



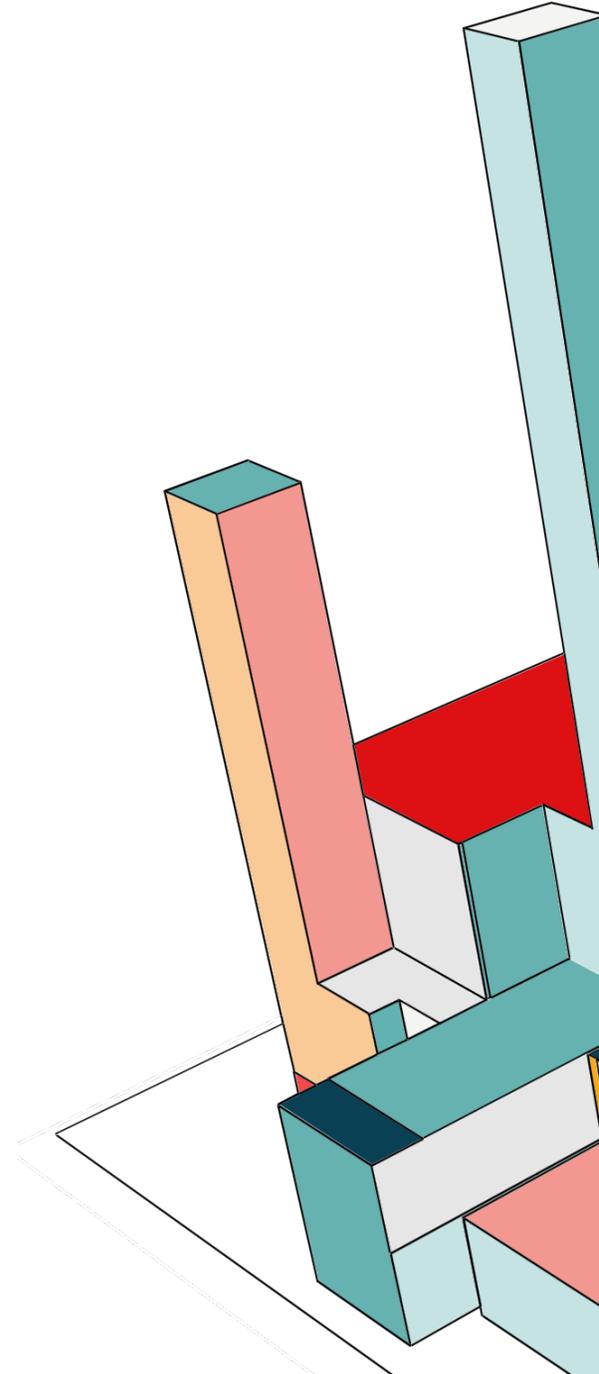
# **BRAZORIA COUNTY , TX 2025-2029 5 YEAR CONSOLIDATED PLAN AND 2025 ACTION PLAN**

Wednesday, July 16, 2025



# PURPOSE

- The purpose of this briefing is to review the proposed 2025-2029 Brazoria County Consolidated Plan and 2025 Action Plan.
- Receive your input and questions about the proposed plans.
- Encourage you to share this information with your communities and other interested parties.
- Public comments will be received through August 1, 2025 to [BCCD@brazoriacountytx.gov](mailto:BCCD@brazoriacountytx.gov)



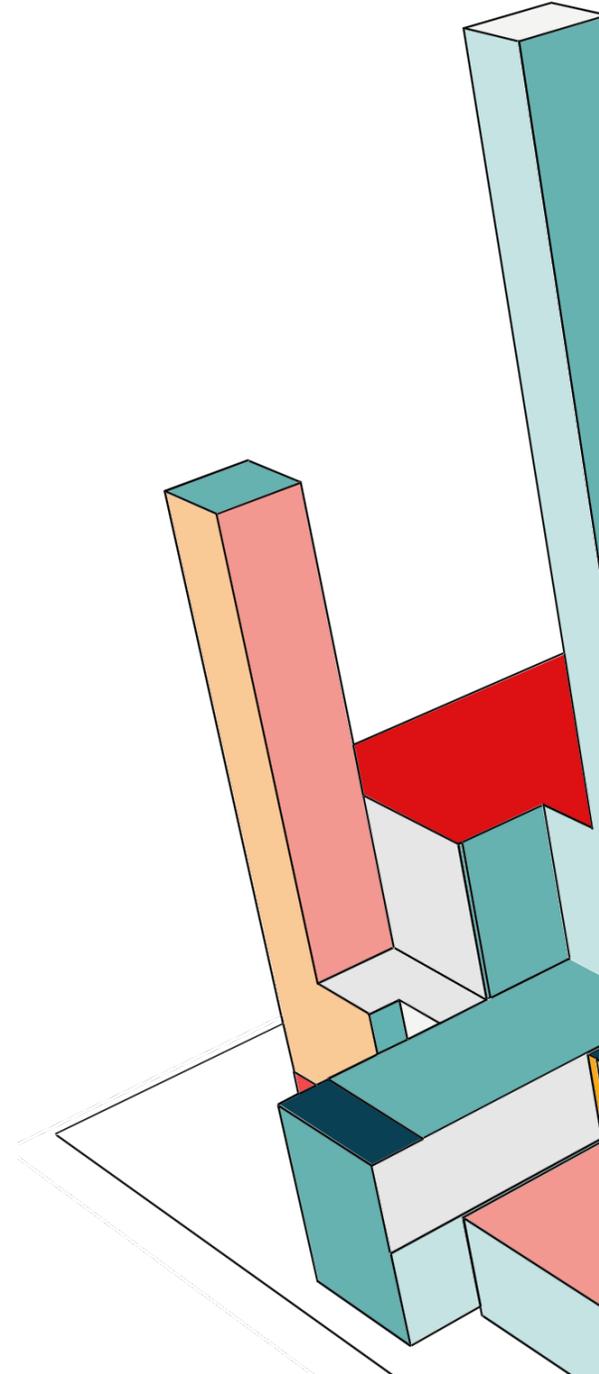
# WHAT IS THE CONSOLIDATED PLAN?



# THE CONSOLIDATED PLAN IS A STRATEGIC PLAN DESIGNED TO IDENTIFY AND ADDRESS COMMUNITY NEEDS:

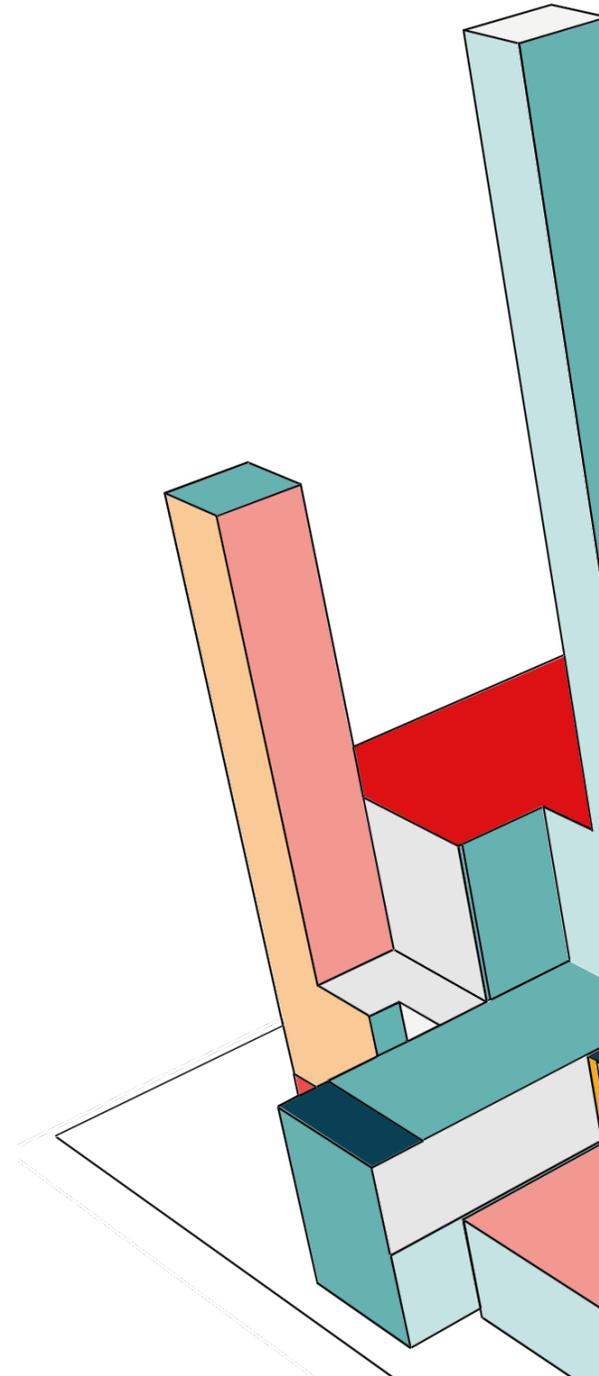
- Housing
- Economic Development
- Public Services- community, social, human and health
- Public Facilities and Public Infrastructure
- Supplemental Funding–Disaster Recovery, Mitigation, Special purpose funding (i.e. COVID, etc.)

To receive funding from the U.S. Department of Housing and Urban Development (HUD), jurisdictions also known as Entitlement Communities must complete a Consolidated Plan every five years. (24 CFR Part 91)



# WHAT ARE THE COMPONENTS OF THE CONSOLIDATED PLAN?

- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- Expected Resources
- Annual Action Plan
- Other Components/ Elements:
  - Citizen Participation Plan
  - Analysis of Impediments (AI) to Fair Housing



# TWO SOURCES OF FUNDING



Community Development  
Block Grant (CDBG)



HOME Investment  
Partnerships Program  
(HOME)

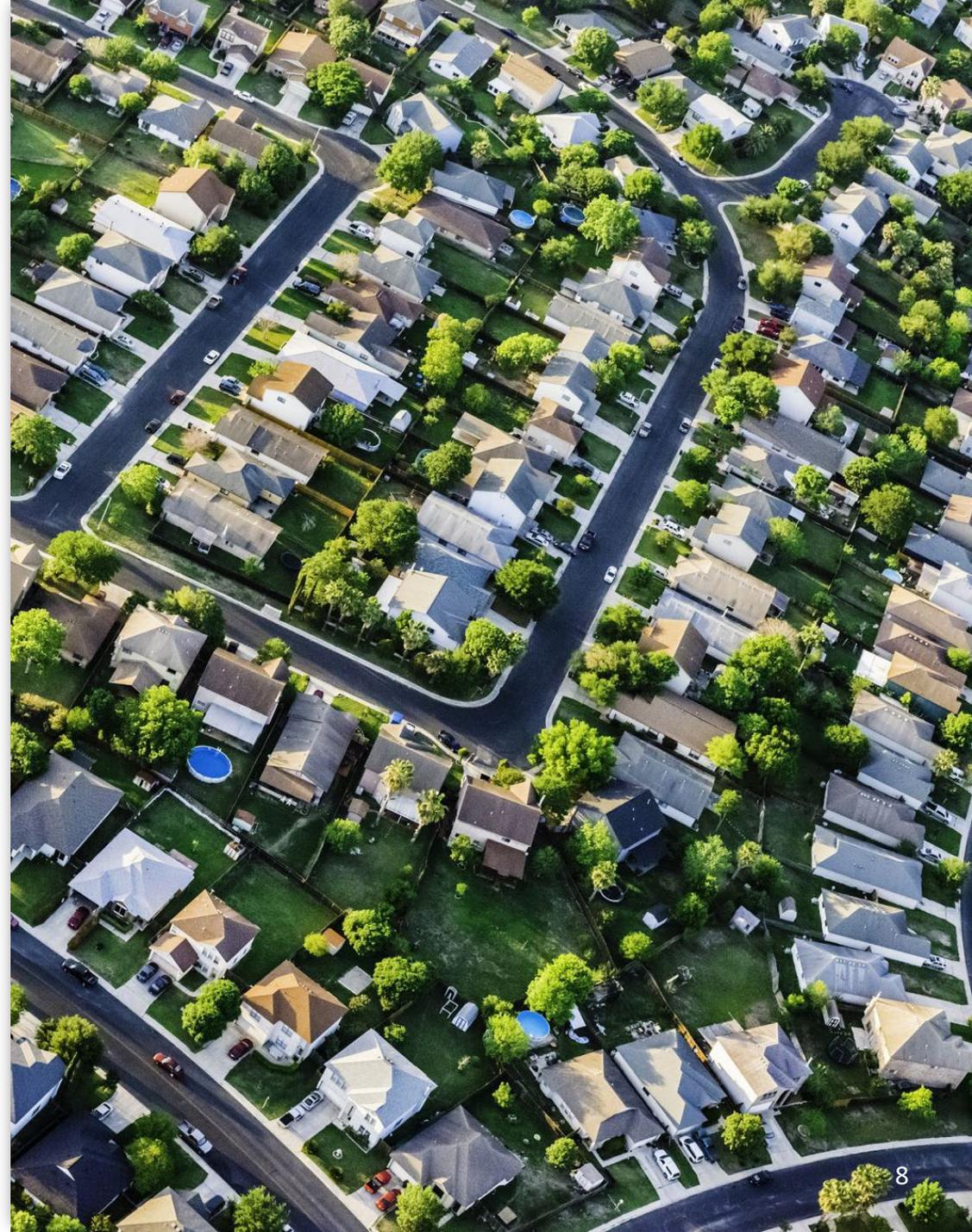


# NEEDS ASSESSMENT

- Community Survey Responses
- Housing Needs
- Disproportionately Greater Need
- Nature and Extent of Homelessness

# COMMUNITY SURVEY RESPONSES

- 52.5% reported satisfaction with housing; however, 77% indicated housing costs had increased in the past three years.
- Top community needs identified included: better roads, sidewalks, and street lighting (72%); more affordable housing (47.5%) and more public safety (38.5%)
- When seeking affordable housing, 23.7% indicated difficulty due to income, credit history or source of income.



**SUMMARY OF  
HOUSING  
NEEDS-CHANGE  
IN POPULATION,  
HOUSEHOLDS  
AND INCOME**

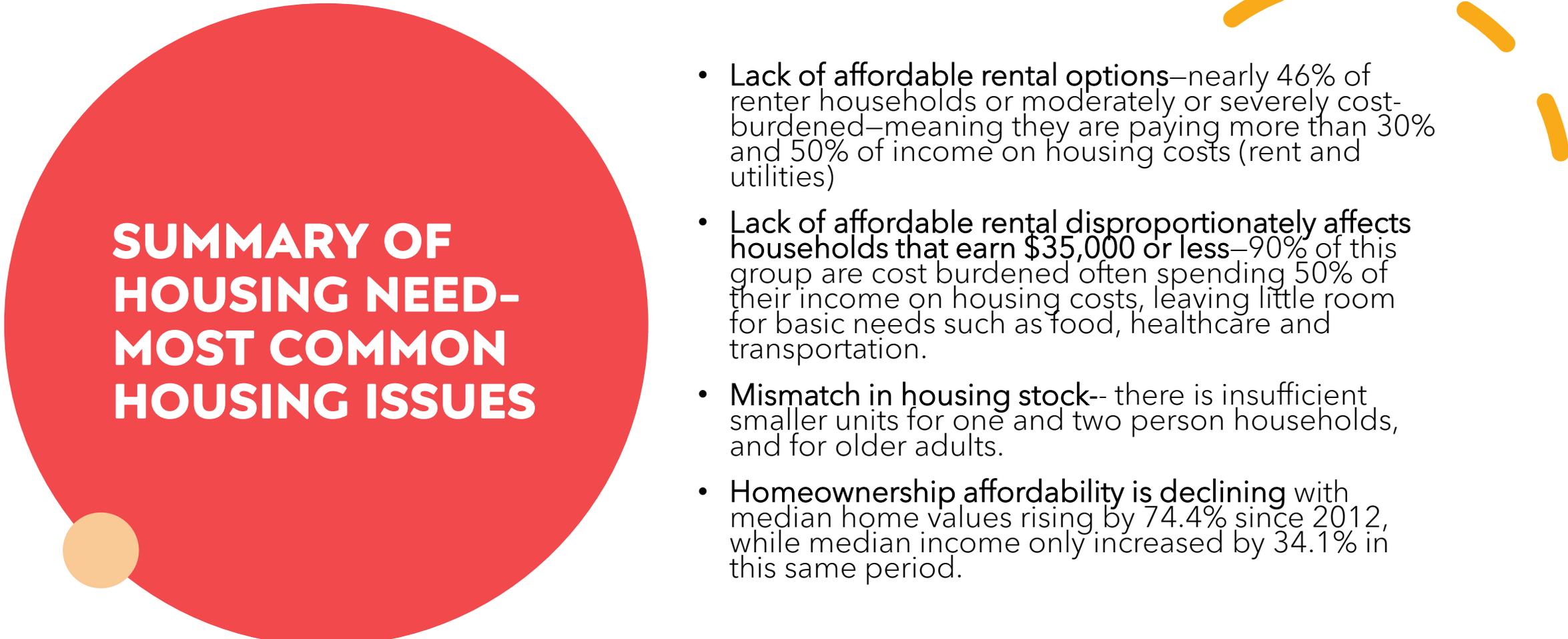


	Base Year: 2017	Most Recent Year: 2023	% Change
Population	345,995	381,650	10%
Households	117,088	131,184	12%
Median Income	\$76,426	\$95,155	25%



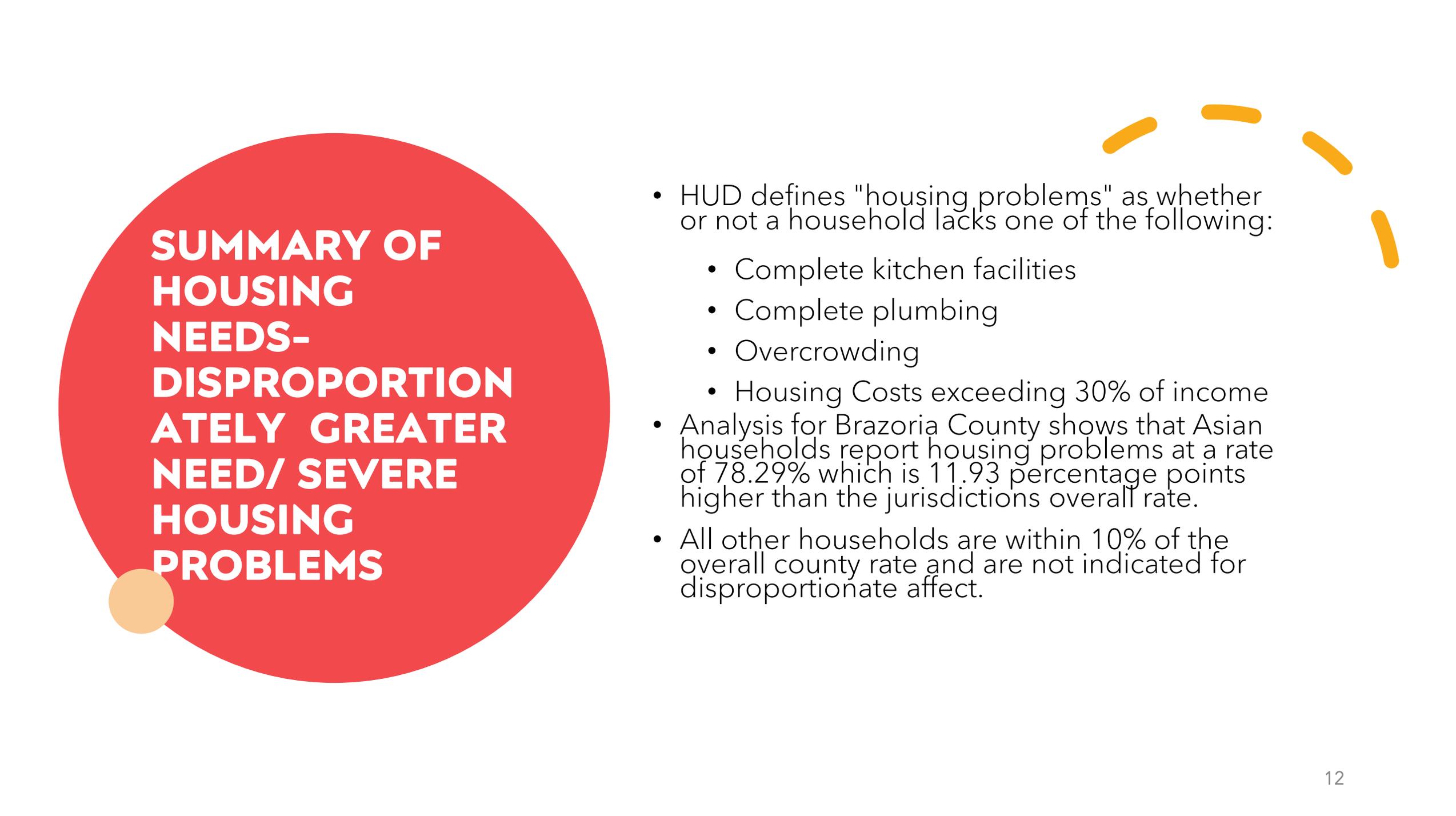
## **SUMMARY OF HOUSING NEEDS- NEED FOR HOUSING ASSISTANCE FOR DISABLED HOUSEHOLDS**

- Approximately 6.9% of residents under 65 years old or 27,025 individuals have a disability, and about 9,620 households include a disabled member.
- Of these disabled households, an estimated 905 households may require housing assistance given a 9.4% poverty.



## SUMMARY OF HOUSING NEED- MOST COMMON HOUSING ISSUES

- **Lack of affordable rental options**—nearly 46% of renter households or moderately or severely cost-burdened—meaning they are paying more than 30% and 50% of income on housing costs (rent and utilities)
- **Lack of affordable rental disproportionately affects households that earn \$35,000 or less**—90% of this group are cost burdened often spending 50% of their income on housing costs, leaving little room for basic needs such as food, healthcare and transportation.
- **Mismatch in housing stock**-- there is insufficient smaller units for one and two person households, and for older adults.
- **Homeownership affordability is declining** with median home values rising by 74.4% since 2012, while median income only increased by 34.1% in this same period.



**SUMMARY OF  
HOUSING  
NEEDS-  
DISPROPORTION  
ATELY GREATER  
NEED/ SEVERE  
HOUSING  
PROBLEMS**

- HUD defines "housing problems" as whether or not a household lacks one of the following:
  - Complete kitchen facilities
  - Complete plumbing
  - Overcrowding
  - Housing Costs exceeding 30% of income
- Analysis for Brazoria County shows that Asian households report housing problems at a rate of 78.29% which is 11.93 percentage points higher than the jurisdictions overall rate.
- All other households are within 10% of the overall county rate and are not indicated for disproportionate affect.

# SUMMARY OF HOUSING NEEDS- NATURE AND EXTENT OF HOMELESSNESS

Targeted Populations	#	% of Total Counted	Sheltered-#	Sheltered-%	Unsheltered-#	Unsheltered-%
Chronically Homeless	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%



# HOUSING MARKET ANALYSIS

- Balanced Housing Model
- Key Indicators Affecting Housing Market
- Owner Housing Demand
- Renter Housing Demand
- Cost of Housing
- Non-housing Community Development Assets and Needs



# 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.
- By 2029, Brazoria County is projected to grow by from 398,938 in 2023 to 425,251 by 2029, with expected households to grow from 138,692 to 164,440.
- Review of demographics, projected growth and other factors point to a growing demand for diverse, affordable housing options and targeted services to meet the changing population.



# HOUSING DEMAND

- Owner Housing Demand—an additional 20,840 owner occupied housing units will be needed to meet the owner housing demand by 2029.
- Renter Housing Demand-- 10,561 rental units will be needed to meet the renter housing demand across all income levels.



# COST OF HOUSING

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

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# **NON-HOUSING COMMUNITY DEVELOPMENT- WORKFORCE ANALYSIS**

- Workforce Needs:
  - Skilled Labor
  - Healthcare Professional
  - Technology and Innovation
  - Logistics and Transportation
  - Workforce Housing



# **NON-HOUSING COMMUNITY DEVELOPMENT- INFRASTRUCTURE**

- Infrastructure Needs:
  - Transportation Networks
  - Port and Maritime Infrastructure
  - Utilities and Energy
  - Broadband Access
  - Flood and Mitigation Resilience



# STRATEGIC PLAN

- Strategy Overview
- Geographic Area
- Priorities and Goal Areas



# STRATEGIC PLAN- OVERVIEW

- Comprehensive Approach for use of CDBG and HOME funds to support housing stability and public services, increase affordable housing options, and improve essential infrastructure in designated low-income areas.
  - High priority needs to be addressed include:
    - Cost burdened renter and owner households;
    - 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.
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# STRATEGIC PLAN- GEOGRAPHIC REACH

- Plan addresses needs across the county excluding Pearland, Hillcrest Village, Iowa Colony, Liverpool, and Quintana.
- 19 participating cities have signed Cooperative Agreements to participate in the County's CDBG and HOME programs.
- The largest geographic region served includes the unincorporated area of the county.



# **STRATEGIC PLAN- TABLE 45- PRIORITY NEED AREAS**

- Affordable Housing
  - Addressing Homelessness
  - Public Facilities
  - Public Infrastructure
  - Non-Homeless Supportive Services/ Public Services
  - Community Resilience
  - Fair Housing
  - Economic / Workforce Development
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# STRATEGIC PLAN- TABLE 50-GOALS SUMMARY

- Owner Occupied Housing Rehabilitation/Reconstruction
- New Affordable Units
- Infrastructure Improvements
- Public Facility Improvements
- Senior Services
- Youth and Children Services
- Food Insecurities
- Health Services
- Transportation Services
- Workforce & Job Training
- Historic Preservation
- Homeless Services
- Homeless and Domestic Violence Facilities
- Services for Special Need Populations
- Disaster Recovery and Mitigation Activities



# EXPECTED RESOURCES

Fund	Annual Allocation (Year 1)	Expected through 2029
CDBG	\$1,427,334	\$5,709,336
HOME	\$440,636	\$1,762,546

# HISTORICAL FUNDING

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## Brazoria County HUD funding, 2021-2025

	CDBG	HOME	ESG
2021	\$1,716,085	\$517,255	\$154,660
2022	\$1,628,685	\$578,511	\$0
2023	\$1,540,292	\$559,969	\$0
2024	\$1,510,632	\$444,762.54	\$0
2025	\$1,427,334	\$440,636.52	\$0

# ANNUAL ACTION PLAN- 2025

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- Project Selection Process
- Proposed Project List



# ANNUAL ACTION PLAN- PROJECT SELECTION AND FUNDING PROCESS

- CDBG funds are made available on a rotating basis to participating cities
- Remaining CDBG funds awarded through a discretionary funding process with each Commissioners Court member.

Each year the funding process follows this general timeline:

March	Funding Letter and Applications made available
April	Applications and Income Surveys due
May	Applications reviewed for eligibility
June	Funding finalized for publication in the Action Plan
July	Public hearing held for community input
August	Action Plan with funding awards submitted to HUD

## Cooperative City Funding Level Criteria (eff. 2025-2029)

Size	Population Range	Amount*
Large City	>10,000	\$220,000
Medium City	1,100- 9,999	\$166,500
Small City	<1,100	\$123,500

\*Amount are subject to change based on annual County funding availability.

# ANNUAL ACTION PLAN- PROPOSED PROJECTS- CDBG

ActionS Homebound Meals	\$15,000.00
ActionS Transportation	\$20,000.00
Boys & Girls Club Prevention Program – Pct. 1	\$3,500.00
Boys & Girls Club Prevention Program – Pct. 2	\$6,000.00
Boys & Girls Club Prevention Program – Pct. 3	\$4,000.00
Boys & Girls Club Prevention Program – Pct. 4	\$2,500.00
Boys & Girls Club Prevention Program- Juvenile Probation	\$8,500.00
Brazosport Cares Food Pantry	\$14,500.00
Brazosport Cares Food Pantry-Sweeny	\$9,500.00
Counseling Connections for Change	\$17,750.00
Dream Center	\$20,000.00
Gathering Place Alzheimer Program	\$14,700.00
Gulf Coast CASA	\$18,500.00
Junior Achievement – Pct. 1	\$3,500.00
Junior Achievement – Pct. 4	\$4,000.00
Refuge for Women	\$20,000.00
Salvation Army Subsistence	\$14,400.00
Demand Disruption	\$17,750.00
<b>PUBLIC SERVICE SUBTOTAL:</b>	<b>\$214,000.00</b>
General Administration	\$271,234.00
<b>2025 CDBG PROGRAM TOTAL:</b>	<b>\$1,427,334.00</b>

<b>COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM</b>	
Brookside Village- Drainage Improvements	\$191,500.00
Clute- Sewer Improvements	\$220,000.00
Danbury - Sewer Improvements	\$166,500.00
Surfside Beach- Waterline Improvements	\$123,500.00
Sweeny- Sewer Improvements	\$180,500.00
Salvation Army Shelter - Generator & Accessibility Improvements	\$60,000.00
<b>INFRASTRUCTURE SUBTOTAL:</b>	<b>\$942,000.00</b>

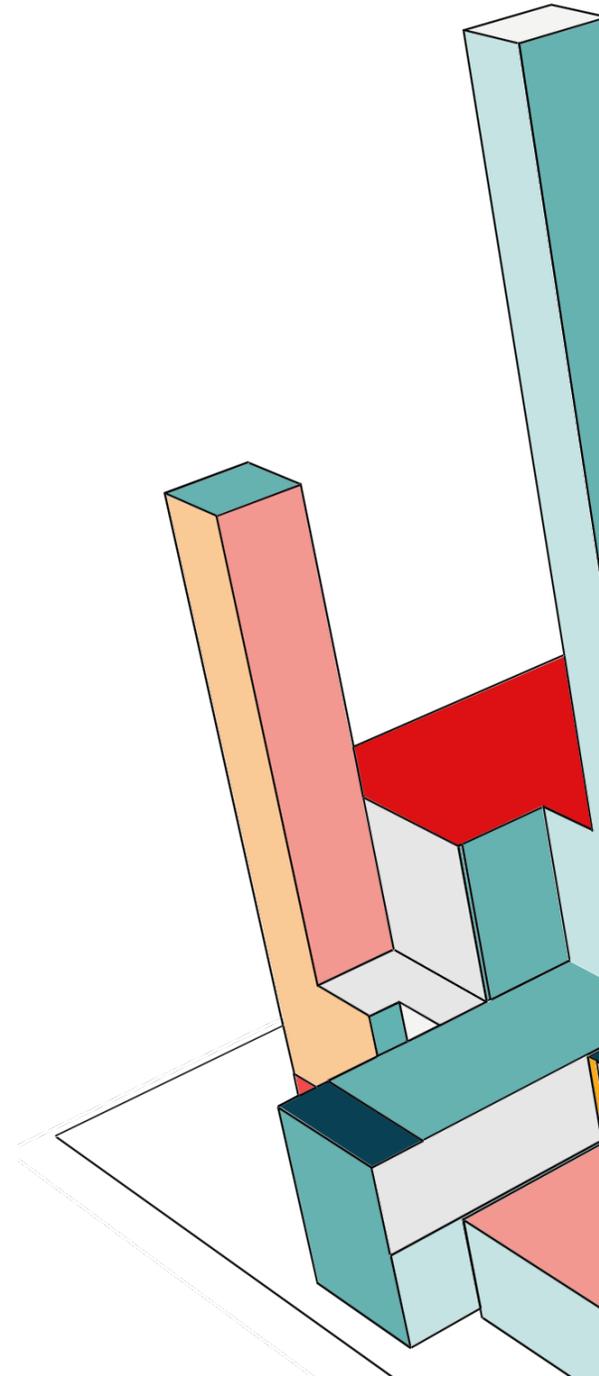
# ANNUAL ACTION PLAN- PROPOSED PROJECTS- HOME



HOME PROGRAM	
Housing Rehabilitation/Reconstruction Program	\$330,477.52
HOME CHDO	\$66,096.00
HOME General Administration	\$44,063.00
<b>2025 HOME PROGRAM TOTAL:</b>	<b>\$440,636.52.00</b>

# PUBLIC COMMENT PERIOD

- July 1- August 1, 2025
- Next Public Hearing, Wednesday, July 23, 2025, 10am, BCCD offices, 1524 E. Mulberry, Suite 162, Angleton, TX 77515
- Comments may be submitted in writing through the mail, by email to [BCCD@brazoriacountytx.gov](mailto:BCCD@brazoriacountytx.gov), or in person at BCCD offices, 1524 E. Mulberry, Suite 162, Angleton, TX 77515



# FINAL TIPS & TAKEAWAYS

- Thank you for your attendance and interest
- Please review the Consolidated Plan and Action Plan document and let us know your comments
- Let's continue this discussion—we will schedule meetings for future discussions as plans change or when funding becomes available.





# THANK YOU

Brazoria County Community Development

[BCCD@brazoriacountytx.gov](mailto:BCCD@brazoriacountytx.gov)

