencies in the region, particularly in Houston and Galveston that are interested in developing satellite programs and service slots for Brazoria County residents in their current programs.

With the new homeless coalition, the County will participate in the Texas Balance of State CoC in conducting PIT counts, needs assessments, gaps analysis and refining the CoC plan to develop a pro-active approach to changing needs of people experiencing homelessness in the community.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation/ Reconstruction	2025	2029	Affordable Housing	Brazoria County Service Area	Owner Occupied Housing Rehabilitation/ Reconstruction	HOME	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Down Payment/closing cost assistance	2025	2029	Affordable Housing	Brazoria County Service Area	Down payment assistance	HOME	Direct Financial Assistance to Homebuyers: 0 Households Assisted
3	New affordable units	2025	2029	Affordable Housing	Brazoria County Service Area	Construct new affordable housing for purchase	HOME-CHDO	Homeowner Housing added: 2 Housing Units/ Households
4	Infrastructure Improvements	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Improvements to public infrastructure, including water, wastewater, streets, side walks and street lighting	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
5	Public Facility Improvements	2025	2029	Non-Housing Community Development	Brazoria County Services Area	Improvements to public facilities (including fire equipment) in Brazoria County Service Area	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Park Improvements	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Improvements to public parks in CDBG eligible areas	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	Fire/Emergency Services, Equipment, Vehicles	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Other: Fire/Emergency Services Equipment, Vehicles	CDBG:	Other: 1 Other
8	Code Enforcement	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Code Enforcement	CDBG:	Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit
9	Clearance and Demolition	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Youth & Children Services	CDBG:	Buildings Demolished: 1 Buildings
10	Youth and Children Services	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Youth & Children Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
11	Senior Services	2025	2029	Non-homeless Special Needs	Brazoria County Service Area	Youth & Children Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Services for Special Needs Populations	2025	2029	Non-Homeless Special Needs	Brazoria County Service Area	Services for Special Needs	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
13	Food Insecurities	2025	2029	Non-housing Community Development	Brazoria County Service Area	Provide food for low- and moderate income families	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
14	Health Services	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Health and Mental Health Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
15	Subsistence/TBRA Payments	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Subsistence/TBRA Payments	CDBG, HOME	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Abused and Neglected	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Services for Abused and Neglected Children	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
17	Crime Awareness	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Crime Awareness Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
18	Adult Education & Job Training	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Employment Training/Placement	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
19	Economic Development	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Economic Development	CDBG	Economic Development activities: 0 businesses assisted/ 0 job created

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Transportation Services	2025	2029	Non-Housing Community Development; Special Needs Populations	Brazoria County Service Area	Services to the elderly & disabled	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
21	Disaster Recovery & Mitigation	2025	2029	Non-Housing Community Development	Brazoria County Services Area	Disaster Mitigation & Recovery	CDBG	Other: 0
22	Historic Preservation	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Other: Historical Preservation	CDBG	Other: 0
23	Homeless & Domestic Violence Facilities	2025	2029	Homeless	Brazoria County Service Area	Homeless	CDBG	Shelter facilities: 1
24	Homeless & Domestic Violence Services	2025	2029	Homeless	Brazoria County Service Area	Homeless	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
25	General Program Administration - 21A	2025	2029	N/A		N/A	CDBG; HOME	N/A

Table 50 - Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation/Reconstruction
	Goal Description	The County will fund the rehabilitation or reconstruction of owner-occupied housing to assist low- to moderate-income residents improve and maintain their homes. If necessary, the County will retrofit homes for the disabled as needed and will provide energy efficiency improvements. If applicable, lead based paint will be identified and addressed as required.
2	Goal Name	Down payment/closing cost assistance
	Goal Description	The County will provide funding for down payment and closing cost assistance to first time homebuyers.
3	Goal Name	New affordable units
	Goal Description	The County will fund CHDOs with CHDO set-aside funds to construct new affordable units for purchase by low- to moderate-income families.
4	Goal Name	Infrastructure Improvements
	Goal Description	The County will add or improve sidewalks, sidewalk/street lighting, failing water/sewer lines, improve drainage, improve water towers and wastewater treatment facilities in Brazoria County Service Areas, including making curb cuts and sidewalks ADA compliant.
5	Goal Name	Public facility improvements
	Goal Description	The County will use CDBG funds to support public facility improvements, including neighborhood and senior center improvements in low- to moderate-income areas.
6	Goal Name	Park Improvements
	Goal Description	The County will use CDBG funds to support park improvements in areas that benefit low- to moderate-income residents.

7	Goal Name	Fire/Emergency Services, Equipment, Vehicles
	Goal Description	The County will use CDBG funds to improve fire stations, purchase supportive equipment, or new emergency response vehicles.
8	Goal Name	Code Enforcement
	Goal Description	The County will provide funding for salaries or costs for inspections, resulting in citations and court appearances.
9	Goal Name	Clearance and Demolition
	Goal Description	The County will provide CDBG funds for neighborhood clean-ups, particularly in participating cities.
10	Goal Name	Youth & Children Services
	Goal Description	The County will use CDBG and/or ESG funds to support youth enrichment, counseling, day care, school supplies, or drop-out prevention activities for at-risk or abused/neglected youth.
11	Goal Name	Senior Services
	Goal Description	The County will use CDBG funds to provide various services such as homebound meals, transportation, and other services to low- to moderate-income elderly.
12	Goal Name	Services for Special Needs Population
	Goal Description	The County will use CDBG funds to provide various services (such as transportation, medical care, and counseling) to the disabled, mentally ill, chronic substance abusers, or HIV individuals.
13	Goal Name	Food Insecurities
	Goal Description	The County will use CDBG funds to assist non-profit agencies purchase food and staple goods for low-income families
14	Goal Name	Health Services

	Goal Description	The County will use CDBG funds to assist families and individuals with physical and mental health costs and prescription assistance.
15	Goal Name	Subsistence/TBRA Payments
	Goal Description	The County will use CDBG or HOME funds to assist low- to moderate-income families with emergency, short-term rent/utility assistance.
16	Goal Name	Abuses and Neglected Children
	Goal Description	The County will use CDBG funds to assist with services to abused and neglected children through the provision supportive services to assist with ongoing court cases in response to reported abuse and neglect.
17	Goal Name	Crime Awareness
	Goal Description	The County will use CDBG to assist with awareness and education campaigns targeting the reduction of crime in targeted neighborhoods and communities.
18	Goal Name	Adult Education and Job Training
	Goal Description	The County will fund agencies to provide adult literacy education, GED preparation, job readiness training, and/or job training, and post-secondary education programs.
19	Goal Name	Economic Development
	Goal Description	The County will support various economic development activities in Brazoria County Service Areas including possible façade improvements, micro-enterprise businesses, Section 3 employment opportunities, small business start-ups or expansions
20	Goal Name	Transportation Services
	Goal Description	The County will fund demand-response transportation for elderly, disabled, and low-income.
21	Goal Name	Disaster Mitigation & Recovery
	Goal Description	The County will use CDBG funds and special allocations to reduce the potential effects of natural, man-made, pandemic hazards and to mitigate any dangers and assist in the recovery in the wake of hazards and disasters
22	Goal Name	Historic Preservation
	Goal Description	The County will use CDBG funds to restore historic buildings.

23	Goal Name	Homeless and Domestic Violence facilities
	Goal Description	The County will assist homeless and domestic violence shelters and other facilities in improvements and/or expansions including responding to changing regulations
24	Goal Name	Homeless and Domestic Violence services
	Goal Description	The County will assist homeless and domestic violence agencies in providing services to the victims of homelessness, domestic violence and/or sexual assault
25	Goal Name	General Program Administration/Planning
	Goal Description	The County will provide CDBG funds to support salaries, training, direct costs and other cost to manage/administer the CDBG program

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

The need for affordable housing far exceeds the available resources. The County anticipates providing assistance to 10 low- to moderate-income households with down payment assistance, 25 with TBRA and or Rapid Re-housing assistance, 8 with housing rehabilitation, and 25 with short-term (1-3 consecutive months) rent/utility assistance.

**SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT -
91.415, 91.215(C)**

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

There are no public housing developments in Brazoria County. There is a significant need for more private rentals for the HCV holders in need of accessibility accommodations. In general, there is a shortage of multi-family rentals, and individual landlords of one or two properties are not compelled to adhere to Section 504 regulations.

Activities to Increase Resident Involvement

Not Applicable. There are no public housing developments in Brazoria County.

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

No

Plan to remove the 'troubled' designation.

Not Applicable

**SP-55 STRATEGIC PLAN BARRIERS TO AFFORDABLE HOUSING -
91.415, 91.215(H)**

Barriers to Affordable Housing

Brazoria County faces a series of interrelated barriers to affordable housing, deeply rooted in local policy, economic trends, and environmental risks. Zoning ordinances—such as minimum square footage requirements and mandates for garages or carports in cities like Lake Jackson and Freeport—have historically restricted the construction of smaller, more affordable homes. Although these

requirements have been successfully challenged in some jurisdictions, they persist elsewhere. Tax burdens, especially from school districts, disproportionately affect fixed-income populations like seniors and people with disabilities. Environmental insurance costs are another substantial barrier. Due to the county's proximity to the Gulf of Mexico and increasing floodplain designations, residents are often required to purchase costly windstorm and flood insurance. Additionally, infrastructure needs, rising construction and property costs, and the expiration of affordability restrictions on hundreds of subsidized housing units further restrict access to affordable housing. Compounding these issues, individuals with criminal histories or prior evictions face systemic barriers to rental housing, and uncoordinated support services limit access to case management and housing navigation support.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Brazoria County has adopted both proactive and remedial strategies to reduce these barriers. These include allocating over \$350,000 annually to homeownership programs and housing rehabilitation, along with \$75,000 for Tenant-Based Rental Assistance (TBRA) and another \$60,000 in ESG funds for rapid re-housing and homelessness prevention. Policy advocacy has proven effective; the County has successfully persuaded cities like Lake Jackson and Freeport to amend ordinances that restricted smaller home construction. It continues to monitor zoning changes and advocate for equitable, flexible regulations. The County also supports the use of State disaster recovery funds to assist homeowners in repairing or rebuilding housing damaged by storms like Hurricane Harvey. Public-private partnerships with nonprofits and service providers enhance program reach and case management. Additionally, the County Housing Authority prioritizes Housing

Choice Vouchers for elderly, disabled, and low-income working residents. Finally, strategies from the AI report emphasize increasing the availability of subsidized rental units, preserving existing affordability contracts, and expanding education around tenant rights and fair housing practices.

SP-60 HOMELESSNESS STRATEGY - 91.415, 91.215(D)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Homeless Coalition of Brazoria County is a collaboration of service and housing agencies and others in the public sector that meet monthly to analyze existing needs to identify and address funding gaps. The Homeless Point-In-Time (PIT) Count annually assesses the characteristics of the homeless population in Brazoria County. This is important information used by the Coalition and its stakeholders to track the changing needs of the homeless population in Brazoria County.

In Brazoria County, some agencies provide outreach services for the specific population that they serve (i.e., MHMR, victims of domestic violence), but there are no agencies whose mission is outreach only. Service and housing information is distributed by local agencies, local churches that operate food pantries, and governmental entities. The County will continue to work with local agencies to identify those that could provide outreach services, especially to persons that Brazoria County has developed a Coordinated Entry Planning Entity that has resulted in a Coordinated Entry system with 3 intake facilities (Gulf Coast MHMR Street Outreach, Salvation Army Emergency Shelter and

United Way). This Coordinated Entry system allows for the identification and assessment of homeless persons, followed by entry into the HMIS system, and then referrals to agencies that can address their needs.

Addressing the emergency and transitional housing needs of homeless persons.

The Women's Center of Brazoria County provides emergency shelter and supportive services to victims of domestic violence and sexual assault. The Women's Center has two emergency shelters located within the County providing a total of 23 beds for women and their children. The Salvation Army provides eight emergency shelter beds for families with children and 26 beds for single adults.

The County will continue to work with the Coalition and the Texas Homeless Network to identify agencies that could provide emergency shelter, rapid re-housing, and permanent supportive housing programs within the County. The County and homeless providers are aware of the lack of housing choice within the County and are committed to working with agencies that are interested in constructing affordable housing.

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 County uses CDBG and ESG funding to assist local non-profits in meeting the needs of the low- to moderate-income residents including those experiencing homelessness or who are at-risk of homelessness. The County will continue to work with local providers, the Coalition, and Texas Homeless Network to identify strategies to develop additional affordable and supportive housing in an effort to make homelessness rare, short-lived and non-recurring. Continuum of Care funding is accessed through the Texas Homeless Networks' Balance of State funding. The County is no longer a direct recipient of ESG funding from the U.S. Department of Housing and Urban Development and provides funding to local agencies for emergency shelter, homeless prevention and rapid re-housing programs. Additionally, the County allocates CDBG funding to local supportive service agencies that provide a variety of services and programs such as prescription assistance, youth programs, counseling, homebound meals, transportation assistance, food banks/pantries, and continuing education programs.

The County maintains a dialogue with local agencies, mainstream providers and Workforce Solutions to assist people in securing permanent employment with a living wage. Staff at these service agencies assist, or at least refer, clients with applications when they are eligible for mainstream benefits. Agencies have been encouraged to have staff complete the SSI/SSDI Outreach, Access and Recovery (SOAR) training that is now offered on-line. County staff will continue to work with interested entities in the planning and development of programs and/or facilities that would assist homeless persons in moving from homelessness to permanent housing and programs that prevent homelessness and promote long-term housing stability.

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

The Texas Homeless Network, as the lead agency for the Balance of State CoC and a statewide planning agency, continues to work with local coalitions, the Texas Interagency Council on Homelessness, and the Department of State Health Services to develop statewide discharge plans to ensure that people have appropriate and stable housing upon discharge from a public institution. Child Protective Services has discharge policies in place to coordinate community-wide assistance to address youths aging out of foster care.

There are six prisons in Brazoria County that are operated by the Texas Department of Criminal Justice: Darrington Unit, Clemens Unit, Ramsey Unit, Wayne Scott Unit, Stringfellow Unit, and Terrell Unit. All of the prisons have reentry programs for inmates who have completed their sentence, are being paroled, or who have an early release.

The Texas Homeless Network, along with local coalitions and publicly funded institutions and systems of care, are working create or modify discharge plans to prevent discharging people into homelessness by:

- Identifying local discharge plans or practices that are leading to homelessness
- Engaging each system and discussing data and alternatives
- Utilizing data to inform broader strategic planning process

SP-65 LEAD-BASED PAINT HAZARDS - 91.415, 91.215(I)

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

Each qualified owner-occupied home is inspected for lead-based paint before rehabilitation. If a hazard is found, it is mitigated per federal regulations. Homes built before 1979 that receive funding from Brazoria County's HOME program must be visually checked for lead-based paint and mitigated if needed before assistance is granted. All homes receiving rehabilitation or first-time homebuyer assistance with children will receive a pamphlet on lead hazards from structural paints, toys, pottery, clothing worn by factory workers, and other sources of lead.

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

Though a large percentage of the homes were built before 1980, the majority of the applicants for housing rehabilitation are elderly with no children in the home. However, the housing rehabilitation and first-time homebuyer assistance programs will continue to provide information to applicants on the dangers of lead in the home. All rehabilitated homes through the CDBG and HOME programs will be tested and remediated when necessary and all reconstructed homes will be built lead-free.

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

The County's CDBG, HOME and PHA policies and procedures address the requirement of assessing or testing for and mitigating lead-based paint in every house built before 1979 that is receiving federal funds for rehabilitation,

demolition, first time homebuyer's assistance, or rental assistance. All recipients of Housing Choice Vouchers or Tenant Based Rental Assistance must have the chosen unit inspected to ensure that it meets Housing Quality Standards set by HUD. Brazoria County Housing Authority conducts a HQS inspection annually of all HCV units. One of the elements of the HQS inspection is a LBP hazard visual assessment.

SP-70 ANTI-POVERTY STRATEGY - 91.415, 91.215(J)

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

Brazoria County's programs to reduce the number of poverty-level families are related to preparing the labor force for employment at a livable wage. Through supporting basic adult education, GED preparation, post-secondary scholarships, and job training/placement, the County is supporting agencies in addressing the gap between available jobs and qualified applicants. Brazosport and Alvin Community College provides a number of certifications and Associate's Degree programs to ready the available labor force for appropriate jobs that will raise them out of poverty. Brazoria County is committed to reaching its goals for hiring Section 3 businesses and employees and includes Section 3 requirements in contracts with Cities and non-profits.

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

Brazoria County may continue to fund as in the past upon request both Alvin Community College and Brazosport College's Continuing Education Programs.

This in turn helps the family gain better employment and allow them to afford nicer units in better areas. The County has been diligent in its efforts to revitalize older houses and neighborhoods which keeps the units affordable for future families. Unfortunately, this may cause an increase in property taxes, but brings about beautification of the neighborhood.

SP-80 MONITORING - 91.230

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

General Program, CDBG-Specific and ESG-Specific Monitoring: Program monitoring is an on-going process of planning, implementation, communication, and follow-up. The process is interactive and provides a continuity of involvement from pre-contract planning, through implementation and follow-up.

The County staff utilizes HUD's Monitoring Checklists and adds any project-specific items relevant to properly assess the overall quality of the activities. At the completion of the on-site visit, the staff meets with the subrecipient

director and staff to discuss preliminary findings and possible resolutions. A letter is then sent to the subrecipient outlining areas of compliance and areas for which there are concerns or findings, with a process for remediation, and a timeframe for completion.

Infrastructure and public facility projects managed by the County, or participating cities through contractors, are monitored on an on-going basis to ensure compliance with environmental and labor laws as well as all HUD regulations. The staff is in constant contact with the contractor on the status of the work. The property is inspected by the project engineer each time an invoice is submitted for payment.

HOME Investment Partnerships Program (HOME) Monitoring Strategy: Clear record keeping requirements are essential for grant accountability. In the case of a CHDO, responsibility for maintaining many of the records would be assigned to the non-profit. This includes responsibility for verifying household income, which is determined by the number of persons living in the household over age 18. The monitoring process also consists of examining client files, that should include property leases, deeds of trust, etc., and conducting a property walk-through of rehabilitation.

Once the contract is signed with the contractor, the Community Development staff is in constant contact with the contractor on the status of the work. Every time the contractor submits an invoice for payment, the staff inspects the property to verify that the work was completed. If it is a reconstruction, then the staff inspects all “cover ups” (foundation, framing/roof, electrical, plumbing, etc.). The windstorm inspector also inspects the work. Once the

home is completed, the CD staff uses a checklist to verify that the home meets Brazoria County's minimum property standards upon project completion.

On a rehabilitation project, the CD staff verifies that the contractor has completed the items on the bid, according to the bid specification, and signs off that the repairs are completed. When the homeowner produces evidence of Homeowners, windstorm, and flood insurance, if applicable, the staff issues a certificate of occupancy, and the homeowner is allowed to move in.

CD staff monitors first-time homebuyers and homeowners yearly for current property taxes and insurance to protect the home. Letters are sent to the homeowner once the review is completed, and it states any deficiencies or issues, and the corrective action, and a timeframe to correct the deficiencies.

The staff is also responsible for monitoring compliance with Fair Housing and Equal Opportunity (FHEO) laws. Staff will also review projects for compliance with the Lead-Based Paint Ordinance, housing quality standards, applicable City building codes (for projects in incorporated jurisdictions) and other rules as appropriate.

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES - 91.420(B), 91.220(C) (1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,427,334	0	0	\$1,427,334	\$5,030,069	Total available for remaining Consolidated Plan period calculated by reducing CDBG funding by 5% each year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$440,636	0	0	444,763	\$1,552,972	Total available for remaining Consolidated Plan period calculated by reducing CDBG funding by 5% each year.

Table 51 - 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.

Federal funds will be leveraged with private, local and/or city funds in order to complete/create/expand process and services in Brazoria County. Match dollars come through eligible matching grants, bonds, and waived fees.

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

Discussion

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ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES - 91.420, 91.220(C)(3) &(E)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1-1	Flood Drainage Improvements - 03I	2025	2026	Non-Housing Community Development	Brookside Village	Public Infrastructure Improvements- Drainage Improvements	\$191,500	855 persons assisted with improved drainage SLE/AA
1-2	Water/Sewer Improvements - 03J	2025	2026	Non-Housing Community Development	Clute	Public Infrastructure Imp. - Sewer Improvements	\$220,000	175 persons assisted with improved public infrastructure SLE/AA
1-3	Water/Sewer Improvements - 03J	2025	2026	Non-Housing Community Development	Danbury	Public Infrastructure Imp. - Sewer Improvements	\$166,000	1668 persons assisted with improved public infrastructure SLE/AA
1-4	Water/Sewer Improvements - 03J	2025	2026	Non-Housing Community Development	Sweeny	Public Infrastructure Imp. - Sewer Improvements	\$166,000	1905 persons assisted with improved infrastructure SLE/AA
1-5	Water/Sewer Improvements - 03J	2025	2026	Non-Housing Community Development	Surfside Beach	Public Infrastructure Imp. - Water Improvements	\$123,000	85 persons will be assisted with improved infrastructure SLE/AA

2-1	Homeless Facilities (not operating costs) 03C	2025	2026	Non-Housing Community Development	Freeport	Public Facility Improvements	\$60,000	50 persons will be assisted with improved shelter facilities SLE/AA
3-1	Senior Services - 05A	2025	2026	Non-Homeless Special Needs	Brazoria County Service Area	Senior Services	CDBG: \$15,000	75 persons assisted with supportive services SLE/AA
3-2	Senior Services - 05A	2025	2026	Non-Homeless Special Needs	Brazoria County Service Area	Senior Services	CDBG: \$20,000	80 persons assisted with supportive services SLE/AA
4-1	Youth Services- 05D	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Youth & Children Services	CDBG: \$23,900	308 youths assisted with supportive services SLE/S
4-2	Youth Services - 05D	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Youth & Children Services	CDBG: \$20,000	600 youths assisted with supportive services SLE/S
4-3	Youth Services- 05D	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Youth & Children Services	CDBG: \$6,800	300 youths assisted with supportive services SLE/S
5-1	Food Banks - 05W	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Food Insecurities	CDBG: \$23,000	350 persons assisted with supportive services SLE/AA

6-1	Mental Health Services - 05O	2025	2026	Non-Homeless Special Needs	Brazoria County Service Area	Services for Special Needs Populations - Mental Health	CDBG: \$17,200	25 persons assisted with counseling services SLE/AA
6-2	Mental Health Services - 05O	2025	2026	Non-Homeless Special Needs	Brazoria County Service Area	Services for Special Needs Populations - Mental Health	CDBG: \$14,700	60 Alzheimer/Dementia patients assisted with supportive services SLE/AA
7-1	Victim Services-05G	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Homeless and Domestic Violence Services - Human Trafficking	CDBG: \$18,500	16 persons assisted with supportive services SLE/AA
8-1	Subsistence Payments - 05Q	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Subsistence Program	CDBG: \$14,000	20 families (40 persons) assisted with supportive services SLE/AA
9-1	Abused and Neglected - 05N	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Services for Abused and Neglected Children	CDBG: \$18,000	75 children assisted with supportive services SLE/AA
10-1	Crime Awareness- 05I	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Crime Awareness	CDBG: \$17,200	1500 persons assisted with crime awareness training SLE/AA

11-1	General Program Administration - 21A	2025	2026	N/A	Brazoria County Service Area	N/A	CDBG: \$252,000	N/A
12	Housing Rehab/Reconstruction	2025	2026	Affordable Housing	Brazoria County Service Area	Owner occupied housing rehab/reconstruction	HOME: \$330,477.52	2 Housing Units assisted DH/A
13	HOME CHDO Set-Aside/New Affordable Units	2025	2026	Affordable Housing	Brazoria County Service Area	New construction of affordable owner-occupied housing	HOME: \$66096	0 Housing Units DH/A
14	HOME Program Administration	2025	2026	N/A	Brazoria County Service Area	N/A	HOME: \$44063	N/A

Table 52 - Goals Summary

Goal Descriptions

1	Goal Name	Flood Drainage Improvements - 03I
	Goal Description	The city of Brookside Village will improve drainage along Brookside Road between Mykawa Road and Garden Road by re-grading open ditches, and hydro vacuuming of old covered culverts on the north and south sides of the road.

2	Goal Name	Water/Sewer Improvements - 03J
	Goal Description	City of Clute will install approximately 3700 linear feet of new 8" and 2500 linear feet of 10" sanitary sewer lines in the Bryan Subdivision along Old Angleton Road in Clute. This project is another phase of the 2022 Water project and will serve 79 households of which at least 51% qualify as low- and moderate-income.
3	Goal Name	Water/Sewer Improvements - 03J
	Goal Description	The City of Danbury will install an emergency generator back-up at Lift Station #7 to support sanitary sewer operations during a period of power outages.
4	Goal Name	Water/Sewer Improvements - 03J
	Goal Description	The City of Sweeny will rehabilitate and upgrade existing Lift Stations by replacing existing control panels and replace and/or adding additional grinder pumps at four (4) of lift station locations: Kent/Shady, Cedar & Pecan.
5	Goal Name	Water/Sewer Improvements - 03J
	Goal Description	Village of Surfside Beach will install 2300 linear feet of new water line along Seashell Road. Improvements will be made to a 2" waterline replacement with 6" c900 pipe. Project will serve fifty-five households/residents located in this section of the city.
6	Goal Name	Homeless Facilities (not operating costs) 03C
	Goal Description	Salvation Army will install a back-up generator at the Freeport Emergency Shelter to support shelter during periods of power outages; and will complete required accessibility improvements to the shelter to complete with TDLR compliance including improvements to egress and bathroom improvements for wheelchair access in both the women and men bathroom facilities.
7	Goal Name	Senior Services - 05A
	Goal Description	ActionS will provide homebound meals to the homebound elderly within Brazoria County.

8	Goal Name	Senior Services - 05A
	Goal Description	ActionS will provide transportation services to seniors within Brazoria County.
9	Goal Name	Youth Services - 05D
	Goal Description	Boys & Girls Club will implement a comprehensive prevention program at various sites addressing positive outcomes in academic success, good character and citizenship, and healthy lifestyles among at-risk youth in Brazoria County.
10	Goal Name	Youth Services - 05D
	Goal Description	The Dream Center will provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
11	Goal Name	Youth Services - 05D
	Goal Description	Junior Achievement will provide a 5-to-8-week program to instill leadership qualities in the low/mod income youths throughout Brazoria County by providing training on basic money management, career investigation, and benefits of staying in school.
12	Goal Name	Food Banks - 05W
	Goal Description	Brazosport Cares will provide food and staple goods through their Food Pantries in Freeport and Sweeny to assist low/mod people in Brazoria County.
13	Goal Name	Mental Health Services - 05O
	Goal Description	Counseling Connections will provide counseling services for mental health and trauma victims.
14	Goal Name	Mental Health Services - 05O
	Goal Description	The Gathering Place will use funds to provide for salaries, as well as food for their gatherings, which provide respite care, motivational and therapeutic assistance to their clients.

15	Goal Name	Victim Services–05G
	Goal Description	Refuge for Women will use funds for shift leader’s salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
16	Goal Name	Subsistence Payments - 05Q
	Goal Description	Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
17	Goal Name	Abused and Neglected - 05N
	Goal Description	Gulf Coast Casa will use funds for personnel salaries, who will provide advocacy to children in the DFPS system.
18	Goal Name	Crime Awareness- 05I
	Goal Description	Demand Disruption will provide educational presentations on awareness and prevention of crime to youth, parents and the community.
19	Goal Name	General Program Administration - 21A
	Goal Description	Funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the CDBG Program, including any direct staff and consulting services.
HOME Program		
20	Goal Name	Housing Rehab/Reconstruction
	Goal Description	The County proposes to either rehabilitate or reconstruct two (2) substandard housing units which are occupied by low/mod income homeowners.
21	Goal Name	HOME CHDO Set-Aside/New Affordable Units

	Goal Description	The County has set-aside 15% of this fiscal year's HOME funds for CHDOs as mandated by the program to provide funding to construct homes to be sold or rented to low/moderate income families. Funding will be allocated to an CHDO-eligible activity.
22	Goal Name	HOME Program Administration
	Goal Description	These funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the HOME Program, including any direct staff and consulting services.

AP-35 PROJECTS - 91.420, 91.220(D)

Introduction

Brazoria County's PY 2024 CDBG funds will provide water/sewer improvements; street improvements; park improvements; one public facility improvement and fund various public service organizations which serve youth, seniors, the disabled; and provide job training, food pantry services and subsistence payments. HOME funds will provide housing rehab/reconstruction to various low-income homeowners throughout the County based on an application process.

Projects

#	Project Name
1	Brookside Village- Drainage Improvements
2	Clute - Sanitary Sewer Improvements
3	Danbury- Sanitary Sewer Improvements/Generators
4	Sweeny Sanitary Sewer Improvements
5	Surfside Beach- Water Improvements
6	Jones Creek Street Improvements
7	Salvation Army Shelter- Shelter Improvements/ Generator
8	ActionS Homebound Meals
9	ActionS Transportation
10	Boys & Girls Club Prevention Program
11	Brazosport Cares Food Program
12	Counseling Connections for Change
13	Gathering Place Alzheimer Program

#	Project Name
14	Junior Achievement
15	Dream Center
16	Refuge for Women
17	Salvation Army Subsistence Program
18	Gulf Coast CASA
19	Demand Disruption
20	CDBG Administration
21	HOME Housing Rehabilitation/Reconstruction Program
22	HOME CHDO Set-Aside
23	HOME General Administration

Table 53 - Project Information

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

The allocation priorities are based on a number of factors:

1. The priorities that were assessed to meet a high priority need as determined through resident surveys, stakeholder interviews, and reported in the 2025-2029 Consolidated Plan;
2. Activities that reviewed and deemed eligible under the CDBG, and HOME regulations;
3. High priority public service activities that were selected were identified by the County Judge and County Commissioners to serve the individuals in greatest need (children services, education, elderly and disabled services) and that could be funded within the 15% cap.

Generally, funding availability is always an obstacle. Many agencies go unfunded, or under-funded, due to the limited resources and the required 15% cap that is imposed on the CDBG funds. With that, the agencies that are applying for the United Way funds have also been reduced due to lack of contributions. This creates more competition for the already limited funds, and many agencies do not receive funding at all. Many more of today's families receive some form of assistance (food stamps, TANF, Children's Medicaid, etc.). Employment, job training, and healthcare remain a high priority. Additionally, rents and cost of housing continue to increase.

Brazoria County continues to face the obstacle of meeting underserved needs due to decreasing federal funding (both CDBG and HOME allocations have been reduced and the County did not receive ESG funds for the third consecutive year.) When taken with inflation, increased cost of living and reduction in giving, it is more difficult than ever to serve families and individuals in need. While the County is taking advantage of other funding opportunities, there continues to be a struggle to ensure families remain stably housed with resources to live above the poverty line. Increasing development in the county is targeted to higher income families which has negative implications on funding formulas, and leaves the families living at or near the poverty line with little resources to thrive. BCCD has made it a priority to coordinate and leverage resources where we can to serve as many families as possible.

Funding local infrastructure projects remain a priority as many of the county's cooperative cities face challenges with upgrading aging water and wastewater systems with small tax bases and high low-income populations. CDBG funds have been a critical resource to the smaller cities to ensure they correct system deficiencies to ensure safe drinking water and mitigate negative environmental impacts from inefficient wastewater treatment.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	Brookside Village Drainage Improvements
	Target Area	Brookside Village
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$191,500
	Description	The city of Brookside Village will improve drainage along Brookside Road between Mykawa Road and Garden Road by re-grading open ditches, and hydro vacuuming of old covered culverts on the north and south sides of the road.
	Target Date	12/31/26
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 855 persons, of which 51% are low/mod, will benefit.
	Location Description	Brookside Road between Mykawa and Garden Road
Planned Activities	Improve drainage through re-grading ditches, and hydro vacuuming	
2	Project Name	City of Clute Sanitary Sewer Improvements
	Target Area	Clute

	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$220,000
	Description	City of Clute will install approximately 3700 linear feet of new 8" and 2500 linear feet of 10" sanitary sewer lines in the Bryan Subdivision along Old Angleton Road in Clute. This project is another phase of the 2022 Water project and will serve 79 households of which at least 51% qualify as low- and moderate-income.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 175 persons, of which 51% are low/mod, will benefit.
	Location Description	City of Clute will install approximately 3700 linear feet of new 8" and 2500 linear feet of 10" sanitary sewer lines in the Bryan Subdivision along Old Angleton Road in Clute.
	Planned Activities	Install approximately 3700 linear feet of new 8" and 2500 linear feet of 10" sanitary sewer lines
3	Project Name	City of Danbury Sanitary Sewer Improvements/ Generator
	Target Area	Danbury
	Goals Supported	Infrastructure Improvements

	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$166,500
	Description	The City of Danbury will install an emergency generator back-up at Lift Station #7 to support sanitary sewer operations during a period of power outages.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1668 persons, of which 51% are low/mod, will benefit.
	Location Description	Danbury
	Planned Activities	Install an emergency generator back-up at Lift Station #7
4	Project Name	City of Sweeny Sanitary Sewer Improvemets
	Target Area	Sweeny
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$166,500
	Description	The City of Sweeny will rehabilitate and upgrade existing Lift Stations by replacing existing control panels and replace and/or adding additional grinder pumps at four (4) of lift station locations: Kent/Shady, Cedar & Pecan.

	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1905 people, of which 51% are low/mod, will benefit.
	Location Description	Four (4) of lift station locations: Kent/Shady, Cedar & Pecan.
	Planned Activities	Rehabilitate and upgrade existing Lift Stations by replacing existing control panels and replace and/or adding additional grinder pumps
5	Project Name	Surfside Beach Water Improvements
	Target Area	Surfside Beach
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$123,000
	Description	Village of Surfside Beach will install 2300 linear feet of new water line along Seashell Road. Improvements will be made to a 2" waterline replacement with 6" c900 pipe. Project will serve fifty-five households/residents located in this section of the city.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 85 persons, of which 51% are low/mod, will benefit. (Surveys)
	Location Description	All work will occur along Seashell Road
	Planned Activities	Install 2300 linear feet of new water line along Seashell Road.
6	Project Name	Salvation Army Shelter Improvements/ Generator
	Target Area	Brazoria County Service Area/Freeport
	Goals Supported	Homeless Facilities (no operating costs)
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$80,000
	Description	Salvation Army will install a back-up generator at the Freeport Emergency Shelter to support shelter during periods of power outages; and will complete required accessibility improvements to the shelter to complete with TDLR compliance including improvements to egress and bathroom improvements for wheelchair access in both the women and men bathroom facilities.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 205 persons, of which 51% are low/mod, will benefit. (Estimate-income surveys pending.)
	Location Description	Village of Jones Creek, TX
	Planned Activities	Installation of 5,400 linear feet of asphalt cover, and regrading 582 linear feet of ditches, and culvert replacements.
7	Project Name	ActionS Homebound Meals
	Target Area	Brazoria County Service Area
	Goals Supported	Senior Services
	Needs Addressed	Senior Services
	Funding	CDBG: \$15,000
	Description	Provide funding to ActionS for the provision of home-delivered meals to homebound elderly.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 elderly persons will benefit.
	Location Description	1524 E. Mulberry, Suite 135, Angleton, Texas (serving entire County)

	Planned Activities	Provide home-delivered meals to 70 homebound elderly.
8	Project Name	ActionS Transportation
	Target Area	Brazoria County Service Area
	Goals Supported	Senior Services
	Needs Addressed	Senior Services
	Funding	CDBG: \$20,000
	Description	Provide funding to ActionS for transportation services to seniors.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 seniors will benefit.
	Location Description	1524 E. Mulberry, Suite 135, Angleton, Texas (serving county-wide)
	Planned Activities	Provide funds to ActionS for transportation services to 65 seniors.
9	Project Name	Boys & Girls Club Prevention Program
	Target Area	Brazoria County Service Area
	Goals Supported	Youth & Children Services
	Needs Addressed	Youth and Children Services

	Funding	CDBG: \$23,900
	Description	Boys & Girls Club will implement a comprehensive prevention program at various sites addressing positive outcomes in academic success, good character and citizenship, and healthy lifestyles among at-risk youth in Brazoria County.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 308 low/mod youths will benefit.
	Location Description	4005 Technology Drive, Suite 2130 (serving county-wide)
	Planned Activities	Provide funding to Boys & Girls Club for prevention programs for at-risk youths.
10	Project Name	Brazosport Cares Food Program
	Target Area	Sweeny Freeport
	Goals Supported	Food Insecurities
	Needs Addressed	Food Insecurities
	Funding	CDBG: \$24,000
	Description	Brazosport Cares will pay employees in charge of their food and staple goods at their Food Pantry in Freeport and Sweeny to assist low/mod people in Brazoria County.

	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 350 low/mod persons will benefit.
	Location Description	916 N. Gulf Blvd, Freeport, Texas (serving Brazoria County).
	Planned Activities	Provide assistance to the Brazosport Cares Food Pantry (Freeport and Sweeny locations) to provide food and staple goods to approximately 200 low/mod people in Brazoria County.
14	Project Name	Counseling Connections for Change
	Target Area	Brazoria County Service Area
	Goals Supported	Services to Special Needs Populations
	Needs Addressed	Services for Special Needs Populations
	Funding	CDBG: \$17,750
	Description	Provide counseling services for low/mod clients.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 low/mod people will benefit.

	Location Description	2549 Roy Road, Pearland, Texas (serving county-wide)
	Planned Activities	Provide counseling services for low/mod clients.
15	Project Name	Gathering Place Alzheimer Program
	Target Area	Brazoria County Service Area
	Goals Supported	Services to Special Needs Populations
	Needs Addressed	Services for Special Needs Populations
	Funding	CDBG: \$14,700
	Description	The organization will use these funds to provide food for their gatherings which provide respite care, as well as motivational and therapeutic assistance to their clients.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 low/mod individuals will benefit.
	Location Description	200 E. Mulberry, Angleton, Texas (serving County-wide)
	Planned Activities	Provide supportive services to 60 Alzheimer's/Dementia patients.
16	Project Name	Junior Achievement

Target Area	West Columbia Alvin Angleton Brazoria Freeport Unincorporated County
Goals Supported	Youth & Children Services
Needs Addressed	Youth and Children Services
Funding	CDBG: \$7,500
Description	The organization will provide a 5-to-8-week program to instill leadership qualities in the low/mod income youths throughout Brazoria County by providing training on basic money management, career investigation and benefits of staying in school.
Target Date	9/30/2026
Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 low/mod youths will benefit.
Location Description	225 Parking Way, Lake Jackson, Texas (serving Alvin, Angleton, Brazoria, Freeport, West Columbia & Wild Peach)
Planned Activities	Provide funding for leadership and personal development services to 300 low/mod youths.

17	Project Name	Dream Center
	Target Area	Brazoria County Service Area
	Goals Supported	Youth & Children Services
	Needs Addressed	Youth and Children Services
	Funding	CDBG: \$20,000
	Description	The Dream Center will provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 low/mod youths will benefit.
	Location Description	796 Brazosport Blvd South, Clute, Texas (serving county-wide)
	Planned Activities	Provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
18	Project Name	Refuge for Women
	Target Area	Brazoria County Service Area
	Goals Supported	Homeless and Domestic Violence Services
	Needs Addressed	Homeless and Domestic Violence Facilities

	Funding	CDBG: \$20,000
	Description	Refuge for Women will use funds for shift leaders' salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	16 women will benefit.
	Location Description	117 Hwy 332 West, Suite 159, Lake Jackson, Texas 77566 (serving county-wide)
	Planned Activities	Funds for shift leader's salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
19	Project Name	Salvation Army Subsistence Program
	Target Area	Brazoria County Service Area
	Goals Supported	Subsistence/TBRA Payments
	Needs Addressed	Subsistence/TBRA Programs
	Funding	CDBG: \$14,400
	Description	The Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	20 families (40 individuals)
	Location Description	10 families (20 persons) will benefit.
	Planned Activities	Provide emergency rent or utility assistance to prevent homelessness for 10 families (20 persons) at risk of eviction or having utilities cut off.
20	Project Name	Gulf Coast CASA
	Target Area	Brazoria County Service Area
	Goals Supported	Youth & Children Services
	Needs Addressed	Services to Abused/Neglected Youth & Children
	Funding	CDBG: \$18,500
	Description	Gulf Coast CASA will provide an advocate for children in the DFPS. Funding will be used for salaries to assist the program.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 children will benefit.
	Location Description	4005 Technology Drive, Suite 1020, Angleton, Texas (serving countywide)

	Planned Activities	Advocate for Brazoria County Children in the DFPS.
21	Project Name	Demand Disruption
	Target Area	Brazoria County Service Area
	Goals Supported	Youth & Children Services
	Needs Addressed	Youth and Children Services
	Funding	CDBG: \$17,750
	Description	Crime Prevention Awareness
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 people will benefit
	Location Description	3435 Sheldon Drive, Pearland, Texas
	Planned Activities	Provide educational presentations on the prevention of crimes against children.
22	Project Name	CDBG Administration
	Target Area	Brazoria County Service Area
	Goals Supported	CDBG Administration/Planning
	Needs Addressed	CDBG Program Administration/Planning

	Funding	CDBG: \$252,000
	Description	These funds will be used to pay for the administrative costs associated with the general management, oversight, and coordination of the CDBG Program, including any direct staff and consulting services
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	1524 E. Mulberry, Suite 162, Angleton, Texas.
	Planned Activities	Conduct program administration/management for CDBG program; prepare five-year Consolidated Plan.
23	Project Name	HOME Housing Rehabilitation/Reconstruction Program
	Target Area	Brazoria County Service Area
	Goals Supported	Housing Rehabilitation/Reconstruction
	Needs Addressed	Owner Housing Rehabilitation/Reconstruction
	Funding	HOME: \$330,477.52
	Description	The County proposes to either rehabilitate or reconstruct 2 substandard housing units which are occupied by low/mod income homeowners.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	2 low/mod households will benefit.
	Location Description	Locations in Brazoria County to be determined. Services offered in Brazoria County Service Area (excludes Pearland, Liverpool, Quintana, and Hillcrest Village)
	Planned Activities	Assist 2 owner-occupied housing units with varying levels of rehabilitation or reconstruction.
24	Project Name	HOME CHDO Set-Aside
	Target Area	Brazoria County Service Area
	Goals Supported	New Affordable Units
	Needs Addressed	New Affordable Housing (including CHDO Set Aside)
	Funding	HOME: \$66,096
	Description	Provide funding to CHDO for construction of 0 housing units. Total Units to be determined upon project selection.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	TBD; CHDO project pending selection
	Location Description	Location within Brazoria County to be determined.
	Planned Activities	Provide funding to CHDO for the construction of 0 housing units, as we do not currently have a qualified CHDO. (Project selection pending.)
25	Project Name	HOME General Administration
	Target Area	Brazoria County Service Area
	Goals Supported	HOME Program Administration
	Needs Addressed	HOME Program Administration
	Funding	HOME: \$44,063
	Description	These funds will be used to pay for the administrative costs associated with the general management, oversight, and coordination of the PY 2025 HOME Program, including any direct staff and consulting services.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable

	Location Description	1524 E. Mulberry, Suite 162, Angleton, Texas.
	Planned Activities	Conduct program administration/management for PY 2024 HOME program.

AP-50 GEOGRAPHIC DISTRIBUTION - 91.420, 91.220(F)

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

Based on the requests by this year's funded cities and within the eligible locations, projects, and priority needs, the County will allocate \$987,800.00, (approximately 65% of the PY 2025 CDBG funds) to projects in seven (7) participating Cities, and one public facility project (transitional sober living facility). The table below shows the amount allocated by city and the map that follows (also located in the attachments) shows the locations of those projects. Due to Brazoria County's Urban County service area and the Census Tracts/Block Groups being so spread out, very few projects cover the entire Census Tract and/or Block Group. Therefore, in many cases this requires income surveys to be done to determine service area qualifications. The projects listed in Table 6 show which projects are surveyed. The minority percentages of the surveyed areas are sourced from the 2023 Census data through the Houston-Galveston Area Council's (HGAC) interactive mapping tool based on the block group data. The County has allocated \$226,594, or 15%, to public service agencies, which are located throughout the County. The balance of the PY 2025 CDBG allocation, \$296,238, or 19.6%, is allocated to general administration. Overall, the total PY 2025 CDBG allocation, excluding administration, is allocated 100% to low- to moderate income projects.

Geographic Distribution

Target Area	Percentage of Funds

Table 54 - Geographic Distribution

Rationale for the priorities for allocating investments geographically.

N/A

Discussion

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING - 91.420, 91.220(G)

Introduction

Brazoria County will address the affordable housing needs through owner occupied rehab/reconstruction and subsistence assistance. The table below combines CDBG and HOME funded activities that address the affordable housing goals.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	12
Special-Needs	10
Total	22

Table 55 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	
Rehab of Existing Units	2
Acquisition of Existing Units	
Total	22

Table 56 - One Year Goals for Affordable Housing by Support Type

Discussion

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AP-60 PUBLIC HOUSING - 91.420, 91.220(H)

Introduction

The below section is not applicable as Brazoria County does not have public housing units. BCHA is a Housing Choice Voucher only program.

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

Not Applicable - BCHA does not own any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership. If the PHA is designated as

troubled, describe the manner in which financial assistance will be provided or other assistance.

Not Applicable - BCHA does not participate in the Family Self-Sufficiency Program.

Discussion

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AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES - 91.420, 91.220(I)

Introduction

Brazoria County will utilize CDBG funds to aid the unsheltered, precariously sheltered, and at-risk households who are facing homelessness. Through CDBG funds allocated to Salvation Army, rents and utilities will be paid for those at risk of eviction. It is anticipated that 20 individuals or 10 families will receive rental assistance through this funding. Even though the County did not receive ESG funding this fiscal year, the BCCD has received other grants in order to assist in this endeavor.

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

As part of the Coordinated Entry requirement, homeless persons/families must be assessed by a trained assessor and given a VI-SPDAT score. This assessment will help Brazoria County assist the most vulnerable first. Once a score is obtained, the assessor will then refer them to an agency that has the appropriate service they would need. They may be referred to various other agencies that offer other services, such as food, food stamp applications, clothing, etc. Gulf Coast Center, the local mental health authority, has a street outreach caseworker that will also be assessing individuals on the street and referring them to the necessary agencies to assist them.

Addressing the emergency shelter and transitional housing needs of homeless persons:

Brazoria County will continue to address the needs of the emergency shelters in the County through participation in the Homeless Coalition and through funding when available. The County uses CDBG public service funding to

support Refuge for Women, a nonprofit focused providing safe shelter and services to women who have escaped human trafficking or exploitation.

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:

Unfortunately, there is a major housing shortage in Brazoria County as well as the market rents are still high. Many families resort to either doubled-up situations, in shelters, unsheltered, or at risk of homelessness due to their limited income and the cost burden of unsubsidized housing. Brazoria County encourages all families in need to meet with a financial counselor to assist with budgeting and their affordability of a unit, and how the family can sustain itself. Brazoria County coordinates with the homeless liaisons at the school districts and Youth and Family Counseling to assist homeless families in the transition to permanent housing.

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.

The County will provide Salvation Army \$15,000 for subsistence payments for at-risk households. The County also works with Youth and Family Counseling, who works with the school district's homeless liaison, to coordinate and partner the housing component with the counseling services they provide.

Discussion

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AP-75 BARRIERS TO AFFORDABLE HOUSING - 91.420, 91.220(J)

Introduction

The analysis of the barriers to affordable housing cannot exclude an analysis of fair housing, as minorities and protected classes tend to have lower incomes. Brazoria County has reviewed and analyzed the Analysis of Impediments in regards to public policies in the major cities within the County (excluding Pearland) affecting the development, availability, and cost of affordable housing. The County's analysis is currently finding that there are few overt policies that are contributing to the concentration of racial/ethnic minorities and shortage of affordable housing.

Unincorporated areas do not have zoning, but the areas within the Extraterritorial Jurisdiction of various Cities may have land platting requirements. Of the 20 incorporated places participating in the HUD programs, 15 have zoning ordinances. Of those 15 cities, all of them allow multi-family units, 11 allow mobile homes, 14 allow manufactured homes, but only 7 allow the elderly to defer property taxes.

In the post-pandemic environment, incomes have remained unsteady while inflation has increased cost of living for all households. Partner that with a high rental market and the increase in sales prices of housing, many households are left with few affordable housing choices. They generally have little income to purchase the necessities, with little to none left over for repairs to their existing housing, or renting a nicer, newer unit. The ones who suffer the most are the elderly or disabled households, who live on a fixed income, are finding it harder to find an affordable housing unit.

Environmental issues pose barriers to affordable housing. With the proximity to the Gulf of Mexico, housing units with a mortgage in Brazoria County are required to carry windstorm insurance, and for those inside the 100-year floodplain, flood insurance. Flood maps have been updated and many homeowners have found they are now considered in some form of a flood zone. Insurance premiums have increased due to the rise in the number and cost of natural disasters nation-wide. More than 15,000 dwellings have been damaged or destroyed since 2017 Hurricane Harvey and other natural disasters, including the 2021 Texas Severe Winter Weather freeze.

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.

Cities that defer property taxes for the elderly, or do not have property tax rates, assist in lowering the housing costs for homeowners. Most Cities' building codes or ordinances do not impede or limit the development or improvement of affordable housing in Brazoria County, but some cities do not allow group homes or defer taxes for the elderly or disabled. Within the last few years, Freeport passed an ordinance that requires a new home to be no less than 1,300 sq. feet. Brazoria County CD staff approached the City of Freeport to help modify this ordinance so that the families that live there can benefit from the HOME program. When building a home for an elderly, single homeowner, it is the CD Department's policy to build a 900 sq. foot home. This assists the homeowner to comply with the taxes and insurance requirement that is imposed on them, gives them a better living environment,

and allows for easier maintenance. Brazoria County CD Dept. was successful in assisting the Freeport City Council in authorizing a change in the ordinance to assist homeowners who qualify for Community Development Department's HUD funding, build a home based on our requirements. This not only benefits the homeowner, but helps increase the City's property values and improve the neighborhood by removing the dilapidated home.

Brazoria County cannot change Council Members views, but they can contact these cities and discuss any issues and their rational behind the policy, especially those with new council members or new requirements. Brazoria County has been successful in changing ordinances and will continue to advocate for the change in policy when it comes to the low-income household. Another strategy for reducing the barriers to affordable housing is to assist owners whose homes had damage from Hurricane Harvey and the winter freeze in applying for State funds to either repair or reconstruct their homes or get reimbursed for repairs made to prevent additional damage.

Discussion

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AP-85 OTHER ACTIONS - 91.420, 91.220(K)

Introduction

All of the actions conducted by the County to manage the three (3) HUD programs - CDBG, HOME and Section 8 HCV program - are aimed at reducing obstacles to meeting the housing, infrastructure, and supportive service needs of the communities within the County. The programs are

aimed at reducing barriers to affordable housing and supportive services; increasing household incomes; and improving coordination and institutional structure for their applicants.

Actions planned to address obstacles to meeting underserved needs.

By involving the Mayors and County Judge/County Commissioners in the planning process, the CD Department helps to identify and address local obstacles to meeting underserved needs. During meetings, members discuss issues in their city and ask what agencies or assistance these families may qualify for. This type of discussion during meetings facilitate discussions on various proposed projects and give other members ideas to address the issues of their particular city. The participating Cities are allocated funds on a 3-year cycle and the County Judge/County Commissioners are allocated funds every year for allocation to eligible projects in their precincts.

When requested, Letters of Consistency with the Consolidated Plan will be issued to entities supporting those activities that are addressed in the 2025-2029 Con Plan.

Actions planned to foster and maintain affordable housing.

The County and its participating Cities strive to improve infrastructure in low-to moderate-income neighborhoods where lower-cost housing is concentrated and rehabilitate existing owner-occupied housing. Affordable housing is hard to find in any area of Brazoria County, therefore, the CD Dept. supports new multi-family housing in any jurisdiction in Brazoria County. Additionally, using Prior Year HOME funds, the County will partner with a CHDO to develop new for-sale affordable housing for the first time in many years in the county.

Actions planned to reduce lead-based paint hazards.

All houses built prior to 1978 that qualify for rehabilitation are tested for lead-based paint. Any units with lead-based paint are remediated within federal regulations and guidelines. BCHA conducts annual HQS inspections that include lead-based paint visual assessments on all tenant occupied rental units. HCV participants with children under the age of 6 are not allowed to move into a unit where lead-based paint hazards are known and landlords are encouraged to have the hazards remediated. Information about lead-based paint hazards is given to all HCV participants, as well as all homeowner rehab clients.

Actions planned to reduce the number of poverty-level families.

All families in need, whether assisted with HUD funds or not, are strongly encouraged to attend a financial stability course to assist with budgeting and areas where save money to better provide for their families.

Actions planned to develop institutional structure.

Program administration funds for all programs will be used in part to provide additional training and technical assistance to the Community Development Department staff. The County staff will also provide technical assistance and training to Subrecipients and agencies considering applying for CDBG and HOME funds to develop their capacity and institutional structure. Efforts will be made throughout the year to enhance coordination and collaboration between Brazoria County and its Subrecipients as well as between Brazoria County and neighboring Entitlement/Participating Jurisdictions.

Actions planned to enhance coordination between public and private housing

and social service agencies.

Efforts will be made throughout the year to enhance coordination and collaboration between Brazoria County, United Way, and their Subrecipients, as well as between Brazoria County and neighboring Entitlement/Participating Jurisdictions. Brazoria County is part of the Coordinated Entry process, and United Way, with the assistance of the CD Dept., is coordinating efforts to link all social service agencies to assist families in obtaining services without the need to travel to various agencies applying for assistance.

Discussion

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PROGRAM SPECIFIC REQUIREMENTS

AP-90 Program Specific Requirements - 91.420, 91.220(I) (1,2,4)

Introduction

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.
3. The amount of surplus funds from urban renewal settlements
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
5. The amount of income from float-funded activities

Total Program Income:

Other CDBG Requirements

1. The amount of urgent need activities

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

100.00%

