

Executive Summary

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

1. Introduction

The objective of U.S. Dept of Housing and Urban Development (HUD) funds is to strengthen and enrich the lives of citizens of Brazoria County through various projects and activities. The purpose of Brazoria County's Annual Action Plan is to identify and describe eligible projects for the Program Year 2022 funds (FY 2023 funding cycle – October 1, 2022 thru September 30, 2023), which includes streets, water, sewer, parks, and WWTP improvements. Various Public Service agencies will help families with food, medical care, rental/utility assistance, transportation, youth programs, and education.

2. Summarize the objectives and outcomes identified in the Plan

Brazoria County's objective is to reduce homelessness, improve decent housing, living environments and economic opportunities. These objectives will be addressed by funding projects that will positively affect the low/mod residents of Brazoria County by improving access, services, and their neighborhoods. Projects funded this year will include food, transportation, education, youth services, health services, and rent/utility assistance, as well as, upgrading water and sewer lines, park improvements, WWTP rehab, street rehab, and home rehab.

3. Evaluation of past performance

With the exception of general administration fees, Brazoria County utilizes 100% of its allocation for projects that qualify under the low/mod income category. At the time of the Action Plan submission, the amount of un-liquidated obligations for CDBG funds is \$1,174,375.06 (Balance from PR56 report dated 7/25/22) or .68% of the unadjusted draw ratio. In the past years, CDBG funds have assisted participating Cities and unincorporated areas of the County improve substandard infrastructure, upgrade parks, build or improve community and/or senior centers, eradicate areas of slum and blight, provide food and subsistence payments to help minimize the impact of a family's hardship, provide youth services and job training. HOME funds have helped individuals provide for their families by assisting them in obtaining their first home or to help low/mod homeowners fix their dilapidated homes. ESG funds have helped remodel local shelters to increase the number of beds to house more families and/or individuals, repair the wear and tear that happens over time with the volume of families/people seen in the shelters, as well as rapidly re-house families or prevent them from becoming

homeless. Brazoria County prides itself for meeting, and normally exceeding, most of the activity goals it sets out to achieve. In addition, 100% of these funds were allocated to projects with high priority needs.

- **Affordable Housing Objectives** – This past fiscal year, HOME funds completed four (4) rehab/reconstruction projects. Their PY 2021 ESG Homeless Prevention funds kept 31 families, which comprised of 84 people, in their unit when facing eviction or assist them in relocating to a more affordable unit.
- **Homeless Objectives** –PY 2021 ESG Rapid Re-housing funding assisted 9 families, which comprised of 15 people, obtain a permanent residence. ESG funds were also used to assist the Salvation Army’s shelter operations.
- **Non-housing Community Development Objectives** – Public Facility projects ranged from water/sewer/road projects to park improvements. Public Service projects are services that a particular agency carried out. A brief description of PY 2021 projects are stated below:

Public Facility Objectives –Funds in the amount of \$1,171,874.98 were allocated to 8 projects that included water, sewer, street, septic systems and park improvements.

Public Service Objectives –Funds in the amount of \$243,000 were allocated to 17 projects. Some of the agencies that were funded: ActionS homebound meal and transportation programs for seniors; The Boys and Girls Club’s Prevention program for at-risk youths; Counseling Connections; Dream Center Back to School Bash; Brazoria County Prescription drug assistance; Junior Achievement’s youth program; Brazosport Cares food pantry program; Salvation Army subsistence payments; and The Gathering Place’s Alzheimer and Dementia activities. Funds were also used by a college to provide tuition and fees for students to obtain training and/or continuing education for a better paying job.

Brazoria County also received CARES Act funds, of which ESG-CV2 in the amount of \$1,125,985 is currently being used to expand the homeless shelter in Freeport.

4. Summary of Citizen Participation Process and consultation process

All public hearings are advertised in the Brazosport Facts and La Voz (when timing permits), as well as on the County’s website, for public comment. Public hearings are held at the Brazoria County East Annex, with one being held in the evening (5:30 p.m., Wednesday, July 13, 2022) and one being held in the morning (9:00 a.m., Wednesday, July 27, 2022). The staggered times

of these meetings has allowed County residents various opportunities to address their concerns with a time that fits into their schedule. The hearing times and agenda are also posted on the County website which allows the public the opportunity to review prior to the hearing. Due to the pandemic, the County has the option to use ZOOM meetings, if and when warranted.

In all postings for citizen participation, accommodations will be provided upon request. This includes non-English speaking individuals, handicapped individuals, individuals needing sign language interpretation, and/or any other accommodation requests. The Community Development office has access to a Spanish interpreter, which is the next primary language in Brazoria County. All meetings locations are fully handicap accessible.

The participation of citizens and professionals is crucial to the process of planning for a community. Even after the adoption of a plan, it is important that avenues be made available for necessary changes or additions. Brazoria County residents will be encouraged to participate throughout all stages of planning, review, and execution of community development activities.

5. Summary of public comments

Any comments received during any of the meetings or at any time during the comment period, will be followed up by the CD Department with a response and possibly a consultation with HUD regarding any issues, if applicable, that arise from such comments. Procedures are followed to address the concerns of the public. No comments were received during the comment period.

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

No comments are rejected or ignored. If comments are received, they are treated with the utmost importance for a response by phone or face to face visit with the commenter to gather further information so that the information can be process and reviewed.

7. Summary

Brazoria County will use CDBG and HOME funds to address the highest priority needs in the County and participating cities. The aim is to make the greatest impact possible on the housing and living conditions of low- to moderate-income residents.

Damage from natural disasters, unemployment spikes due to COVID-19, the age of the housing and infrastructure, and the lack of available social services are the major concerns of Brazoria County residents and officials alike. Funding for public facility and infrastructure improvements in eligible areas, along with housing, homeless services and social services for low- to moderate-

income families throughout the County will be the primary strategy in this year's Action Plan to meet the 5-year goals set forth in Brazoria County's 2020-2024 Consolidated Action Plan.

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

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

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

| Agency Role | Name | Department/Agency |
|--------------------|-----------------|---------------------------------|
| CDBG Administrator | Brazoria County | Community Development & Welfare |
| HOME Administrator | Brazoria County | Community Development & Welfare |
| ESG Administrator | Brazoria County | Community Development & Welfare |

Table 1 – Responsible Agencies

Narrative (optional)

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, they can contact Nancy Friudenberg at (979) 864-1860, by email at nancyf@brazoria-county.com, 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.

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

Introduction

Brazoria County promotes coordination and consultation between public and assisted housing providers and governmental health, mental health and service agencies throughout the program year. Brazoria County's service area includes the unincorporated areas of the County as well as the incorporated areas of Alvin, Angleton, Bailey's Prairie, Bonney, Brazoria, Brookside Village, Clute, Danbury, Freeport, Holiday Lakes, Iowa Colony, Jones Creek, Lake Jackson, Manvel, Oyster Creek, Richwood, Sandy Point, Sweeny, Surfside and West Columbia. The incorporated areas of Hillcrest Village, Liverpool, Pearland, Quintana, which are in the urban county area, have opted out of participation in the County allocation.

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))

Brazoria County's Community Development staff also manage the County's Public Housing Authority, facilitating coordination between the two programs. Brazoria County does not have public housing developments, only Housing Choice Vouchers. The staff works closely with Habitat for Humanity as the organization constructs housing for purchase by individual families. Forgotten Angels provides housing for intellectually disabled individuals through its 15 group homes. These are located in Pearland, outside of Brazoria County's CDBG/HOME/ESG jurisdiction, but does serve all of Brazoria County. The staff does work with developers interested in developing affordable housing, including those filing for Low-Income Housing Tax Credits or Section 202/811 funds. At this time there are no CHDOs in Brazoria County, making the disbursement of HOME funds for new home construction difficult. United Way, in collaboration with Stephen F. Austin Community Health Center (Community Health Network), has enlisted the TAVHealth software of San Antonio (now Signify Health of Dallas) which is a social media and data network of hospitals, clinics and related non-profits. The purpose is to connect patients to needed services and track their progress to address social determinants of illness, reduce costs, and create better patient experiences. Brazoria County's Community Development coordinates with the Brazoria County Health Department to determine priority health needs in the county as well as services and service gaps for low- to moderate-income households. All County departments have worked closely with the County Health Department and Texas Department of Health Services in addressing the local and state responses to COVID-19. Gulf Coast Center is the region's MHMR agency providing services to residents with mental health and/or substance use disorders and intellectual disabilities, as well as disaster response services and a jail diversion program. The Gulf Coast Center also maintains an HIV outreach and case management program.

Connect Transit is a program of the Gulf Coast Center that provides transportation to low-income residents, particularly the elderly and disabled, through fixed-route and demand-response trips within the county and to/from the Houston Medical Center and Veteran's Hospital. Gulf Coast Center has locations in Alvin and Angleton.

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.

Until January 2020, Brazoria County was part of the Gulf Coast Homeless Coalition. In January 2020, the County created its own homeless coalition and conducted its first Point in Time count a month later. The Homeless Coalition of Brazoria County is part of the Texas Homeless Network's Balance of State Continuum of Care program. Locally, the County and local agencies serving the homeless are able to coordinate and collaborate at a higher level now that the coalition serves only Brazoria County and is not part of a bigger group focusing disproportionately on Galveston. There are only 3 shelters in Brazoria County; two are domestic violence shelters operated by Women's Center of Brazoria County and the other is for general homeless populations operated by Salvation Army. In conversations with Mary Rychlik and Jen Beardsley, Brazoria County's new primary point of contact from the Texas Homeless Network's Balance of State (THN BoS), we have been working out many issues from being a new homeless coalition, the latest being the coordination for Brazoria County's newly allocated Emergency Housing Vouchers. Due to the influx of families moving to Brazoria County for better job opportunities, we have seen a rise in the homeless population. Brazoria County utilized the ESG-CV funds to convert the thrift store into more shelter area to address this growing need for more shelter beds.

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

Brazoria County staff attends the monthly Homeless Coalition meetings. With the establishment of a homeless coalition focused solely on Brazoria County, there is better coordination between the County and the other participants in the coalition. As with any new organization, there is always room for improvement and better coordination between agencies. As the homeless population changes, so will the needs and the way we address, assess, and assist the population to the best of the Coalition's ability.

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.

Brazoria County worked with Salvation Army to begin to address the needs at their shelter. Due to the overwhelming volume of clients they see, the condition of the facilities have shown the wear. Community Development staff has worked closely with United Way to bring Coordinated Entry functionality to Brazoria County. Brazoria County also attends various social service meetings and gathers information and comments on the processes of our department and the County as a whole in addressing the various needs of families.

The Housing Authority does not own any public housing nor does CDBG or HOME funds assist with homeless families through TBRA programs. Since Brazoria County does not receive HOPWA funds and there are no known service agencies that help with these needs, we refer requests to the surrounding areas where services can be provided.

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|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Agency/Group/Organization | TEXAS HOMELESS NETWORK |
| | Agency/Group/Organization Type | Services-homeless |
| | 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 Mary Rychlik and Jen Beardsley, with the Texas Homeless Network, regarding EHV, various policies and procedures, addressing homeless needs, HMIS programming, Brazoria County gaps, needs, and performance measures. Any discussion with other agencies always benefits the program with various strategies and outcomes. |
| 2 | Agency/Group/Organization | SALVATION ARMY |
| | Agency/Group/Organization Type | Services-homeless |
| | 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? | Met with Captain Justin Vincent and Judy King on numerous occasions in regards to the needs of the people using their shelter, and the needs of the shelter in regards of repairs. The homeless they serve need more than a roof over their heads - these people are in need of counseling, assistance with application for services, and training to become self-sufficient. The ESG-CV2 funds will greatly improve the shelter. With the allocation of the new EHV, we hope to help some of these in need. |

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|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | Agency/Group/Organization | UNITED WAY |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services - Victims |
| | 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 |
| | 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. With the utilization of the Coordinated Entry process and the new Emergency Housing Vouchers, Brazoria County hopes to assist more homeless families. |
| 4 | Agency/Group/Organization | ACTIONS |
| | Agency/Group/Organization Type | Services-Elderly Persons |
| | What section of the Plan was addressed by Consultation? | 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? | ActionS looks at all aspects of the clients they serve as they are delivering meals. With this hands-on view, they are able to inform us of other needs that their clients may need that we may be of assistance with. In discussions with them, we are continuing to provide transportation and a meal assistance program for their clients. |
| 5 | Agency/Group/Organization | BRAZORIA COUNTY HOUSING AUTHORITY |
| | Agency/Group/Organization Type | Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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>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 property's rents 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.</p> |
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Table 2 – Agencies, groups, organizations who participated

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

There were no agencies that Brazoria County identified that were not consulted during the preparation of this plan.

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 | <ol style="list-style-type: none"> 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 |
| State Disaster Recovery Plan | Texas General Land Office | Flood Mitigation and Housing are the main goals in the 2016 State Disaster Recovery Action Plan, as well as the 2017 Harvey Action Plan, which is consistent with the goals of our Consolidated/Action Plan. Brazoria County is working with GLO to utilize the funding provided to address the needs established in those goals. |

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

In general, the citizen participation and consultation activities are an on-going element of managing the HUD programs. The Community Development Department staff is available throughout the year to discuss programs and receive public comments, questions and feedback about the programs. When public comments are actively being solicited, such as during the development of local funding priorities and strategies, the development of annual Action Plan, and the development of the Consolidated Annual Performance and Evaluation Report (CAPER), reasonable advance notice is provided in English and Spanish through the County's website (www.brazoria-county.com), in the general circulation newspaper (The Facts) and in the Spanish paper (La Voz) if timing allows. Public hearings are held at the East Annex. The staggered times of the meetings allows County residents various opportunities to address their concerns with a time that fits into their schedule.

Citizen Participation Outreach

| Mode of Outreach | Target of Outreach | Summary of response/ attendance | Summary of Comments received | Summary of comments not accepted and reason | URL (If applicable) |
|-------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Advertisement in English newspaper (The Facts) 7/1/22 | All Citizens | None | None | N/A | |
| Advertisement in Spanish newspaper (La Voz) 7/1/22 | All Spanish speaking citizens | None | None | N/A | |
| Posting on County Website 7/1/22 | All Citizens | None | None | N/A | http://brazoriacountytx.gov/departments/housing-and-urban-development |
| Posting on Facebook 7/1/22 | All Citizens | Requested the commenters to contact Nancy Friudenberg by phone, email or office for any questions concerning Action Plan - no responses received. | None | Multiple posts, but no comments pertaining to the Action Plan. | https://www.facebook.com/BrazoriaCo/ |

| Mode of Outreach | Target of Outreach | Summary of response/ attendance | Summary of Comments received | Summary of comments not accepted and reason | URL (If applicable) |
|------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------|
| Public Hearing 7/13/22 | All Citizens | HUD determines allocation based on the County's population, unemployment and poverty level. Applications are sent out to the Cities on the rotation, and all public services that have requested in the past or new agencies wanting to apply. Public Service agencies can submit a request to be put on the mailing list at any time throughout the year - applications are mailed out in March. | What is the formula for receiving funds? How are the funds allocated? When do you accept new Public Service agencies? | N/A | Evening Meeting – 5:30 pm |
| Public Hearing 7/27/22 | All Citizens | None | None | N/A | Day Meeting – 9:00 am |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Brazoria County will use its PY 2022 CDBG and HOME allocations, along with prior year carry-over dollars to fund infrastructure, public facilities, housing activities, and public services activities. The County does not have CDBG program income, but, on occasion, will have HOME recapture funds, which will be used for HOME-eligible activities. Recapture funds are expended before allocation funds are spent to ensure program timeliness.

The County continues to seek agencies with a willingness and capacity to become a CHDO and develop housing with the CHDO set-aside funds. The County also continues to seek additional public service agencies to serve the low- to moderate-income residents. As the Coalition continues to grow, they will continue to be part of the Texas Balance of State and will be able to access its own pro rata share of the CoC funding. These funds will also help leverage State ESG funds when agencies apply for them.

The expected amount to be available during the remaining three years of the 5-Year Consolidated Planning period has been calculated based on the current year's HUD allocation, reduced by 5% each year and with no expected program income or carry-over funds.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|---------|-----------------|-----------------------------------------------------------------|----------------------------------|--------------------|---------------------------|----------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | Federal | Infrastructure, Public Facility, Public Services, General Admin | \$1,628,685 | \$ 0.00 | \$157,159.59 (PY 2020) | \$1,785,844.59 | \$3,017,138.96 | Taking annual allocations and reducing them by 5% each year to determine the future years' expected amount |
| HOME | Federal | Homeowner Rehab/reconstruction, General Admin | \$578,711 | \$ 0.00 | \$0.00 | \$578,711 | \$1,072,062.13 | Taking annual allocations and reducing them by 5% each year to determine the future years' expected amount |

Table 3 - 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, 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 publically owned land or property is expected to be used to address the needs in the plan.

Discussion

Brazoria County will use CDBG, HOME, County, City, and private funds in order to maximize the resources to address the priority needs of the low- to moderate-income residents of the participating areas of the County. Infrastructure, public services, public facilities, housing assistance, and homeless services will be the primary areas of funding for PY 2022.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Category | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|------------------------------------|-----------------------------------|--------------------------------------------------|--------------------|----------------------------------------------------------------------|
| 1 | Infrastructure Improvements | | | | |
| 1-1 | Water/Sewer Improvements | Non-Housing Community Development | Public Infrastructure Imp. - Water Improvements | CDBG: \$212,840.41 | 175 persons assisted with improved public infrastructure SLE/AA |
| 1-2 | Water/Sewer Improvements | Non-Housing Community Development | Public Infrastructure Imp. - Water Improvements | CDBG: \$160,000.00 | 1,668 persons assisted with improved public infrastructure SLE/AA |
| 1-3 | Street Improvements | Non-Housing Community Development | Public Infrastructure Imp. - Street Improvements | CDBG: \$196,820.00 | 540 persons assisted with improved public infrastructure SLE/AA |
| 1-4 | Water/Sewer Improvements | Non-Housing Community Development | Public Infrastructure Imp. - Street Improvements | CDBG: \$145,000.00 | 1,070 persons assisted with improved public infrastructure SLE/AA |
| 1-5 | Street Improvements | Non-Housing Community Development | Public Infrastructure Imp. - Street Improvements | CDBG: \$125,000.00 | 96 persons assisted with improved public infrastructure SLE/AA |
| 2 | Park Improvements | | | | |

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|----------|-----------------------------------------------------|-----------------------------------|---------------------------------------|-----------------------|------------------------------------------------------------------|
| 2-1 | Park Improvements | Non-Housing Community Development | Public Parks | CDBG: \$31,000.00 | 785 persons assisted with improved public facilities SLE/AA |
| 2-2 | Park Improvements | Non-Housing Community Development | Public Parks | CDBG: \$140,000.00 | 75 persons assisted with improved public facilities SLE/AA |
| 3 | Non-Residential Historic Preservation | | | | |
| 3-1 | Non-Residential Historic Preservation | Non-Housing Community Development | Non-Residential Historic Preservation | CDBG: \$40,000.00 | 3,890 persons assisted with improved public facilities SLE/AA |
| 4 | Fire/Emergency Services, Equipment, Vehicles | | | | |
| 4-1 | Fire Stations/ Equipment | Non-Housing Community Development | Fire Stations/Equipment | CDBG: \$55,000.00 | 1,070 persons assisted with improved public facilities SLE/AA |
| 5 | Senior Services | | | | |
| 5-1 | Senior Services | Non-Homeless Special Needs | Senior Services | CDBG: \$15,000.00 | 75 persons assisted with supportive services SLE/AA |
| 5-2 | Senior Services | Non-Homeless Special Needs | Senior Services | CDBG: \$20,000.00 | 80 persons assisted with supportive services SLE/AA |
| 6 | Adult Education and Job Training | | | | |
| 6-1 | Employment Training | Non-Housing Community Development | Adult Education & Job Training | CDBG: \$25,000.00 | 15 persons assisted with supportive services EO/AA |
| 7 | Youth & Children Services | | | | |
| 7-1 | Youth & Children Services | Non-Housing Community Development | Youth & Children Services | CDBG: \$27,000.00 | 600 youths assisted with supportive services SLE/S |
| 7-2 | Youth & Children Services | Non-Housing Community Development | Youth & Children Services | CDBG: \$30,640.00 | 500 youths assisted with supportive services SLE/S |
| 7-3 | Youth & Children Services | Non-Housing Community Development | Youth & Children Services | CDBG: \$10,000.00 | 600 youths assisted with supportive services SLE/S |

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|-----------|------------------------------------------------|-----------------------------------|-------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------|
| 8 | Food Banks | | | | |
| 8-1 | Food Banks | Non-Housing Community Development | Food Insecurities | CDBG: \$21,800.00 | 200 persons assisted with supportive services SLE/AA |
| 9 | Services for Special Needs Populations | | | | |
| 9-1 | Services for Special Needs Populations | Non-Homeless Special Needs | Services for Special Needs Populations – Mental Health | CDBG: \$15,000.00 | 15 persons assisted with counseling services SLE/AA |
| 9-2 | Services for Special Needs Populations | Non-Homeless Special Needs | Services for Special Needs Populations – Mental Health | CDBG: \$13,740.00 | 55 Alzheimer/Dementia patients assisted with supportive services SLE/AA |
| 10 | Health Services | | | | |
| 10-1 | Health Services | Non-Housing Community Development | Health Services | CDBG: \$22,000.00 | 55 persons assisted with prescription drug assistance SLE/A |
| 11 | Homeless and Domestic Violence Services | | | | |
| 11-1 | Homeless and Domestic Violence Services | Non-Housing Community Development | Homeless and Domestic Violence Services – Human Trafficking | CDBG: \$25,000.00 | 4 persons assisted with supportive services SLE/AA |
| 12 | Subsistence Payments | | | | |
| 12-1 | Subsistence Payments | Non-Housing Community Development | Subsistence Program | CDBG: \$17,000.00 | 16 families (40 persons) assisted with supportive services SLE/AA |
| 13 | CDBG Administration | | | | |
| 13-1 | CDBG Program Administration | N/A | N/A | CDBG: \$280,844.59 | N/A |
| | HOME Program | | | | |

| | | | | | | |
|----|------------------------------------------|--------------------|-------------------------------------------------------|--------------------|--------------------------|------|
| 14 | Housing Rehab/Reconstruction | Affordable Housing | Owner occupied housing rehab/reconstruction | HOME: \$434,033.25 | 2 Housing Units assisted | DH/A |
| 15 | HOME CHDO Set-Aside/New Affordable Units | Affordable Housing | New construction of affordable owner occupied housing | HOME: \$86,806.65 | 0 Housing Units | DH/A |
| 16 | HOME Program Administration | N/A | N/A | HOME: \$57,871.10 | N/A | |

Table 4 – Goals Summary

Goal Descriptions

| | | |
|-----|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Infrastructure Improvements | |
| 1-1 | Goal Name | Water/Sewer Improvements – 03J |
| | Goal Description | The City of Clute will replace approximately 4,800 linear feet of old, 3 to 4-inch asbestos concrete water main with 6-inch PVC water lines, along with fire hydrants at the end of each street, on Charlotte, James, Shelby, Magnolia, Haynes, Montgomery, and Coleman Streets in the Bryan Subdivision. |
| 1-2 | Goal Name | Water/Sewer Improvements – 03J |
| | Goal Description | The City of Danbury will replace their existing deteriorated chlorinator building with a new, 2 room, fiberglass building to house the chlorination equipment, including a back-up chlorinator (with automatic switch over), chlorine leak detection and related equipment, as well as accommodate the polyphosphate tank and related equipment in order to relocate their polyphosphate tank from the water plant control room. If funding allows, the project will include rehabbing of the existing control room and upgrading of existing electrical, control systems and deficient electrical components. |
| 1-3 | Goal Name | Street Improvements – 03K |
| | Goal Description | The County will reconstruct approximately 3,250 linear feet of Greenhouse Road; approximately 3,500 linear feet of Hastings Road; and approximately 2,800 linear feet of Choate Road in the Hastings Field area of the County. |
| 1-4 | Goal Name | Water/Sewer Improvements – 03J |

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|----------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Goal Description | The City of Oyster Creek will rehab the bar screen and piping that feeds the sewer plant, replace the influent pump at the sewer plant, and replace the control panels at the Hwy 332 and Sorrell lift stations. |
| 1-5 | Goal Name | Street Improvements – 03K |
| | Goal Description | The Village of Surfside Beach will reconstruct approximately 1,660 linear feet of Pompano Street; approximately 525 linear feet of Sailfish; and approximately 300 linear feet of Ling in Surfside Beach. |
| 2 | Fire/Emergency Services, Equipment, Vehicles | |
| 2-1 | Goal Name | Fire Stations/Equipment – 03O |
| | Goal Description | Replace back-up generator at Oyster Creek Volunteer Fire Department Station. |
| 3 | Park Improvements | |
| 3-1 | Goal Name | Park Improvements – 03F |
| | Goal Description | The City of Alvin will add an all-inclusive swing set, along with an accessibility ramp, to their playground at Sealy Park . |
| 3-2 | Goal Description | Bailey’s Prairie will add a concrete parking lot, which will include 7 regular and 2 handicap spaces, in front of the park/playground/pavilion. The Village will also add 14 light posts, trees, shrubs and drainage. |
| 4 | Non-Residential Historic Preservation | |
| 4-2 | Goal Name | Non-Residential Historic Preservation – 16B |
| | Goal Description | Rehab the West Columbia Capitol Replica roof using Cedar Shake Shingle System and rebuild and extend the entry porch to allow for easier wheelchair accessibility, add ADA ramp, handrails and more attainable steps. |
| 5 | Senior Services | |
| 5-1 | Goal Name | Senior Services – 05A |
| | Goal Description | ActionS will provide homebound meals to the homebound elderly within Brazoria County. |
| 5-2 | Goal Name | Senior Services – 05A |
| | Goal Description | ActionS will provide transportation services to seniors within Brazoria County. |

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| 6 | Adult Education and Job Training | |
| 6-1 | Goal Name | Employment Training – 05H |
| | Goal Description | Brazosport College will provide tuition/fees to low/mod income eligible residents of Brazoria County enrolling in established short-term job skills training programs. |
| 7 | Youth and Children Services | |
| 7-1 | Goal Name | Child Services - 05L |
| | 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. |
| 7-2 | 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. Funding will also be used to help with salaries to assist with this project. |
| 7-3 | Goal Name | Child Services - 05L |
| | 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. |
| 8 | Food Banks | |
| 8-1 | Goal Name | Food Banks – 05W |
| | Goal Description | Brazosport Cares will purchase food and staple goods for their Food Pantry in Freeport to assist low/mod people in BISD school district. They will also purchase a fork lift to help them with this service. |
| 9 | Services for Special Needs Populations | |
| 9-1 | Goal Name | Mental Health Services – 05O |
| | Goal Description | Counseling Connections will provide counseling services for mental health and trauma victims. |
| 9-2 | Goal Name | Mental Health Services – 05O |

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| | 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. |
| 10 | Health Services | |
| 10-1 | Goal Name | Health Services – 05M |
| | Goal Description | Brazoria County Prescription Assistance Program (BCPAP) will provide prescription drug assistance to low/mod residents of Brazoria County. |
| 11 | Homeless and Domestic Violence Services | |
| 11-1 | 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. |
| 12 | Subsistence Payments | |
| 12-1 | 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. |
| 13 | CDBG Administration | |
| 13-1 | 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 | |
| 14 | Goal Name | Housing Rehab/Reconstruction |
| | Goal Description | The County proposes to either rehabilitate or reconstruct 2 substandard housing units which are occupied by low/mod income homeowners. |
| 15 | 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. As Brazoria County does not have an eligible CHDO at this time, there are “0” homes proposed. |
| 16 | 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. |

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 91.215(b):

Housing Rehab/Reconstruction (R/R) is one the most needed programs in Brazoria County at this time. With the R/R program, homeowners must meet eligibility requirements, and some applicants cannot achieve this goal. With Brazoria County flooding several times in the last few years, as well as the recent freeze and COVID-19 restricting income for needed repairs, many families are applying for several different funding sources. Homeowners are counselled prior to any rehab work being completed and are encouraged to evaluate their income and living habits to determine if they will be able to maintain the required insurance for the required affordability period. The CD dept. is also evaluating the applicants that are in a flood zone a little differently.

Once approved with our program, very few families turn down the assistance, but if they do, it is generally the affordability of the insurance or the lien requirement that the HOME program places on the home.

| % Units affordable to Households earning | Owner Occupied Housing Rehab/Recon | First-time Homebuyer |
|-------------------------------------------------|-------------------------------------------|-----------------------------|
| 30% AMFI | 2 | 0 |
| 50% AMFI | 0 | 0 |
| 80% AMFI | 0 | 0 |
| Total | 2 | 0 |

Table 8 – Affordable Housing

Projects

AP-35 Projects – 91.220(d)

Introduction

Brazoria County's PY 2022 CDBG funds will provide water/sewer improvements; street improvements; park improvements; and fund various public service organizations which serve youth, seniors, the disabled; and provide job training, prescription assistance, 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 | Priority Need | Population |
|----|-------------------------------------------------|---------------|------------|
| 1 | Alvin Park Improvements | P | NH |
| 2 | Bailey's Prairie Park Improvements | P | NH |
| 3 | Clute Water Improvements | P | NH |
| 4 | Danbury Water Plant Improvements | P | NH |
| 5 | Hastings Street Improvements | P | NH |
| 6 | Oyster Creek Sewer Improvements | P | NH |
| 7 | Oyster Creek VFD Generator | P | NH |
| 8 | Surfside Street Improvements | P | NH |
| 9 | West Columbia Capitol Replica Rehab | p | NH |
| 10 | ActionS Homebound Meals | P | SN |
| 11 | ActionS Transportation | P | SN |
| 12 | Boys & Girls Club Prevention Program | P | NH |
| 13 | Brazoria County Prescription Assistance Program | P | NH |
| 14 | Brazosport Cares Food Pantry | P | NH |
| 15 | Brazosport College Continuing Education Program | P | NH |
| 16 | Counseling Connections for Change | P | NH |
| 17 | Dream Center | P | NH |
| 18 | Gathering Place Alzheimer Program | P | D |
| 19 | Junior Achievement | P | NH |
| 20 | Refuge for Women | P | H |
| 21 | Salvation Army Subsistence Program | P | H |
| 22 | CDBG General Administration/Planning | | |
| 23 | HOME Housing Rehab/Reconstruction | P | |
| 24 | HOME CHDO Set-Aside | P | |
| 25 | HOME General Administration | | |

Table 5 – 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 2020-2024 Consolidated Plan;
2. Activities that reviewed and deemed eligible under the CDBG, HOME and ESG 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 un-funded, 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 stressed 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. Fair Market Rents have dropped, but the rental market rates have not. Combine that with the slowdown of work with the chemical plant expansion and COVID restrictions, stress levels tend to rise and families struggle to pay the bills. With agency budgets cuts and lower funding levels, it trickles down to agencies providing less funding for the family's needs. When families get stressed, arguments begin to increase, which can also lead to domestic violence.

Slowly the HOME program funding has seen a small rise, but it does not keep up with the rise in construction costs. As building costs remain high and so many homeowners still needing help, repairing only a couple of homes doesn't seem effective. Group this with windstorm and energy efficiency requirements, repairs can be even more costly. The focus will still remain to assist with the repairs to help the family in the long run. Most of the homeowners that we assist are on a fixed income, so they don't qualify for a home repair loan. Generally, the insurance requirement seems to be about all they can handle with their medicine costs, food, and general living expenses.

AP-38 Project Summary

Project Summary Information

| | | |
|----------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Project Name | Alvin Park Improvements |
| | Target Area | CT 6613.00/BG 2 in Alvin (Census) |
| | Goals Supported | Public Facility Improvements – 03F - LMA |
| | Needs Addressed | Public Parks: Park Improvements |
| | Funding | CDBG: \$31,000 |
| | Description | The City of Alvin will purchase and install an all-inclusive swing set, along with an accessibility ramp, to their playground at Sealy Park. |
| | Target Date | 9/30/23 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 785 persons, of which 70.06% are low/mod, will benefit. |
| | Location Description | 216 W. Sealy Street, Alvin, Texas. |
| | Planned Activities | Install an all-inclusive swing set, along with an accessibility ramp, to their playground at Sealy Park. |

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|----------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | Project Name | Bailey's Prairie Park Improvements |
| | Target Area | Part of CT 6621.00/ BG 2 in Bailey's Prairie (Surveys) |
| | Goals Supported | Public Facility Improvements – 03F - LMA |
| | Needs Addressed | Public Parks: Park Improvements |
| | Funding | CDBG: \$140,000 |
| | Description | Bailey's Prairie will add a concrete parking lot, which will include 7 regular and 2 handicap spaces, in front of the park/playground/pavilion. The Village will also add 14 light posts, trees, shrubs and drainage. |
| | Target Date | 9/30/23 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 75 persons, of which 100% are low/mod, will benefit. |
| | Location Description | 1680 Jimmy Phillips Blvd, Angleton, Texas. |
| | Planned Activities | Add a concrete parking lot, which will include 7 regular and 2 handicap spaces, in front of the park/playground/pavilion. The Village will also add 14 light posts, trees, shrubs and drainage. |
| 3 | Project Name | Clute Water Improvements |
| | Target Area | CT 6638.00/BG 2-3 in Clute (Surveys) |
| | Goals Supported | Infrastructure Improvements – 03J - LMA |

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| | Needs Addressed | Public Infrastructure Improvements: Water Improvements |
| | Funding | CDBG: \$212,840.41 (Plus \$82,159.59 from PY 2020 unobligated) |
| | Description | The City of Clute will replace approximately 4,800 linear feet of old, 3 to 4 inch asbestos concrete water main with 6 inch PVC water lines, along with fire hydrants at the end of each street, on Charlotte, James, Shelby, Magnolia, Haynes, Montgomery, and Coleman Streets in the Bryan Subdivision. |
| | Target Date | 12/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 175 persons, of which 81.7% are low/mod, will benefit. |
| | Location Description | Coleman, Montgomery, Magnolia, Haynes, Shelby, James and Charlotte Streets, Clute, Texas. |
| | Planned Activities | Replace approximately 4,800 linear feet of old, 3 to 4 inch asbestos concrete water main with 6 inch PVC water lines, along with fire hydrants at the end of each street, on Charlotte, James, Shelby, Magnolia, Haynes, Montgomery, and Coleman Streets in the Bryan Subdivision. |
| 4 | Project Name | Danbury Water Plant Improvements |
| | Target Area | CT 6624.00/BG 3-4 in Danbury (Surveys) |
| | Goals Supported | Infrastructure Improvements – 03J - LMA |
| | Needs Addressed | Public Infrastructure Improvements: Water Improvements |

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|----------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Funding | CDBG: \$160,000 (Plus \$75,000 from PY 2020) |
| | Description | The City of Danbury will replace their existing deteriorated chlorinator building with a new, 2 room, fiberglass building to house the chlorination equipment, including a back-up chlorinator (with automatic switch over), chlorine leak detection and related equipment, as well as accommodate the polyphosphate tank and related equipment in order to relocate their polyphosphate tank from the water plant control room. If funding allows, the project will include rehabbing of the existing control room and upgrading of existing electrical, control systems and deficient electrical components. |
| | Target Date | 12/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 1,668 people, of which 61.8% are low/mod, will benefit. |
| | Location Description | 5623 6 th Street, Danbury, Texas. |
| | Planned Activities | Replace their existing deteriorated chlorinator building with a new, 2 room, fiberglass building to house the chlorination equipment, including a back-up chlorinator (with automatic switch over), chlorine leak detection and related equipment, as well as accommodate the polyphosphate tank and related equipment in order to relocate their polyphosphate tank from the water plant control room. If funding allows, the project will include rehabbing of the existing control room and upgrading of existing electrical, control systems and deficient electrical components. |
| 5 | Project Name | Hastings Street Improvements |
| | Target Area | CT 6602.00/BG 1 in Brazoria County (Census) |

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| | Goals Supported | Infrastructure Improvements – 03K - LMA |
| | Needs Addressed | Public Infrastructure Improvements: Street Improvements |
| | Funding | CDBG: \$196,820 (Plus \$50,000 from PY 2021 Gen Admin) |
| | Description | The County will reconstruct approximately 3,250 linear feet of Greenhouse Road; approximately 3,500 linear feet of Hastings Road; and approximately 2,800 linear feet of Choate Road in the Hastings Field area of the County. |
| | Target Date | 12/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 540 persons, of which 93.52% are low/mod, will benefit. |
| | Location Description | Greenhouse Road, Hastings Road and Choate Road, Brazoria County, Texas. |
| | Planned Activities | Reconstruct approximately 3,250 linear feet of Greenhouse Road; approximately 3,500 linear feet of Hastings Road; and approximately 2,800 linear feet of Choate Road in the Hastings Field area of the County. |
| 6 | Project Name | Oyster Creek Sewer Improvements |
| | Target Area | CT 6642.00/BG 1-2 in Oyster Creek (Census) |
| | Goals Supported | Infrastructure Improvements – 03J - LMA |
| | Needs Addressed | Public Infrastructure Improvements: Sewer Improvements |

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| | Funding | CDBG: \$145,000 |
| | Description | The City of Oyster Creek will rehab the bar screen and piping that feeds the sewer plant, replace the influent pump at the sewer plant, and replace the control panels at the Hwy 332 and Sorrell lift stations. |
| | Target Date | 12/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 1,070 persons, of which 67.76% are low/mod, will benefit. |
| | Location Description | Hwy 332 and Sorrell Street, Oyster Creek, Texas. |
| | Planned Activities | Rehab the bar screen and piping that feeds the sewer plant, replace the influent pump at the sewer plant, and replace the control panels at the Hwy 332 and Sorrell lift stations. |
| 7 | Project Name | Oyster Creek VFD Generator |
| | Target Area | CT 6642.00/BG 1-2 in Oyster Creek (Census) |
| | Goals Supported | Public Facility Improvements – 030 - LMA |
| | Needs Addressed | Public Facilities – Fire Stations/Equipment |
| | Funding | CDBG: \$55,000 |
| | Description | Replace back-up generator at Oyster Creek Volunteer Fire Department Station. |
| | Target Date | 12/31/2023 |

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| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 1,070 persons, of which 67.76% are low/mod, will benefit. |
| | Location Description | 3211 FM 523, Oyster Creek, Texas |
| | Planned Activities | Replace back-up generator at Oyster Creek Volunteer Fire Department Station. |
| 8 | Project Name | Surfside Street Improvements |
| | Target Area | Part of CT 6642.00/BG 3 in Surfside (Surveys) |
| | Goals Supported | Infrastructure Improvements – 03K - LMA |
| | Needs Addressed | Public Infrastructure Improvements: Street Improvements |
| | Funding | CDBG: \$125,000 (Plus \$50,000 from PY 2021 Gen Admin) |
| | Description | The Village of Surfside Beach will reconstruct approximately 1,660 linear feet of Pompano Street; approximately 525 linear feet of Sailfish; and approximately 300 linear feet of Ling in Surfside Beach. |
| | Target Date | 12/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 96 people, of which 88.5% are low/mod, will benefit. |
| | Location Description | Pompano Street, Sailfish, and Ling Drive, Surfside, Texas. |

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| | Planned Activities | Reconstruct approximately 1,660 linear feet of Pompano Street; approximately 525 linear feet of Sailfish; and approximately 300 linear feet of Ling in Surfside Beach. |
| 9 | Project Name | West Columbia Capitol Replica Rehab |
| | Target Area | CT 6620.00/BG 1-3, CT 6626.00/BG 1-3 in West Columbia (Census) |
| | Goals Supported | Public Facility Improvements – 16B - LMA |
| | Needs Addressed | Public Facilities – Non-Residential Historic Preservation |
| | Funding | CDBG: \$40,000 |
| | Description | Rehab the West Columbia Capitol Replica roof using Cedar Shake Shingle System and rebuild and extend the entry porch to allow for easier wheelchair accessibility, add ADA ramp, handrails and more attainable steps. |
| | Target Date | 12/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 3,890 people, of which 60.93% are low/mod, will benefit. |
| | Location Description | 142 N. 14 th Street, West Columbia, Texas. |
| Planned Activities | Rehab the West Columbia Capitol Replica roof using Cedar Shake Shingle System and rebuild and extend the entry porch to allow for easier wheelchair accessibility, add ADA ramp, handrails and more attainable steps. | |
| 10 | Project Name | ActionS Homebound Meals |

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|-----------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| | Target Area | Brazoria County Service Area |
| | Goals Supported | Senior Services – 05A |
| | Needs Addressed | Senior Services: Homebound Meals |
| | Funding | CDBG: \$15,000 |
| | Description | Provide funding to ActionS for the provision of home-delivered meals to homebound elderly. |
| | Target Date | 9/30/2023 |
| | 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 75 homebound elderly. |
| 11 | Project Name | ActionS Transportation |
| | Target Area | Brazoria County service area |
| | Goals Supported | Senior Services – 05A |
| | Needs Addressed | Senior Services: Transportation |
| | Funding | CDBG: \$20,000 |

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|-----------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Description | Provide funding to ActionS for transportation services to seniors. |
| | Target Date | 9/30/2023 |
| | 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 80 seniors. |
| 12 | Project Name | Boys & Girls Club Prevention Program |
| | Target Area | Brazoria County Service Area |
| | Goals Supported | Child Care Services – 05L |
| | Needs Addressed | Youth and Child Services: Prevention program |
| | Funding | CDBG: \$27,000 |
| | 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 | 9/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed | Approximately 600 low/mod youths will benefit. |

| | | |
|-----------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| | activities | |
| | 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. |
| 13 | Project Name | Brazoria County Prescription Assistance Program |
| | Target Area | Brazoria County Service Area |
| | Goals Supported | Health Services – 05M |
| | Needs Addressed | Health Services: Prescription Assistance |
| | Funding | CDBG: \$22,000 |
| | Description | BCPAP will provide prescription drug assistance to low/mod residents of Brazoria County. |
| | Target Date | 9/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 55 low/mod persons will benefit. |
| | Location Description | 434 East Mulberry, Angleton, Texas 77515 (serving county-wide) |
| | Planned Activities | Provide funding to BCPAP to provide 55 low/mod persons with prescription drug assistance. |
| 14 | Project Name | Brazosport Cares Food Pantry |

| | | |
|-----------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Target Area | Freeport, Clute, Jones Creek, Lake Jackson, Oyster Creek, Richwood, Surfside |
| | Goals Supported | Food Banks – 05W |
| | Needs Addressed | Food Pantry: Food Bank |
| | Funding | CDBG: \$21,800 |
| | Description | Brazosport Cares will purchase food and staple goods for their Food Pantry in Freeport to assist low/mod people in BISD school district. They will also purchase a fork lift to help them with this service. |
| | Target Date | 9/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 200 low/mod persons will benefit. |
| | Location Description | 916 N. Gulf Blvd, Freeport, Texas (serving Freeport, Clute, Jones Creek, Lake Jackson, Oyster Creek, Richwood, Surfside). |
| | Planned Activities | Provide assistance to the Brazosport Cares Food Pantry to provide food and staple goods to approximately 200 low/mod people in BISD school district. They will also purchase a fork lift to help them with this service. |
| 15 | Project Name | Brazosport College Continuing Education Program |
| | Target Area | Brazoria County Service Area |

| | | |
|-----------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Goals Supported | Employment Training – 05H |
| | Needs Addressed | Adult Education and Job Training: Employment Training |
| | Funding | CDBG: \$25,000 |
| | Description | Brazosport College will provide tuition/fees to low/mod income eligible residents of Brazoria County enrolling in established short-term job skills training programs. |
| | Target Date | 9/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 15 low/mod individuals will benefit. |
| | Location Description | 500 College Drive, Lake Jackson, Texas (serve county-wide) |
| | Planned Activities | Provide funding to Brazosport College to support 15 individuals in receiving continuing education at the post-secondary level. |
| 16 | Project Name | Counseling Connections for Change |
| | Target Area | Brazoria County Service Area |
| | Goals Supported | Mental Health Services – 05O |
| | Needs Addressed | Health Services: Mental Health Services |
| | Funding | CDBG: \$15,000 |

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|-----------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Description | Provide counseling services for low/ mod clients. |
| | Target Date | 9/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 15 low/mod people will benefit. |
| | Location Description | 2549 Roy Road, Pearland, Texas (serving county-wide) |
| | Planned Activities | Provide counseling services for low/mod clients. |
| 17 | Project Name | Dream Center |
| | Target Area | Brazoria County Service Area |
| | Goals Supported | Youth services – 05D |
| | Needs Addressed | Youth and Child Services: School Supplies |
| | Funding | CDBG: \$30,640 |
| | Description | The Dream Center will provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County. Funding will also be used to help with salaries to assist with this project. |
| | Target Date | 9/30/2023 |
| | Estimate the number and type of families that will | Approximately 500 low/mod youths will benefit. |

| | | |
|-----------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | benefit from the proposed activities | |
| | 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. Funding will also be used to help with salaries to assist with this project. |
| 18 | Project Name | Gathering Place Alzheimer's Program |
| | Target Area | Brazoria County Service Area |
| | Goals Supported | Mental Health Services – 050 |
| | Needs Addressed | Disabled Service: Special Population |
| | Funding | CDBG: \$13,740 |
| | 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 | 9/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 55 low/mod individuals will benefit. |
| | Location Description | 200 E. Mulberry, Angleton, Texas (serving County-wide) |
| | Planned Activities | Provide supportive services to 55 Alzheimer's/Dementia patients. |

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|-----------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19 | Project Name | Junior Achievement |
| | Target Area | Alvin, Angleton, Brazoria, Freeport, West Columbia & Wild Peach |
| | Goals Supported | Child Care Services – 05L |
| | Needs Addressed | Youth and Child Services: Prevention program |
| | Funding | CDBG: \$10,000 |
| | 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 | 9/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 600 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 600 low/mod youths. |
| 20 | Project Name | Refuge for Women |
| | Target Area | Brazoria County Service Area |
| | Goals Supported | Victims Services—05G |

| | | |
|-----------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Needs Addressed | Victims Services: Special Population |
| | Funding | CDBG: \$25,000 |
| | 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. |
| | Target Date | 9/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4 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. |
| 21 | Project Name | Salvation Army Subsistence Program |
| | Target Area | Brazoria County Service Area |
| | Goals Supported | Subsistence Assistance – 05Q |
| | Needs Addressed | Subsistence Payments: Subsistence Program |
| | Funding | CDBG: \$17,000 |
| | Description | Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County. |

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|-----------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Target Date | 9/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | 16 families (40 persons) will benefit. |
| | Location Description | 1618 N. Ave J, Freeport, Texas (serving countywide) |
| | Planned Activities | Provide emergency rent or utility assistance to prevent homelessness for 16 families (40 persons) at risk of eviction or having utilities cut off. |
| 22 | Project Name | CDBG General Administration |
| | Target Area | N/A |
| | Goals Supported | CDBG Program Administration/Planning |
| | Needs Addressed | CDBG Administration |
| | Funding | CDBG: \$280,844.59 |
| | 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 | 12/31/2024 |
| | Estimate the number and type of families that will benefit from the proposed | N/A |

| | | |
|-----------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| | activities | |
| | Location Description | 1524 E. Mulberry, Suite 162, Angleton, Texas. |
| | Planned Activities | Conduct program administration/management for CDBG program. |
| 23 | Project Name | Housing Rehab/Reconstruction |
| | Target Area | Brazoria County Service Area |
| | Goals Supported | Housing Rehabilitation/Reconstruction |
| | Needs Addressed | Housing Rehabilitation |
| | Funding | HOME: \$434,033.25 |
| | Description | The County proposes to either rehabilitate or reconstruct 2 substandard housing units which are occupied by low/mod income homeowners. |
| | Target Date | 12/31/2024 |
| | 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. |
| | 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 Housing Construction |
| | Needs Addressed | New Affordable Housing Units |
| | Funding | HOME: \$86,806.65 |
| | Description | Provide funding to CHDO for construction of 0 housing units. |
| | Target Date | 12/31/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | 0 families will benefit (Brazoria County does not have an eligible CHDO at this time) will benefit. |
| | Location Description | Location within Brazoria County to be determined. |
| | Planned Activities | Provide funding to CHDO for construction of 0 housing unit, as we do not currently have a qualified CHDO. (Brazoria County does not have an eligible CHDO at this time) |
| 25 | Project Name | HOME General Administration |
| | Target Area | N/A |
| | Goals Supported | HOME General Administration |
| | Needs Addressed | HOME Administration |
| | Funding | HOME: \$57,871.10 |

| | |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description | These funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the PY 2022 HOME Program, including any direct staff and consulting services. |
| Target Date | 12/31/2023 |
| Estimate the number and type of families that will benefit from the proposed activities | N/A |
| Location Description | 1524 E. Mulberry, Suite 162, Angleton, Texas. |
| Planned Activities | Conduct program administration/management for PY 2022 HOME program. |

Table 57 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

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

Based on the requests by this year’s funded cities and within the eligible locations, projects, and priority needs, the County will allocate \$1,105,660.41, (approximately 68% of the PY 2022 CDBG funds) to 9 projects in 7 participating Cities. The table below shows the amount each City is going to be funded and the map (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. This requires surveys to be done to determine service area qualifications. The projects listed in Table 6 show which projects are survey qualified. The minority percentages of the surveyed areas are based on actual responses gathered. The County has allocated \$242,180, or 15%, to public service agencies, which are located throughout the County. The balance of the PY 2022 CDBG allocation, \$280,844.59, or 17%, is allocated to general administration. Overall the total PY 2022 CDBG allocation, excluding administration, is allocated 100% to low- to moderate income projects.

Geographic Distribution

| Target Area | Amount | Percentage of Funds | Percentage of Minority | Low-mod Area |
|-------------------------------|----------------|---------------------|------------------------|--------------|
| Alvin | \$31,000 | 2% | 52% | 70.06% |
| Bailey’s Prairie ¹ | \$140,000 | 9% | 88% | 100% |
| Clute ¹ | \$212,840.41 | 13% | 82% | 81.7% |
| Danbury ¹ | \$160,000 | 10% | 23% | 61.8% |
| Hastings Area (Co.) | \$196,820 | 12% | 62% | 93.52% |
| Oyster Creek | \$200,000 | 12% | 39% | 67.76% |
| Surfside ¹ | \$125,000 | 8% | 25% | 88.5% |
| West Columbia | \$40,000 | 2% | 54% | 60.93% |
| TOTAL | \$1,105,660.41 | 68% | | |

Table 6 - Geographic Distribution

¹ Cities that conducted surveys



Rationale for the priorities for allocating investments geographically

The County allocates funds to each participating City on 3-year rotating basis. The funded City designates a project within a low- to moderate-income area within their jurisdiction. These projects are reviewed to determine if they address a priority goal as established in the 5-year Consolidated Plan (Con Plan) and meet a national objective. A map in the attachments shows the location of the geographic investments.

Discussion

A designated City official determines the projects of greatest need for their City and the availability of matching funds. In addition, the County Commissioner’s receive funds to allocate to the public service agencies for area-based projects of highest need within the priorities determined through the citizen participation process and established in the Con Plan. The County Judge fills in the gaps as needed for the agencies funded this year. As with the City officials, the

Commissioners are the best suited to determine the greatest needs, and also find ways to match or leverage funds to help implement the activities in their precinct.

Affordable Housing

AP-55 Affordable Housing – 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 | 0 |
| Non-Homeless | 18 |
| Special-Needs | 0 |
| Total | 18 |

Table 7 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|----------------------------------------------------------------------|----|
| Rental Assistance | 16 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 2 |
| Acquisition of Existing Units | 0 |
| Total | 18 |

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

Brazoria County will utilize CDBG and HOME funds to maximize the number of households that are provided affordable housing through rental assistance (subsistence payments and homeless prevention programs), and owner-occupied rehabilitation (rehab of existing units and septic system replacement). Some Public Service agencies apply for CDBG for subsistence payments which may prevent homelessness. Although allowable, Brazoria County does not normally utilize the regular CDBG or HOME funds for homeless issues. This allows for more flexibility with paying delinquent rent, due to the regulations the ESG funds must follow. ESG funds are used for rapid re-housing, homeless prevention programs, and shelter projects. With Brazoria County not qualifying for the ESG funding, this will tax the already stretched local and CDBG allocated funds.

AP-60 Public Housing – 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 to 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

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

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

Not Applicable – PHA is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities – 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 40 individuals or 16 families will receive rental assistance through this funding. Even though the County did not receive their normal ESG funding this fiscal year, the CD Dept has received other grants in order to assist in this endeavor.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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 us 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 MHMR 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. With the sheer volume of clientele, the shelters apply for the ESG funds to help with the major repairs that are above their budgets. Brazoria County is using their ESG-CV2 allocation to complete conversion work at the Salvation Army shelter. Beginning in July, Refuge for Women will open their doors for women who have escaped sex 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 \$17,000 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

With Brazoria County not receiving ESG funding this year, coordination between agencies remains a high priority. Brazoria County, Salvation Army, and United Way of Brazoria County will coordinate to address all areas of homelessness, whether it be households who are at risk of eviction or utility disconnections, homeless individuals and families who are either unsheltered, in an emergency shelter, doubled-up and needing rapid rehousing, and unaccompanied homeless youth in need of emergency shelter.

AP-75 Barriers to affordable housing – 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.

With the COVID shutdown, incomes have remained unsteady. 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:

The County and its participating Cities are striving to remove barriers to affordable housing and improve the housing that is affordable through improving infrastructure in low- to moderate-income neighborhoods and rehabilitating existing owner-occupied housing. Moreover, Brazoria County Housing Authority assists extremely low- and low-income renters through the Housing Choice Voucher program to provide affordable rental housing options throughout the County. The Housing Authority also has preferences to help the elderly/disabled, Brazoria County residents, and the working class.

Brazoria County is using considerable HUD resources to ameliorate the barriers to affordable housing. More than \$434,000 is allocated from the PY 2022 regular formula HOME grant to the rehabilitation of owner-occupied housing. With the allocation of 53 Emergency Housing Vouchers (EHV), Brazoria County Housing Authority will be able to increase the assistance to homeless and at-risk of homelessness persons and families.

AP-85 Other Actions – 91.220(k)

Introduction:

All of the actions conducted by the County to manage the 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 2020-2024 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.

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

The County will be providing \$25,000 in CDBG funding to a local College for post-secondary education programs to increase the employability and potential wages of the estimated 15 program beneficiaries. 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:

The County makes a conscientious effort to maximize the CDBG, HOME and HCV funding by coordinating programs and enhancing its own institutional structure and the capacity of subrecipients. With the Housing Authority and the Community Development staff housed in the same location, clientele on both sides benefit from referrals to various services or programs based on their particular need. BCHA also utilizes funding to the fullest by balancing utility allowances and occupancy standards with allocated Fair Market Rents (FMR) and funding. In addition, the County's Commissioner's Court and Community Development Advisory Board members, through the project selection process, ensures that those with the greatest need receive the funding, thus maximizing the positive impact on the communities and residents while

minimizing the barriers to neighborhood and personal improvement for the low- to moderate-income. Brazoria County allocates funds to each participating City and relies on the local officials to determine the best and highest use of those funds.

Brazoria County plans to affirmatively further fair housing by using outreach in the form of advertising (social media, newspapers, etc.); emailing flyers to places that commonly work with low/mod income, minorities and/or protected classes (public service agencies, real estate agents, certain County offices, Cities, libraries, etc.); and/or placing flyers at various community service fairs throughout the County that generally draws high populations of minority concentrations.

Program Specific Requirements

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

Introduction:

The following information discusses the use of Brazoria County’s CDBG, HOME, & ESG funds and the guidelines regarding the HOME and ESG programs. With the County not receiving ESG funds this year, some discussions below have been removed.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

| | |
|-----------------------------------------|---|
| 1. The amount of urgent need activities | 0 |
|-----------------------------------------|---|

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

There will be no other forms of investment. Housing Rehab/Reconstruction is the only program the County is funding this program year.

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

Brazoria County has adopted the Recapture provision as referenced in 92.254 (a)(5)(ii), which states that if a homebuyer fails to maintain the home as his/her/their principal

place of residence for the entire period of affordability, Brazoria County will recapture the the HOME funds. When a first-time homebuyer does not meet the affordability period of five years, the full amount is recaptured. In establishing the recaptured amount, Brazoria County is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary through foreclosure) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs per 92.254 (a)(5)(ii)(A).

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

Brazoria County has adopted the table below as the period of affordability for HOME assisted units. For the FTHB program, there is no proration of the investment. At closing, the full amount of the investment will be recaptured and returned to the County. The recaptured funds will then be used to fund another homebuyer purchasing an affordable unit or for use on an eligible Rehab/Reconstruction project currently under contract. For the HOME Rehab program, once the amount of assistance is determined and the work is completed, a lien is placed on the property based on the table below. If the homeowner no longer resides in the house as their principal residence, the recapture provisions are then triggered. Instead of the full amount due to the County per the Homebuyer guidelines, the amount to be recaptured is pro-rated based on the lien term and the length of time the homeowners occupied the property after the rehabilitation was complete. These funds are then used for another eligible homeowner for rehabilitation or reconstruction of their home.

| HOME amount per-unit | Minimum period of affordability in years |
|----------------------|------------------------------------------|
| Under \$15,000 | 5 |
| \$15,000 to \$40,000 | 10 |
| Over \$40,000 | 15 |
| Reconstruction | 20 |

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

The County does not subsidize multi-family complexes.

Discussion:

For Rehab/Reconstruction, the after-rehab value cannot exceed the 95% rule as determined by HUD. HOME Rehab/Reconstruction applicants are entered into a database and a random list is generated from all applications received. As funds are available, the next applicant is then verified for eligibility and the homeowner is assisted until funds are exhausted or are not enough to complete a project. Brazoria County has adopted a 20-year lien on reconstructed homes, in addition to the regular HOME affordability periods.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

N/A – Brazoria County did not receive ESG funding for PY 2022

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Brazoria County's CE process consists of 3 intake facilities (Gulf Coast MHMR Street Outreach, Salvation Army Emergency Shelter, and United Way). When a family calls the CD Dept, they are referred to one of the intake agencies. The family is assessed, entered into HMIS, and referred to various agencies that provides the service or goods the family needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

N/A – Brazoria County did not receive ESG funding for PY 2022

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A – Brazoria County did not receive ESG funding for PY 2022

5. Describe performance standards for evaluating ESG.

N/A – Brazoria County did not receive ESG funding for PY 2022