

# PROGRAM YEAR 2023 PROPOSED PROJECTS

## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Adapt Foundation Inc., dba Brazos Place ADA Bathroom modifications	\$15,500.00
City of Alvin South Bypass 35 Waterline Replacement	\$237,500.00
City of Sweeny San Bernard Lift Station Improvements	\$180,500.00
City of Lake Jackson TDECU Park Improvements-Parking Lot	\$237,500.00
City of West Columbia Waterline Project- Rainbow Subdivision	\$180,500.00
City of Holiday Lakes-- Road Improvements	\$123,500.00
County Wide On-site Septic Facility (OSSF) Replacement Program	\$80,000.00

**INFRASTRUCTURE SUBTOTAL: \$1,055,000.00**

ActionS Homebound Meals	\$15,000.00
ActionS Transportation	\$20,000.00
Boys & Girls Club Prevention Program – Pct. 1	\$7,200.00
Boys & Girls Club Prevention Program – Pct. 3	\$4,000.00
Boys & Girls Club Prevention Program – Pct. 4	\$10,400.00
Brazoria County Prescription Assistance Program	\$15,040.00
Brazosport Cares Food Program	\$8,000.00
Brazosport College Continuing Education Program	\$14,000.00
Counseling Connections for Change	\$25,000.00
Dream Center	\$36,060.00
Gathering Place Alzheimer Program	\$14,700.00
Gulf Coast CASA	\$10,000.00
Junior Achievement – Pct. 1	\$4,000.00
Junior Achievement – Pct. 4	\$4,000.00
Refuge for Women	\$27,000.00
Salvation Army Subsistence	\$16,600.00

**PUBLIC SERVICE SUBTOTAL: \$231,000.00**

General Administration \$254,000.00

**2023 CDBG PROGRAM TOTAL: \$1,540,000.00**

## HOME PROGRAM

Housing Rehabilitation/Reconstruction Program (including Program Income of \$125,000)	\$544,976.75
HOME CHDO	\$83,995.35
HOME General Administration	\$55,996.90

**2023 HOME PROGRAM TOTAL: \$684,969.00**

**TOTAL PY2023 Funding: \$2,224,969.00**

# BRAZORIA COUNTY PROGRAM YEAR 2023 ANNUAL ACTION PLAN

Draft for Public Comment

---

## Executive Summary

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

#### 1. Introduction

Brazoria County through the Brazoria County Community Development Department supports low- and moderate-income communities and households by providing funding for public infrastructure, public facilities, public services, and housing activities through the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. Brazoria County will receive \$1,540,292 in CDBG funding, and \$559,969 in HOME funding for Program Year 2023 which begins October 1, 2023, and ends September 30, 2024. As required by the U.S. Department of Housing and Urban Development (HUD), the purpose of Brazoria County's Annual Action Plan is to identify and describe eligible projects to be carried out with Program Year 2023 funds. For FY 2023, infrastructure and facility projects include ADA Bathroom modifications, water line replacement, sewer improvements, and park improvements. Various Public Service agencies will help families with food, medical care, rental/utility assistance, transportation, youth programs, and education; and Brazoria County Community Development will operate programs that assist eligible homeowners with home repairs and reconstruction, and onsite septic system replacement.

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

Brazoria County's objective is to reduce homelessness, improve housing, living environments and economic opportunities. These objectives will be addressed by funding projects that will positively affect the low- and moderate-income (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 lines, park improvements, sanitary sewer lift station rehab, ADA bathroom modification in a limited clientele facility, and homeowner rehabilitation.

#### 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 \$2,039, 071.02 (Balance from PR56 report dated 6/9/2023) or 1.25% 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 financial 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 make critical repairs and/or full reconstruction of their dilapidated homes. While Brazoria County is not receiving Emergency Solutions Grant (ESG) funds for PY 2023, the county previously utilized ESG funds to rehabilitate 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.

Brazoria County's fiscal and program year closes on September 30<sup>th</sup> each year. Performance is reported and evaluated annually in the Consolidated Annual Performance and Evaluation Report (CAPER). The performance information provided below is taken from the most recent Program Year 2021 CAPER. Brazoria County met its spending and performance objectives during the program year and completed numerous activities supporting Consolidated Plan objectives including:

- **Affordable Housing Objectives** – This past fiscal year, HOME funds completed three (3) rehab/reconstruction projects, and one homeowner was assisted with replacement of an on-site septic system using CDBG funding.
- **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. Also, 84 persons comprising 31 households were assisted with homelessness prevention assistance to maintain housing and preventing them from entering the homelessness response system.
- **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 projects are stated below:

**Public Facility/Infrastructure Objectives** –Funds in the amount of \$1,635,150 were expended on 14 projects that included water, sewer, sidewalk, street, and park

improvements serving more than 22,344 persons. Eleven (11) of the 14 projects were completed during the last program year.

**Public Service Objectives** –Funds in the amount of \$189,716.88 were expended on 13 projects benefiting more than 2,121 persons and households. Some of the agencies that were funded included: 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; and \$100,747 in CDBG-CV were expended to serve more than 9,000 persons with COVID testing services, food, and emergency subsistence during the pandemic.

### **Other Non-Entitlement Program Evaluation**

Brazoria County also administers Community Development Block Grant- Disaster Recovery (CDBG-DR) and other federal funding: Below is a summary of other accomplishments by priority need area that contributed to meeting Consolidated Plan objectives:

#### **Priority Need: Disaster Mitigation and Recovery**

- CDBG-DR 2016 Floods-Brazoria County continues to implement road improvement projects using CDBG-DR funding in response to severe flood events in 2016. Of the \$15.9 million in funding, more than \$6.4 million in project funding is continuing to be used for recovery activities.
- CDBG-DR Hurricane Harvey—Brazoria County is also implementing road and drainage improvement projects using CDBG-DR funding in response to severe flooding from Hurricane Harvey in 2017. Of the \$10.9 million in funding, \$9.9 million is continuing to be used for Harvey recovery activities.

#### **Priority Need: Disaster Mitigation and Recovery**

- **SETH** – The Southeast Texas Housing Finance Corporation provides cities and counties within its service area the opportunity to receive flexible grant funding in support of housing. Brazoria County received and expended \$50,000 in assisting 72 people comprising 33 households with rent and utility assistance, a critical need in the county.
- **Emergency Food and Shelter Program (EFSP)**- Brazoria County applied for and received federal EFSP through the local board administered by the Brazoria County United Way. Brazoria County Welfare expended \$45,000 in rent and utility assistance assisting 120 persons comprising 46 households.

#### **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. The Public Hearing for the PY23 Annual action Plan was held at the Brazoria County East Annex, on July 19, 2023, at 5:30 pm. Hosting the meeting in the evening allows County residents who may work an opportunity to attend and comment on the plan. The draft Action Plan and hearing date and time are also posted on the County website which allows the public the opportunity to review prior to the hearing.

In all postings for citizen participation, reasonable 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. <Section to be updated upon completion of Public Comment Period. >

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

*<Section to be updated upon conclusion of public comment period>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

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 Daphne Lemelle at (979) 864-1860, by email at [DaphneL@brazoriacountytx.gov](mailto:DaphneL@brazoriacountytx.gov), or at the office located above between the hours of 8 a.m. and 5 p.m. The office is closed from 12-1 for lunch.

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

### **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(l))**

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 the Community Health Network has partnered providing a coordinated service referral process that Brazoria County has agreed to participate in to ensure coordination of public services activities. 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. 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 (THN). 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. Within the last year, Brazoria County through the Housing Authority applied for housing stability vouchers in concert with HUD's Unsheltered Homeless Competitive NOFA; and successfully were awarded five (5) housing stability vouchers. Brazoria County through the Brazoria County Community Development Department maintain open contact with the THN and regularly consults with the Homeless Coalition and THN on strategies for funding opportunities, improving services, coordinated entry and increasing housing resources for vulnerable and homeless populations in Brazoria County.

**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. Brazoria County was not allocated ESG funds for a second consecutive year thus no coordination specifically occurred with THV regarding ESG funding, except technical assistance in preparing to apply to the state for state ESG funding.

**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 has shown the

wear. Community Development staff has worked closely with United Way to bring Coordinated Entry functionality to Brazoria County, as well as participation in community outreach events to ensure County residents are aware of available resources. 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.

Brazoria County Community Development and the Brazoria County Housing Authority is organized under the same leadership and management which allows for seamless consultation in the action plan process regarding the housing needs of Brazoria County residents.

Within the last year, the department has expanded its consultation process to include Brazoria County Council for Independent Living (BCCIL) to better coordinate and understand service and housing needs of persons with disabilities in the county.

1	<b>Agency/Group/Organization</b>	TEXAS HOMELESS NETWORK
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with Texas Homeless Network representatives, regarding EHVs, SVs, various policies and procedures, addressing homeless needs, HMIS programming, Brazoria County gaps, needs, State ESG funding resources and performance measures. Any discussion with other agencies always benefits the program with various strategies and outcomes.
2	<b>Agency/Group/Organization</b>	UNITED WAY
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

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

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

**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"> <li>1) To have a universal system for intake/ assessment and enhance client information management</li> <li>2) Coordinate partnerships and resources for homeless services</li> <li>3) Improve access to homeless services with outreach and education</li> <li>4) Prevent individuals and families from becoming homeless</li> </ol>
State Disaster Recovery Plan	Texas General Land Office	Flood Mitigation and Housing are the main goals in the 2016 State Disaster Recovery Action Plan, and 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.
State of Texas CDBG Mitigation Action Plan: Building Stronger for a Resilient Future	Texas General Land Office	Implementing structural and non-structural projects, programs and partnerships to reduce risks and impacts of future natural disasters is the goal of the CDBG Mitigation Action Plan. Brazoria County has aligned its goals with the plan and is implementing local mitigation projects to increase resiliency to future natural disasters.

**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](http://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) 7/1/23	All Citizens	None	None	N/A	
Advertisement in Spanish newspaper (La Voz) 7/1/23	All Spanish speaking citizens	None	None	N/A	
Posting on County Website 7/1/23	All Citizens	None	None	N/A	<a href="http://brazoriacountytx.gov/departments/housing-and-urban-development">http://brazoriacountytx.gov/departments/housing-and-urban-development</a>
Posting on Facebook 7/1/23	All Citizens	Requested the commenters to contact BCCD staff by phone, email or office for any questions	None	<To be updated upon completion of public comment period>	<a href="https://www.facebook.com/BrazoriaCo/">https://www.facebook.com/BrazoriaCo/</a>

		concerning Action Plan - no responses received.			
Public Hearing 7/19/23	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?	<To be updated upon completion of public comment period>	Evening Meeting – 5:30 pm

Table 4 – Citizen Participation Outreach



## Expected Resources

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

#### Introduction

Brazoria County will use its PY 2023 CDBG and HOME allocations, 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 Brazoria County Homeless 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 two 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	\$1,540,292	\$ 0.00	\$0	\$1,540,292	\$2,926,554	Taking annual allocations and reducing them by 5% each year to determine the future years' expected amount
HOME	Federal	Homeowner Rehab/reconstruction, General Admin	\$559,969	\$ 125,000	\$0.00	\$684,969	\$1,063,940	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 2023.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator
<b>1</b>	<b>Infrastructure Improvements (4)</b>				
1-1	Water/Sewer Improvements	Non-Housing Community Development	Public Infrastructure Imp. - Water Improvements	CDBG: \$237,500	2300 persons assisted with improved public infrastructure SLE/AA
1-2	Water/Sewer Improvements	Non-Housing Community Development	Public Infrastructure Imp. - Water Improvements	CDBG: \$180,500	1,905 persons assisted with improved public infrastructure SLE/AA
1-3	Water/Sewer Improvements	Non-Housing Community Development	Public Infrastructure Imp. - Street Improvements	CDBG: \$180,500	56 persons assisted with improved public infrastructure SLE/AA
1-4	Street Improvements	Non-Housing Community Development	Public Infrastructure Imp. - Street Improvements	CDBG: \$123,500	950 persons assisted with improved public infrastructure SLE/AA
<b>2</b>	<b>Park Improvements (6)</b>				
2-1	Park Improvements	Non-Housing Community Development	Public Parks	CDBG: \$237,500	7615 persons assisted with improved public facilities SLE/AA

<b>3</b>	<b>Public Facilities (5)</b>				
3-1	Public Facility Improvements	Non-Housing Community Development	Public Facility Improvements	CDBG: \$15,500	50 persons assisted with improved public facilities SLE/AA
<b>4</b>	<b>Owner Housing Rehabilitation/Reconstruction (1)</b>				
4-1	Housing Rehabilitation	Affordable Housing	Owner Occupied Housing Rehab	CDBG: \$80,000	4 Housing Units assisted DH/A
<b>5</b>	<b>Senior Services (12)</b>				
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
<b>6</b>	<b>Adult Education and Job Training (17)</b>				
6-1	Employment Training	Non-Housing Community Development	Adult Education & Job Training	CDBG: \$14,000.00	15 persons assisted with supportive services EO/AA
<b>7</b>	<b>Youth &amp; Children Services (11)</b>				
7-1	Youth & Children Services	Non-Housing Community Development	Youth & Children Services	CDBG: \$21,600.00	95 youths assisted with supportive services SLE/S
7-2	Youth & Children Services	Non-Housing Community Development	Youth & Children Services	CDBG: \$36,060.00	600 youths assisted with supportive services SLE/S
7-3	Youth & Children Services	Non-Housing Community Development	Youth & Children Services	CDBG: \$8,000.00	300 youths assisted with supportive services SLE/S
<b>8</b>	<b>Food Banks (16)</b>				
8-1	Food Banks	Non-Housing Community Development	Food Insecurities	CDBG: \$8,000.00	75 persons assisted with supportive services SLE/AA
<b>9</b>	<b>Services for Special Needs Populations (13)</b>				

9-1	Services for Special Needs Populations	Non-Homeless Special Needs	Services for Special Needs Populations – Mental Health	CDBG: \$25,000.00	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: \$14,700.00	55 Alzheimer/Dementia patients assisted with supportive services SLE/AA
<b>10</b>	<b>Health Services (15)</b>				
10-1	Health Services	Non-Housing Community Development	Health Services	CDBG: \$15,040.00	38 persons assisted with prescription drug assistance SLE/A
<b>11</b>	<b>Homeless and Domestic Violence Services (23)</b>				
11-1	Homeless and Domestic Violence Services	Non-Housing Community Development	Homeless and Domestic Violence Services – Human Trafficking	CDBG: \$27,000.00	11 persons assisted with supportive services SLE/AA
<b>12</b>	<b>Subsistence Payments (16)</b>				
12-1	Subsistence Payments	Non-Housing Community Development	Subsistence Program	CDBG: \$16,600.00	15 families (30 persons) assisted with supportive services SLE/AA
<b>13</b>	<b>Abused and Neglected</b>				
13-1	Services for Abused and Neglected	Non-Housing Community Development	Services for Abused and Neglected Children	CDBG: \$10,000.00	60 children assisted with supportive services SLE/AA
<b>14</b>	<b>CDBG Administration (27)</b>				
14-1	CDBG Program Administration	N/A	N/A	CDBG: \$254,000	N/A
	<b>HOME Program</b>				
<b>15</b>	Housing Rehab/Reconstruction	Affordable Housing	Owner occupied housing rehab/reconstruction	HOME: \$544,976.75	2 Housing Units assisted DH/A

16	HOME CHDO Set-Aside/New Affordable Units	Affordable Housing	New construction of affordable owner occupied housing	HOME: \$83,995.35	0 Housing Units	DH/A
17	HOME Program Administration	N/A	N/A	HOME: \$55,996.90	N/A	

Table 4 – Goals Summary

Goal Descriptions

1	<b>Infrastructure Improvements</b>	
1-1	<b>Goal Name</b>	<b>Water/Sewer Improvements – 03J</b>
	Goal Description	City of Alvin will install approximately 1,600 linear feet of new C900 water line along South Bypass 35 to replace a section of schedule 40 PVC water line included valves, hydrants, fittings, service leads, and other materials associated with this section of line and replacement of faulty valves to aid in isolation of adjacent sections of line.
1-2	<b>Goal Name</b>	<b>Water/Sewer Improvements – 03J</b>
	Goal Description	City of Sweeny will upgrade their existing San Bernard Lift Station, located on the western side of the City, near the intersection of Azalea St. and San Bernard. The existing lift station will require two (2) two new submersible pumps, rail and lifting system piping, valves, and electrical controls. The lift station currently services 30 sewer connections
1-3	<b>Goal Name</b>	<b>Water/Sewer Improvements – 03J</b>
	Goal Description	The City of West Columbia will replace approximately 2,000 linear feet of a 2” water line and approximately 2,500 linear feet of 6” asbestos/concrete line with 8” PVC CL 150 and existing leads plus 2-3 additional fire hydrants, and any other items such as valves related to the installation of water lines. The project includes grading for drainage that has been disturbed due to line replacement.
1-4	<b>Goal Name</b>	<b>Street Improvements – 03K</b>
	Goal Description	The Town of Holiday Lakes will improve and pave courts and a few small roads that have never been improved. Project will encompass placement of 2,507 linear feet of road base at 3” in depth and with 2”

		asphalt cover. Roads to be improved include Basketball Ct, Igloo Ct, Creekside Ct, Tennis Ct, Dianna Ct., Trail Drive, Primrose Path, Juno Drive, and Volleyball Ct.
<b>2</b>	<b>Park Improvements</b>	
2-1	<b>Goal Name</b>	<b>Park Improvements – 03F</b>
	Goal Description	The City of Lake Jackson will design and bid 48 stall concrete parking lot for new downtown park. Improvement will be made along Circle Way between Oak Drive and Azalea Street.
<b>3</b>	<b>New or Improved Public Facilities</b>	
3-1	<b>Goal Name</b>	<b>Health Facilities – 03</b>
	Goal Description	Adapt Foundation will install new non-slip ADA-approved flooring, new non-slip ADA-approved transfer/roll in shower shell, new ADA-approved roll-in ramp and install new ADA-approved shower chair and corner benches. Modifications will be installed into two current handicapped bathers located at Brazos Place, 1103 North Avenue H, Freeport, TX
<b>4</b>	<b>Owner Housing Rehabilitation/Reconstruction (1)</b>	
4-1	<b>Goal Name</b>	<b>Senior Services – 05A</b>
	Goal Description	ActionS will provide transportation services to seniors within Brazoria County.
<b>5</b>	<b>Senior Services</b>	
5-1	<b>Goal Name</b>	<b>Senior Services – 05A</b>
	Goal Description	ActionS will provide homebound meals to the homebound elderly within Brazoria County.
5-2	<b>Goal Name</b>	<b>Senior Services – 05A</b>
	Goal Description	ActionS will provide transportation services to seniors within Brazoria County.
<b>6</b>	<b>Adult Education and Job Training</b>	
	<b>Goal Name</b>	<b>Employment Training – 05H</b>



6-1	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	<b>Youth and Children Services</b>	
7-1	<b>Goal Name</b>	<b>Child Services - 05L</b>
	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	<b>Goal Name</b>	<b>Youth Services - 05D</b>
	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	<b>Goal Name</b>	<b>Child Services - 05L</b>
	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	<b>Food Banks</b>	
8-1	<b>Goal Name</b>	<b>Food Banks – 05W</b>
	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	<b>Services for Special Needs Populations</b>	
9-1	<b>Goal Name</b>	<b>Mental Health Services – 05O</b>
	Goal Description	Counseling Connections will provide counseling services for mental health and trauma victims.
9-2	<b>Goal Name</b>	<b>Mental Health Services – 05O</b>
	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	<b>Health Services</b>	

10	<b>Goal Name</b>	<b>Health Services – 05M</b>
-1	Goal Description	Brazoria County Prescription Assistance Program (BCPAP) will use funds for salaries for employee who will provide prescription drug assistance to low/mod residents of Brazoria County.
11	<b>Homeless and Domestic Violence Services</b>	
11	<b>Goal Name</b>	<b>Victim Services—05G</b>
-1	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	<b>Subsistence Payments</b>	
12	<b>Goal Name</b>	<b>Subsistence Payments – 05Q</b>
-1	Goal Description	Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
13	<b>Goal Name</b>	<b>Abused and Neglected – 05N</b>
13	Goal Description	Gulf Coast Casa will use funds for personnel salaries, who will provide advocacy to children in the DFPS system.
14	<b>CDBG Administration</b>	
14	<b>Goal Name</b>	<b>General Program Administration – 21A</b>
-1	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.
	<b>HOME Program</b>	
15	<b>Goal Name</b>	<b>Housing Rehab/Reconstruction</b>
	Goal Description	The County proposes to either rehabilitate or reconstruct 2 substandard housing units which are occupied by low/mod income homeowners.
16	<b>Goal Name</b>	<b>HOME CHDO Set-Aside/New Affordable Units</b>

	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.
17	Goal Name	<b>HOME Program Administration</b>
	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 inflation 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. BCCD 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.

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

**Table 8 – Affordable Housing**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Brazoria County’s PY 2023 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 Waterline Replacement	P	NH
2	Sweeny Lift Station Improvements	P	NH
3	West Columbia Waterline Improvements	P	NH
4	Holiday Lakes Street Improvements	P	NH
5	Lake Jackson Park Improvements	P	NH
6	Adapt/Brazos Place Facility Improvements	P	SN
7	On-site Septic Program	P	NH
8	ActionS Homebound Meals	P	SN
9	ActionS Transportation	P	SN
10	Boys & Girls Club Prevention Program	P	NH
11	Brazoria County Prescription Assistance Program	P	NH
12	Brazosport Cares Food Pantry	P	NH
13	Brazosport College Continuing Education Program	P	NH
14	Counseling Connections for Change	P	SN
15	Dream Center	P	NH
16	Gathering Place Alzheimer Program	P	SN
17	Junior Achievement	P	NH
18	Gulf Coast CASA, Inc.	P	NH
19	Refuge for Women	P	H
20	Salvation Army Subsistence Program	P	NH
21	CDBG General Administration/Planning		
22	HOME Housing Rehab/Reconstruction	P	NH
23	HOME CHDO Set-Aside	P	NH
24	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. Additionally, rents and cost of housing continue to increase.

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

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

HOME funding has decreased at a time in the county when housing costs are at an all-time high. Property values and related taxes burden homeowners on fixed incomes and lack of affordable housing has left very few affordable options for first time homebuyers. Brazoria County has prioritized funds for homeowner rehabilitation to ensure homeowners have some options for ensuring their homes remain in livable conditions. However, due to increased cost of construction, funding only allows the county to assist about two homeowners per year, far below the twenty-six (26) applications received.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	<b>Adapt Foundation dba Brazos Place ADA Bathroom modifications</b>
	Target Area	CT 6643/BG 1 in Freeport
	Goals Supported	Public Facility Improvements – 03 - LMC
	Needs Addressed	Public Facilities: Other Public Facility
	Funding	CDBG: \$15,500
	Description	Adapt Foundation dba Brazos Place will purchase materials and supplies to modify two handicapped bathrooms at Brazos Place, addiction treatment facility.
	Target Date	12/31/24
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 persons, of which 51% are low/mod, will benefit.
	Location Description	1103 North Avenue H, Freeport, TX
	Planned Activities	Install new non-slip ADA approved flooring, new non-slip ADA-approved transfer/roll-in shower shell, new ADA-approved roll-in ramp, and install new ADA-approved shower chair and corner benches

<b>2</b>	<b>Project Name</b>	<b>Alvin South Bypass 35 Waterline Replacement</b>
	Target Area	Part of CT 6612.00/ BG 3 in Alvin
	Goals Supported	Infrastructure Improvements – 03J - LMA
	Needs Addressed	Public Infrastructure Improvements: Water Improvements
	Funding	CDBG: \$237,500
	Description	City of Alvin will install approximately 1600 linear feet of new C900 water line along South Bypass 35 to replace a section of schedule 40 PVC water line includes valves, hydrants, fittings, service leads, and other materials associated with this section of line and replacement of faulty valves to aid in isolation of adjacent sections of line.
	Target Date	12/31/24
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2300 persons, of which 73.26% are low/mod, will benefit.
	Location Description	South Bypass 35 between Fairway south and Jephson Lane, Alvin, TX
	Planned Activities	Install approximately 1600 linear feet of new C900 water line along South Bypass 35 to replace a section of schedule 40 PVC water line includes valves, hydrants, fittings, service leads, and other materials associated with this section of line and replacement of faulty valves to aid in isolation of adjacent sections of line.
<b>3</b>	<b>Project Name</b>	<b>Sweeny San Bernard Lift Station Improvements</b>



	Target Area	CT 6628.00/BG 6 in Sweeny
	Goals Supported	Infrastructure Improvements – 03J - LMA
	Needs Addressed	Public Infrastructure Improvements: Sewer Improvements
	Funding	CDBG: \$180,500
	Description	The City of Sweeny will upgrade the existing San Bernard Lift Station, located on the western side of the City, near the intersection of Azalea St and San Bernard. The existing lift station will require 2 new submersible pumps, rail and lifting system, piping, valves and electrical controls. The lift station currently serves approximately 30 sewer connections.
	Target Date	12/31/24
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1905 persons, of which 51.18% are low/mod, will benefit.
	Location Description	Intersection of Azalea and San Bernard in Sweeny, TX
	Planned Activities	Upgrade existing lift station with two new submersible pumps, rail and lifting system, piping, valves and electrical controls.
<b>4</b>	<b>Project Name</b>	<b>Lake Jackson Park Improvements</b>
	Target Area	CT 6633 BG1, 2, 3; CT 6634 BG 1,2,3
	Goals Supported	Public Facility Improvements – 03F - LMA

	Needs Addressed	Public Parks: Park Improvements
	Funding	CDBG: \$237,500
	Description	The City of Lake Jackson will design and bid a 48-stall concrete parking lot for new downtown park. Improvement will be made along Circle Way between Oak Drive and Azalea Street. The project will primarily serve residents south of Oyster Creek Drive and west of Magnolia Street.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 7,615 people, of which 53.4% are low/mod, will benefit.
	Location Description	Circle Way between Oak Drive and Azalea, Lake Jackson, Texas
	Planned Activities	Design and install 48-stall concrete parking lot for city park.
<b>5</b>	<b>Project Name</b>	<b>West Columbia Waterline Project- Rainbow Subdivision</b>
	Target Area	CT 6620.00/BG 1 in West Columbia
	Goals Supported	Infrastructure Improvements – 03J - LMA
	Needs Addressed	Public Infrastructure Improvements: Water Improvements
	Funding	CDBG: \$180,500
	Description	The City of West Columbia will replace approximately 2,000 linear feet of a 2” waterline and approximately 2,500 linear feet of 6” asbestos /concrete line with 8” PVC CL 150 and existing leads plus 2-3 additional fire hydrants, and any other items such as valves related to the

		installation of water lines. This project includes grading for drainage that has been disturbed due to line replacement.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 56 persons, of which 51% are low/mod, will benefit. (Estimate-income surveys underway)
	Location Description	Austin, Carver and Washington Street in Rainbow Subdivision in West Columbia, TX
	Planned Activities	Replace approximately 2,000 linear feet of a 2" waterline and approximately 2,500 linear feet of 6" asbestos /concrete line with 8" PVC CL 150 and existing leads plus 2-3 additional fire hydrants, and any other items such as valves related to the installation of water lines. This project includes grading for drainage that has been disturbed due to line replacement.
<b>6</b>	<b>Project Name</b>	<b>Holiday Lakes Road Improvements Project</b>
	Target Area	CT 6621/BG 1 in Holiday Lakes
	Goals Supported	Infrastructure Improvements – 03K - LMA
	Needs Addressed	Public Infrastructure Improvements: Road Improvements
	Funding	CDBG: \$123,500
	Description	The Town of Holiday Lakes will improve and pave courts and a few small roads that have never been improved. Project will encompass placement of 2,507 linear feet of road base at 3" in depth and with 2" asphalt cover. Roads to be improved include Basketball Ct, Igloo Ct,

		Creekside Ct, Tennis Ct, Dianna Ct., Trail Drive, Primrose Path, Juno Drive, and Volleyball Ct.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 950 persons, of which 86.84% are low/mod, will benefit.
	Location Description	Holiday Lakes, TX
	Planned Activities	Installation of 2,507 linear feet of road base at 3" in depth and with 2" asphalt cover.
<b>7</b>	<b>Project Name</b>	<b>On-Site Septic Facility (OSSF) Replacement program</b>
	Target Area	County Wide
	Goals Supported	Housing Rehabilitation/Reconstruction – 14A- LMH
	Needs Addressed	Homeowner Housing Rehabilitation: On-Site Septic repair/replacement
	Funding	CDBG: \$80,000
	Description	Replace inadequate/failing septic systems for low/mod single family homeowners throughout the County.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	4 homeowner households, of which 100% are low/mod income.

	Location Description	Countywide, Brazoria County, Texas
	Planned Activities	Replace inadequate/failing septic systems for low/mod single family homeowners throughout the County.
<b>8</b>	<b>Project Name</b>	<b>ActionS Homebound Meals</b>
	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	9/30/2024
	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.
<b>9</b>	<b>Project Name</b>	<b>ActionS Transportation</b>
	Target Area	Brazoria County service area

	Goals Supported	Senior Services – 05A
	Needs Addressed	Senior Services: Transportation
	Funding	CDBG: \$20,000
	Description	Provide funding to ActionS for transportation services to seniors.
	Target Date	9/30/2024
	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.
<b>10</b>	<b>Project Name</b>	<b>Boys &amp; Girls Club Prevention Program</b>
	Target Area	Brazoria County Service Area
	Goals Supported	Child Care Services – 05L
	Needs Addressed	Youth and Child Services: Prevention program
	Funding	CDBG: \$21,600
	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	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 95 low/mod youths will benefit.
	Location Description	4005 Technology Drive, Suite 2130 (serving county-wide)
	Planned Activities	Provide funding to Boys & Girls Club for prevention programs for at-risk youths.
<b>11</b>	<b>Project Name</b>	<b>Brazoria County Prescription Assistance Program</b>
	Target Area	Brazoria County Service Area
	Goals Supported	Health Services – 05M
	Needs Addressed	Health Services: Prescription Assistance
	Funding	CDBG: \$15,040
	Description	BCPAP will provide prescription drug assistance to low/mod residents of Brazoria County.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 38 low/mod persons will benefit.

	Location Description	434 East Mulberry, Angleton, Texas 77515 (serving county-wide)
	Planned Activities	Provide funding to BCPAP to provide 38 low/mod persons with prescription drug assistance.
<b>12</b>	<b>Project Name</b>	<b>Brazosport Cares Food Pantry</b>
	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: \$8,000
	Description	Brazosport Cares will purchase food and staple goods for their Food Pantry in Freeport to assist low/mod people in BISD school district.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 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 75 low/mod people in BISD school district.
<b>13</b>	<b>Project Name</b>	<b>Brazosport College Continuing Education Program</b>



	Target Area	Brazoria County Service Area
	Goals Supported	Employment Training – 05H
	Needs Addressed	Adult Education and Job Training: Employment Training
	Funding	CDBG: \$14,000
	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	9/30/2024
	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.
<b>14</b>	<b>Project Name</b>	<b>Counseling Connections for Change</b>
	Target Area	Brazoria County Service Area
	Goals Supported	Mental Health Services – 05O
	Needs Addressed	Health Services: Mental Health Services

	Funding	CDBG: \$25,000
	Description	Provide counseling services for low/ mod clients.
	Target Date	9/30/2024
	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.
<b>15</b>	<b>Project Name</b>	<b>Dream Center</b>
	Target Area	Brazoria County Service Area
	Goals Supported	Youth services – 05D
	Needs Addressed	Youth and Child Services: School Supplies
	Funding	CDBG: \$36,060
	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	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600- low/mod youths will benefit.
	Location Description	796 Brazosport Blvd South, Clute, Texas (serving county-wide)
	Planned Activities	Provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County. Funding will also be used to help with salaries to assist with this project.
<b>16</b>	<b>Project Name</b>	<b>Gathering Place Alzheimer’s Program</b>
	Target Area	Brazoria County Service Area
	Goals Supported	Mental Health Services – 050
	Needs Addressed	Disabled Service: Special Population
	Funding	CDBG: \$14,700
	Description	The organization will use these funds to provide food for their gatherings which provide respite care, as well as motivational and therapeutic assistance to their clients.
	Target Date	9/30/2024
	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.
<b>17</b>	<b>Project Name</b>	<b>Junior Achievement</b>
	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: \$8,000
	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	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 low/mod youths will benefit.
	Location Description	225 Parking Way, Lake Jackson, Texas (serving Alvin, Angleton, Brazoria, Freeport, West Columbia & Wild Peach)
	Planned Activities	Provide funding for leadership and personal development services to 300 low/mod youths.
<b>18</b>	<b>Project Name</b>	<b>Refuge for Women</b>

	Target Area	Brazoria County Service Area
	Goals Supported	Victims Services—05G
	Needs Addressed	Victims Services: Special Population
	Funding	CDBG: \$27,000
	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	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	11 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.
<b>19</b>	<b>Project Name</b>	<b>Salvation Army Subsistence Program</b>
	Target Area	Brazoria County Service Area
	Goals Supported	Subsistence Assistance – 05Q
	Needs Addressed	Subsistence Payments: Subsistence Program
	Funding	CDBG: \$16,600

	Description	Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	15 families (30 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.
<b>20</b>	<b>Project Name</b>	<b>Gulf Coast CASA</b>
	Target Area	Brazoria County Service Area
	Goals Supported	Abused and Neglected – 05N
	Needs Addressed	Abused and Neglected Children’s Services: Special Population
	Funding	CDBG: \$10,000
	Description	Gulf Coast CASA will provide an advocate for children in the DFPS. Funding will be used for salaries to assist the program.
	Target Date	9/30/2024
	Estimate the number and	Approximately 60 children will benefit.

	type of families that will benefit from the proposed activities	
	Location Description	4005 Technology Drive, Suite 1020, Angleton, Texas (serving countywide)
	Planned Activities	Advocate for Brazoria County Children in the DFPS.
<b>21</b>	<b>Project Name</b>	<b>CDBG General Administration</b>
	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	12/31/2025
	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 CDBG program.
<b>22</b>	<b>Project Name</b>	<b>Housing Rehab/Reconstruction</b>
	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.
<b>23</b>	<b>Project Name</b>	<b>HOME CHDO Set-Aside</b>
	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)
<b>24</b>	<b>Project Name</b>	<b>HOME General Administration</b>
	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 2023 HOME Program, including any direct staff and consulting services.

	Target Date	9/30/2024
	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 2023 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 \$1,055,0000, (approximately 68.5% of the PY 2023 CDBG funds) to 6projects in 6 participating Cities, and one county wide On-site Septic Facility (OSSF) Replacement Program. The table below shows the amount allocated by city 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 \$231,000, or 15%, to public service agencies, which are located throughout the County. The balance of the PY 2023 CDBG allocation, \$254,000, or 16.5%, is allocated to general administration. Overall the total PY 2023 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	\$237,500	15.4%	22.8%	73.26%
Freeport	\$15,500	1%	49.6%	51%
Holiday Lakes	\$123,500	8%	26%	86.8%
Lake Jackson	\$237,500	15.4%	19.4%	53.4%
Sweeny	\$180,500	11.7%	46.3%	51.18%
West Columbia*	\$180,500	11.7%	62%	51.0%
<b>TOTAL</b>	<b>\$975,000</b>	<b>63%</b>		

Table 6 - Geographic Distribution

\*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	20
Special-Needs	0
Total	20

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	12
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	20

**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 30 individuals or 15 families will receive rental assistance through this funding. Even though the County did not receive ESG funding this fiscal year, the BCCD has received other grants in order to assist in this endeavor.

### **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 Brazoria County assist the most vulnerable first. Once a score is obtained, the assessor will then refer them to an agency that has the appropriate service they would need. They may be referred to various other agencies that offer other services, such as food, food stamp applications, clothing, etc. Gulf Coast Center, the local mental health authority, has a street outreach caseworker that will also be assessing individuals on the street and referring them to the necessary agencies to assist them.

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

Brazoria County will continue to address the needs of the emergency shelters in the County through participation in the Homeless Coalition and through funding when available. Brazoria County is using their ESG-CV2 allocation to complete conversion work at the Salvation Army shelter. The County also used CDBG public service funding to support Refuge for Women, a nonprofit focused providing safe shelter and services to women who have escaped human trafficking or exploitation.

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

Unfortunately, there is a major housing shortage in Brazoria County as well as the market rents are still high. Many families resort to either doubled-up situations, in shelters, unsheltered, or at



risk of homelessness due to their limited income and the cost burden of unsubsidized housing. Brazoria County encourages all families in need to meet with a financial counselor to assist with budgeting and their affordability of a unit, and how the family can sustain itself. Brazoria County coordinates with the homeless liaisons at the school districts and Youth and Family Counseling to assist homeless families in the transition to permanent housing.

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

The County will provide Salvation Army \$16,600 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 funds for the second consecutive 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.

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

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

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

Cities that defer property taxes for the elderly, or do not have property tax rates, assist in lowering the housing costs for homeowners. Most Cities' building codes or ordinances do not

impede or limit the development or improvement of affordable housing in Brazoria County, but some cities do not allow group homes or defer taxes for the elderly or disabled. Within the last few years, Freeport passed an ordinance that requires a new home to be no less than 1,300 sq. feet. Brazoria County CD staff approached the City of Freeport to help modify this ordinance so that the families that live there can benefit from the HOME program. When building a home for an elderly, single homeowner, it is the CD Department's policy to build a 900 sq. foot home. This assists the homeowner to comply with the taxes and insurance requirement that is imposed on them, gives them a better living environment, and allows for easier maintenance. Brazoria County CD Dept. was successful in assisting the Freeport City Council in authorizing a change in the ordinance to assist homeowners who qualify for Community Development Department's HUD funding, build a home based on our requirements. This not only benefits the homeowner, but helps increase the City's property values and improve the neighborhood by removing the dilapidated home.

Brazoria County cannot change Council Members views, but they can contact these cities and discuss any issues and their rational behind the policy, especially those with new council members or new requirements. Brazoria County has been successful in changing ordinances and will continue to advocate for the change in policy when it comes to the low-income household.

Another strategy for reducing the barriers to affordable housing is to assist owners whose homes had damage from Hurricane Harvey and the winter freeze in applying for State funds to either repair or reconstruct their homes or get reimbursed for repairs made to prevent additional damage.

**Discussion:**

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. Nearly \$420,000 is allocated from the PY 2023 regular formula HOME grant to the rehabilitation of owner-occupied housing, and an additional \$80,000 to replace in efficient on-site septic systems for homeowners. With the allocation of 53 Emergency Housing Vouchers (EHV) and the newly allocated Stability Vouchers (5), 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 three (3) HUD programs – CDBG, HOME and Section 8 HCV program – are aimed at reducing obstacles to meeting the housing, infrastructure, and supportive service needs of the communities within the County. The programs are aimed at reducing barriers to affordable housing and supportive services; increasing household incomes; and improving coordination and institutional structure for their applicants.

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

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

When requested, Letters of Consistency with the Consolidated Plan will be issued to entities supporting those activities that are addressed in the 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 \$14,000 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 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 provide assistance to refinance existing debt for multi-family properties and thus has not adopted guidelines for doing so.



**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 2023

**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 four (4) intake facilities (Brazoria County Women’s Center, 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 2023

**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 2023

**5. Describe performance standards for evaluating ESG.**

N/A – Brazoria County did not receive ESG funding for PY 2023