

PROGRAM YEAR 2024 PROPOSED PROJECTS

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Angleton-Sanitary Sewer Improvements	\$220,000.00
Freeport- Water System Improvements	\$220,000.00
Richwood-Water Main Replacement	\$166,500.00
Brazoria Waterline Improvements	\$166,500.00
Jones Creek- Road Improvements	\$166,500.00
Manvel-Water Main Installation	\$15,550.00
Alvin Parks Project	\$12,750.00
Brazos Place- Sober Living Facility Rehabilitation	\$20,000.00

INFRASTRUCTURE SUBTOTAL: \$987,800.00

ActionS Homebound Meals	\$15,000.00
ActionS Transportation	\$18,500.00
Boys & Girls Club Prevention Program – Pct. 1	\$3,701.00
Boys & Girls Club Prevention Program – Pct. 2	\$6,900.00
Boys & Girls Club Prevention Program – Pct. 3	\$6,450.00
Boys & Girls Club Prevention Program – Pct. 4	\$4,976.00
Brazosport Cares Food Program	\$18,900.00
Brazosport College Continuing Education Program	\$13,900.00
Counseling Connections for Change	\$20,000.00
Dream Center	\$18,000.00
Gathering Place Alzheimer Program	\$13,600.00
Gulf Coast CASA	\$23,600.00
Junior Achievement – Pct. 1	\$3,701.00
Junior Achievement – Pct. 4	\$3,701.00
Refuge for Women	\$25,000.00
Salvation Army Subsistence	\$15,000.00
Demand Disruption	\$15,665.00

PUBLIC SERVICE SUBTOTAL: \$226,594.00

General Administration \$296,238.00

2024 CDBG PROGRAM TOTAL: \$1,510,632.00

HOME PROGRAM

Housing Rehabilitation/Reconstruction Program	\$333,572.00
HOME CHDO	\$66,715.00
HOME General Administration	\$44,476.00

2024 HOME PROGRAM TOTAL: \$444,763.00

TOTAL PY2024 Funding: \$1,955,395.00

PROYECTOS PROPUESTOS PARA EL AÑO 2024

PROGRAMA DE SUBVENCIONES DEL DESARROLLO COMUNITARIO

Angleton-Mejoras del alcantarillado sanitario	\$220,000.00
Freeport- Mejoras en ele Sistema de agua	\$220,000.00
Richwood-Sustitución de la tubería principal	\$166,500.00
Brazoria-Mejoras de la línea de agua	\$166,500.00
Jones Creek- Mejoras en las carreteras	\$166,500.00
Manvel-Instalación de tuberías principals	\$15,550.00
Alvin-Proyecto de parques	\$12,750.00
Brazos Place- Rehabilitación del centro de sobriedad	\$20,000.00

SUBTOTAL DE INFRAESTRUCTURAS: \$987,800.00

ActionS Comidas de domicilio	\$15,000.00
ActionS Transporte	\$18,500.00
Boys & Girls Club Programa de prevención – Pct. 1	\$3,701.00
Boys & Girls Club Programa de prevención – Pct. 2	\$6,900.00
Boys & Girls Club Programa de prevención – Pct. 3	\$6,450.00
Boys & Girls Club Programa de prevención – Pct. 4	\$4,976.00
Brazosport Cares Programa de Alimentos	\$18,900.00
Brazosport College Programa de Educación Continua	\$13,900.00
Counseling Connections for Change	\$20,000.00
Dream Center	\$18,000.00
Gathering Place Programa de Alzheimer	\$13,600.00
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Junior Achievement – Pct. 1	\$3,701.00
Junior Achievement – Pct. 4	\$3,701.00
Refuge for Women	\$25,000.00
Salvation Army Subsistencia	\$15,000.00
Demand Disruption	\$15,665.00

SUBTOTAL SERVICIOS PUBLICOS: \$226,594.00

Administración \$296,238.00

TOTAL DEL PROGRAMA CDBG 2024: \$1,510,632.00

PROGRAMA DE VIVIENDA

Progma de Rehbilitación/Reconstrucción de Viviendas	\$333,572.00
HOME CHDO	\$66,715.00
HOME Administración General	\$44,476.00

TOTAL DEL PROGRAMA HOME: \$444,763.00

FINANCIACIÓN TOTAL PY2024: \$1,955,395.00

PY 2024
Annual Action Plan



Brazoria County
Community Development
Brazoria County, Texas

Draft for Public Comment
Published June 28, 2024

Public Comment Period:
June 28, 2024- August 1, 2024

BRAZORIA COUNTY PROGRAM YEAR 2024 ANNUAL ACTION PLAN

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 managing the 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 \$1,510,632 in CDBG funding, and \$444,763 in HOME funding for Program Year 2024 which begins October 1, 2024, and ends September 30, 2025. 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 2024 (PY 2024) funds. For PY 2024, infrastructure and facility projects include Sober Living Facility renovation, park improvements, road improvements, and water and sewer 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.

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 **\$1,989,909.70** (Balance from PR56 report dated 7/18/2023) or **1.22%** of the unadjusted draw ratio. 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 30th 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 2022 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 two (2) rehab/reconstruction projects, and two (2) homeowners were assisted with replacement of an on-site septic system using CDBG funding.
- **Homeless Objectives** –ESG funds were used to continue renovations on the Salvation Army Shelter in Freeport. Also, 56 persons were assisted in maintain housing through rent and utility assistance with CDBG funding preventing homelessness.
- **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 \$827,988.16 were expended on 10 projects that included water, sewer, street, and park improvements serving more than 22,344 persons. Five (5) of the 10 projects were completed during the last program year.

Public Service Objectives –Funds in the amount of \$219,630.30 were expended on 14 projects benefiting more than 2,600 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.

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: Emergency Assistance/Subsistence Payments

- **LATCF-** In 2023, Brazoria County utilized special grant funding from the Local Assistance and Tribal Consistency Fund (LATCF) to provide emergency rent and utility assistance to Brazoria County residents. More than \$165,000 of \$171,347.84 in LATCF funding was expended benefiting 103 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. If Spanish translation is not published in La Voz, a Spanish version is published in The Facts to ensure engagement of with LEP populations.

Public hearings for the PY24 Annual action Plan was held at the Brazoria County East Annex, on July 11th and July 24th, 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. Additionally, the County met its obligation to host at least two public hearing at separate times during the program year by previously hosting the CAPER public hearing on November 29, 2023, to obtain citizen input on housing and community development needs in Brazoria County.

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. Two public comments were received during the public comment period. Both were received via email to the Brazoria County Community Development public comment email address at BCCD@brazoriacountytx.gov.

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

No comments are rejected or ignored. If comments are received, they are treated with the utmost importance for a response by phone or face to face visit with the commenter to gather further information so that the information can be process and reviewed. The first written comment received response on the next business day after receipt, and the second comment was discussed directly via phone conference within the same week of receipt. No comments impacted the information or the projects proposed for funding in the Action Plan.

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, high unemployment and underemployment rates, 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 complete the 5-year goals set forth in Brazoria County's 2020-2024 Consolidated Action Plan, of which this annual plan is the last.

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

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 (BCCD) and Housing Authority (BCHA) are managed under the same leadership team and staff which allows coordination to easily occur between the two departments. While Brazoria County does not have public housing developments, and only Housing Choice Vouchers, BCCD and BCHA work closely with the community in advocating for increased affordable housing options in the county by partnering with many public and private agencies, as well as attending community resource events throughout the year. The County also works closely with the United Way of Brazoria County (UWBC) to coordinate services and to reach United Way funded agencies across the county with information and news. Additionally, staff works with developers interested in developing affordable housing, including those filing for Low-Income Housing Tax Credits or Section 202/811 funds. Within the last year, the County has identified a CHDO that will work within the county to build new affordable single-family housing.

Coordination is further increased through use of a direct referral portal led by the United Way, in collaboration with the Community Health Network. This portal will enhance coordination by allowing agencies to share information and make direct referrals for services. For mental health services, the County partners with Gulf Coast Center, 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. For transportation services, the County coordinate with the Gulf Coast Transit District which provide on-demand low cost transportation through most of the county, particularly the elderly and disabled.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Homeless Coalition of Brazoria County is part of the Texas Homeless Network's Balance of State Continuum of Care program (THN). As the lead agency for the local Homeless Coalition, United Way of Brazoria (UWBC) leads local meetings and coordination of services for unhoused and vulnerable populations in the county. BCCD and BCHA are members of the Homeless Coalition and actively participate with UWBC in these meetings to ensure housing resources and services are being directed to the most vulnerable. Locally, the County and local agencies serving the homeless are able to coordinate and collaborate at a higher level within Brazoria County. Coordination occurs through the Homeless Coalition meeting which include representative agencies serving chronically homeless, homeless and at-risk homeless, homeless veterans, and youth aging out of foster care. BCCD has historically supported shelter services in the county. Currently, 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. Lastly, with the removal of ESG formula funding to the county, BCCD will pursue ESG funding through the State to continue homeless and at-risk homeless services into the 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 THN 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	Agency/Group/Organization	TEXAS HOMELESS NETWORK
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with 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	Agency/Group/Organization	UNITED WAY OF BRAZORIA COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended meetings to review Coordinated Entry policies, assessment process, various needs within the County, 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	Agency/Group/Organization	Brazoria County Center for Independent Living (BCCIL)
	Agency/Group/Organization Type	Services-Disabled Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	BRAZORIA COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Brazoria County Housing Authority included an option of a homeless preference to the waiting list. BCHA has shown the need for more affordable housing in the area. BCHA approaches new apartment complexes about the need for affordable units, but unfortunately, many tax credit 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	Agency/Group/Organization	Gulf Coast Center
	Agency/Group/Organization Type	Services – Mental Health Services

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

Table 2 – Agencies, groups, organizations who participated

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

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Homeless Network	<ol style="list-style-type: none"> 1) To have a universal system for intake/ assessment and enhance client information management 2) Coordinate partnerships and resources for homeless services 3) Improve access to homeless services with outreach and education 4) Prevent individuals and families from becoming homeless
State Disaster Recovery Plan	Texas General Land Office	Flood Mitigation and Housing are the main goals in the 2016 State Disaster Recovery Action Plan, 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), 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) 6/28/24	All Citizens	None	None	N/A	
Posting on County Website 7/1/24	All Citizens	None	None	N/A	http://brazoriacountytx.gov/departments/housing-and-urban-development
Posting on Facebook 7/1/24	All Citizens	None	None	N/A	https://www.facebook.com/BrazoriaCo/
Public Hearing 7/11/24	All Citizens	None	None	N/A	Evening Meeting – 5:30 pm
Public Hearing 7/24/24	All Citizens	None	None	N/A	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 2024 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. Through the Brazoria County Homeless Coalition, which is a member of The Balance of State Continuum of Care (CoC), as known as the Texas Homeless Network (THN), the county will support funding applications for HUD CoC funding to support local homeless response programs. As the County is no longer receiving a direct allocation of ESG funding, the County plans to begin seeking State ESG funding to support homeless and at-risk homeless populations through Homeless Prevention and Rapid Rehousing funding.

As this is the last year of the 5-Year Consolidated Planning period, the below table is reflective of the final funding that has been available to meet the needs identified in the 2020-2025 Con Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Current Year				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	\$1,510,632	\$ 0.00	\$0	\$1,510,632	\$0	This is the last year of the 5 year Consolidated Plan.
HOME	Federal	Homeowner Rehab/reconstruction, General Admin	\$444,763	\$ 0	\$0.00	\$444,763	\$0	This is the last year of the 5 year Consolidated Plan.

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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

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

Discussion

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 2024.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure Improvements (6)				
1-1	Water/Sewer Improvements (O3J)	Non-Housing Community Development	Public Infrastructure Imp. - Sewer Improvements	CDBG: \$220,000	18,875 persons assisted with improved public infrastructure SLE/AA
1-2	Water/Sewer Improvements (J3J)	Non-Housing Community Development	Public Infrastructure Imp. - Water Improvements	CDBG: \$220,000	5,130 persons assisted with improved public infrastructure SLE/AA
1-3	Water/Sewer Improvements (O3J)	Non-Housing Community Development	Public Infrastructure Imp. - Water Improvements	CDBG: \$166,500	25 persons assisted with improved public infrastructure SLE/AA
1-4	Water/Sewer Improvements (O3J)	Non-Housing Community Development	Public Infrastructure Imp. - Water Improvements	CDBG: \$166,500	42 persons assisted with improved public infrastructure SLE/AA
1-5	Water/Sewer Improvements (O3J)	Non-Housing Community Development	Public Infrastructure Imp. - Water Improvements	CDBG: \$15,550	1,585 persons assisted with improved public infrastructure SLE/AA
1-6	Street Improvements (O3K)	Non-Housing Community Development	Public Infrastructure Imp. - Street Improvements	CDBG: \$166,500	205 persons assisted with improved public infrastructure SLE/AA

2	Park Improvements (1)				
2-1	Park Improvements (03F)	Non-Housing Community Development	Public Parks	CDBG: \$12,750	5,430 persons assisted with improved public facilities SLE/AA
3	Public Facilities (1)				
3-1	Public Facility Improvements (03Z)	Non-Housing Community Development	Public Facility Improvements	CDBG: \$20,000	56 persons assisted with improved public facilities SLE/AA
4	Senior Services (2)				
4-1	Senior Services (05A)	Non-Homeless Special Needs	Senior Services	CDBG: \$15,000	70 persons assisted with supportive services SLE/AA
4.2	Senior Services (05A)	Non-Homeless Special Needs	Senior Services	CDBG: \$18,500	65 persons assisted with supportive services SLE/AA
5	Adult Education and Job Training (1)				
5-1	Employment Training (05H)	Non-Housing Community Development	Adult Education & Job Training	CDBG: \$13,900	10-15 persons assisted with supportive services EO/AA
6	Youth & Children Services (3)				
6-1	Youth & Children Services (05D)	Non-Housing Community Development	Youth & Children Services	CDBG: \$22,027.00	72 youths assisted with supportive services SLE/S
6-2	Youth & Children Services (05D)	Non-Housing Community Development	Youth & Children Services	CDBG: \$18,000.00	350 youths assisted with supportive services SLE/S
6-3	Youth & Children Services (05D)	Non-Housing Community Development	Youth & Children Services	CDBG: \$7,402.00	300 youths assisted with supportive services SLE/S
7	Food Banks (1)				
7-1	Food Banks (05W)	Non-Housing Community Development	Food Insecurities	CDBG: \$18,900	200 persons assisted with supportive services SLE/AA
8	Services for Special Needs Populations (2)				

8-1	Services for Special Needs Populations (05O)	Non-Homeless Special Needs	Services for Special Needs Populations – Mental Health	CDBG: \$20,000	22 persons assisted with counseling services SLE/AA
8-2	Services for Special Needs Populations (05O)	Non-Homeless Special Needs	Services for Special Needs Populations – Mental Health	CDBG: \$13,600	60 Alzheimer/Dementia patients assisted with supportive services SLE/AA
9	Homeless and Domestic Violence Services (1)				
9-1	Homeless and Domestic Violence Services (05G)	Non-Housing Community Development	Homeless and Domestic Violence Services – Human Trafficking	CDBG: \$25,000	14 persons assisted with supportive services SLE/AA
10	Subsistence Payments (1)				
10-1	Subsistence Payments (05Q)	Non-Housing Community Development	Subsistence Program	CDBG: \$15,000	10 families (20 persons) assisted with supportive services SLE/AA
11	Abused and Neglected				
11-1	Services for Abused and Neglected (05N)	Non-Housing Community Development	Services for Abused and Neglected Children	CDBG: \$23,600	66 children assisted with supportive services SLE/AA
12	Crime Awareness				
12-1	Crime Awareness (05I)	Non-Housing Community Development	Crime Awareness	CDBG: \$15,665	600 persons assisted with crime awareness training SLE/AA
13	CDBG Administration (1)				
13-1	CDBG Program Administration (21A)	N/A	N/A	CDBG: \$254,000	N/A
	HOME Program				
14	Housing Rehab/Reconstruction	Affordable Housing	Owner occupied housing rehab/reconstruction	HOME: \$333,572.00	2 Housing Units assisted DH/A

15	HOME CHDO Set-Aside/New Affordable Units	Affordable Housing	New construction of affordable owner-occupied housing	HOME: \$66,715.00	0 Housing Units	DH/A
16	HOME Program Administration	N/A	N/A	HOME: \$44,476.00	N/A	

Table 4 – Goals Summary

Goal Descriptions

1	Infrastructure Improvements	
1-1	Goal Name	Water/Sewer Improvements – 03J
	Goal Description	City of Angleton will mitigate inflow and infiltration (I&I) into Lift Station 25 by rehabilitating approximately 5,100 linear feet of 8” vitrified clay pipe collection system with 8.625” O.D. HDPE sanitary sewer (pipebursting), rehabilitate 17 manholes and replace 30 sanitary sewer service connections. Work to occur along South Velasco, Shanks Road, and Iden Street.
1-2	Goal Name	Water/Sewer Improvements – 03J
	Goal Description	City of Freeport will improve water system resiliency by installing two (2) 12” valves and nineteen (19) 8” valves at multiple locations throughout the City’s water system using Insta-Valves.
1-3	Goal Name	Water/Sewer Improvements – 03J
	Goal Description	The City of Brazoria will improve fire protection by replacing approximately 2,500 feet of 2” cast iron water line with 6” PVC waterline, service lines, and three (3) fire hydrants for increased flow and fire protection in the northeast quadrant of the city. Improvements will be along W. Velasco, Mario and Chestnut Streets. Project will serve 25 households/residents located in this section of the city.
1-4	Goal Name	Water/Sewer Improvements – 03J
	Goal Description	The City of Richwood will install approximately 1430 feet of C-900 PVC water main while leaving currently used asbestos concrete water main buried. Improvements will occur between 109 Cedar and 191 Cedar St. Replacement of water main will also include new CTS poly service lines that employ brass fittings (corporation stops and curb stops) that comply with current standards regarding lead content. One additional fire hydrant will be installed as a part of this project.

1-5	Goal Name	Water/Sewer Improvements – 03J
	Goal Description	The City of Manvel will install approximately 840 linear feet of 8” water main pipe by open cut method, two (2) fire hydrants, and make wet connections at each end of existing water mains with all necessary fittings. All chlorination and hydro testing are included in the project scope, as well as any restoration work caused by the installation. All work will occur between King Street and Bissell Road.
1-6	Goal Name	Street Improvements – 03K
	Goal Description	The Village of Jones Creek will improve approximately 2097 linear feet of pavement on Peach Point Road to Hwy 36 with asphalt/ approximately 4800 linear feet Stephen F. Austin through Badder Street; 600 linear feet of Live Oak Drive including replaced of culverts; and repair 582 feet of ditches on Lamb Lane.
2	Park Improvements	
2-1	Goal Name	Park Improvements – 03F
	Goal Description	The City of Alvin will complete improvements to Morgan Park by adding four (4) foul poles between to two baseball fields, and approximately 1800 linear feet of yellow poly fence topper on the cyclone fence surrounding each field.
3	New or Improved Public Facilities	
3-1	Goal Name	Health Facilities – 03
	Goal Description	Adapt Foundation will complete rehabilitation of a 32-bed sober living 5500 SF transitional housing facility. Improvements will include installing/upgrading fire alarm and sprinkler systems, installation of shower and build outs, sleeping room renovations, security system installation and air conditioning rehabilitation.
4	Senior Services	
4-1	Goal Name	Senior Services – 05A
	Goal Description	ActionS will provide homebound meals to the homebound elderly within Brazoria County.
4-2	Goal Name	Senior Services – 05A
	Goal Description	ActionS will provide transportation services to seniors within Brazoria County.

5	Adult Education and Job Training	
5-1	Goal Name	Employment Training – 05H
	Goal Description	Brazosport College will provide tuition/fees to low/mod income eligible residents of Brazoria County enrolling in established short-term job skills training programs.
6	Youth and Children Services	
6-1	Goal Name	Child Services - 05L
	Goal Description	Boys & Girls Club will implement a comprehensive prevention program at various sites addressing positive outcomes in academic success, good character and citizenship, and healthy lifestyles among at-risk youth in Brazoria County.
6-2	Goal Name	Youth Services - 05D
	Goal Description	The Dream Center will provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
6-3	Goal Name	Child Services - 05L
	Goal Description	Junior Achievement will provide a 5 to 8 week program to instill leadership qualities in the low/mod income youths throughout Brazoria County by providing training on basic money management, career investigation, and benefits of staying in school.
7	Food Banks	
7-1	Goal Name	Food Banks – 05W
	Goal Description	Brazosport Cares will provide food and staple goods through their Food Pantries in Freeport and Sweeny to assist low/mod people in Brazoria County.
8	Services for Special Needs Populations	
8-1	Goal Name	Mental Health Services – 05O
	Goal Description	Counseling Connections will provide counseling services for mental health and trauma victims.
8-2	Goal Name	Mental Health Services – 05O

	Goal Description	The Gathering Place will use funds to provide for salaries, as well as food for their gatherings, which provide respite care, motivational and therapeutic assistance to their clients.
9	Homeless and Domestic Violence Services	
	Goal Name	Victim Services—05G
9-1	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.
10	Subsistence Payments	
	Goal Name	Subsistence Payments – 05Q
10-1	Goal Description	Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
11	Goal Name	Abused and Neglected – 05N
11-1	Goal Description	Gulf Coast Casa will use funds for personnel salaries, who will provide advocacy to children in the DFPS system.
12	Goal Name	Crime Awareness- 05I
12-1	Goal Description	Demand Disruption will provide educational presentations on awareness and prevention of crime to youth, parents and the community.
13	CDBG Administration	
	Goal Name	General Program Administration – 21A
13-1	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.
	HOME Program	
14	Goal Name	Housing Rehab/Reconstruction

	Goal Description	The County proposes to either rehabilitate or reconstruct two (2) substandard housing units which are occupied by low/mod income homeowners.
15	Goal Name	HOME CHDO Set-Aside/New Affordable Units
	Goal Description	The County has set-aside 15% of this fiscal year’s HOME funds for CHDOs as mandated by the program to provide funding to construct homes to be sold or rented to low/moderate income families. Funding will be allocated to an CHDO-eligible activity.
16	Goal Name	HOME Program Administration
	Goal Description	These funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the HOME Program, including any direct staff and consulting services.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Housing Rehab/Reconstruction (R/R) is one the most needed programs in Brazoria County at this time. With the R/R program, homeowners must meet eligibility requirements, and some applicants cannot achieve this goal. While the program is open to all LMI applicants, the majority of the applicants that apply and are subsequently selected through a lottery basis for assistance meet the very low-income limit (30%). 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.

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

Table 8 – Affordable Housing

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name	Priority Need	Population
1	Angleton Sanitary Sewer Improvements	P	NH
2	Freeport Water System Improvements	P	NH
3	Richwood Waterline Improvements	P	NH
4	Brazoria Waterline Improvements	P	NH
5	Jones Creek Street Improvements	P	NH
6	Manvel Waterline Improvements	P	NH
7	Alvin Parks Project	P	NH
8	Adapt/Sober Living Facility Improvements	P	SN
9	ActionS Homebound Meals	P	SN
10	ActionS Transportation	P	SN
11	Boys & Girls Club Prevention 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	Demand Disruption	P	NH
22	CDBG General Administration/Planning		
23	HOME Housing Rehab/Reconstruction	P	NH
24	HOME CHDO Set-Aside	P	NH
25	HOME General Administration		

Table 5 – Project Information

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

The allocation priorities are based on a number of factors:

1. The priorities that were assessed to meet a high priority need as determined through resident surveys, stakeholder interviews, and reported in the 2020-2024 Consolidated Plan;
2. Activities that reviewed and deemed eligible under the CDBG, and HOME regulations;
3. High priority public service activities that were selected were identified by the County Judge and County Commissioners to serve the individuals in greatest need (children services, education, elderly and disabled services) and that could be funded within the 15% cap.

Generally, funding availability is always an obstacle. Many agencies go 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 limited funds, and many agencies do not receive funding at all. Many more of today's families receive some form of assistance (food stamps, TANF, Children's Medicaid, etc.). Employment, job training, and healthcare remain a high priority. Additionally, rents and cost of housing continue to increase.

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

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

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 more than twenty (20) applications received every year.

AP-38 Project Summary

Project Summary Information

1	Project Name	Angleton- Lift Station 25 Sanitary Sewer Improvements
	Target Area	CT 6641/BG 4 in Angleton
	Goals Supported	Infrastructure Improvements – 03J - LMA
	Needs Addressed	Public Infrastructure Improvements: Sewer Improvements
	Funding	CDBG: \$220,000
	Description	City of Angleton will mitigate inflow and infiltration (I&I) into Lift Station 25 by rehabilitating approximately 5,100 linear feet of 8” vitrified clay pipe collection system with 8.625” O.D. HDPE sanitary sewer (pipebursting), rehabilitate 17 manholes and replace 30 sanitary sewer service connections.
	Target Date	12/31/25
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 18,875 persons, of which 51% are low/mod, will benefit.
	Location Description	East Philips Road, east of South Velasco Street, west of Shanks Road, and north of Pacific Street within City of Angleton.
	Planned Activities	Rehabilitate approximately 5,100 linear feet of 8” vitrified clay pipe collection system with 8.625” O.D. HDPE sanitary sewer (pipebursting), rehabilitation 17 manholes and replace 30 sanitary sewer service connections.

2	Project Name	Freeport- Water Improvements/ Valve Installation
	Target Area	6643.00 BG1, BG2, BG3, BG4; 6644.00 BG 1
	Goals Supported	Infrastructure Improvements – 03J - LMA
	Needs Addressed	Public Infrastructure Improvements: Water Improvements
	Funding	CDBG: \$220,000
	Description	City of Freeport will improve water system resiliency by installing two (2) 12” valves and nineteen (19) 8” valves at multiple locations throughout the City’s water system using Insta-Valves.
	Target Date	12/31/25
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,130 persons, of which 82% are low/mod, will benefit.
	Location Description	Several locations through City of Freeport
	Planned Activities	Install two (2) 12” valves and nineteen (19) 8” valves at multiple locations throughout the City’s water system using Insta-Valves.
3	Project Name	City of Brazoria Waterline Improvements
	Target Area	CT 6629.00/BG 1 in Brazoria
	Goals Supported	Infrastructure Improvements – 03J - LMA
	Needs Addressed	Public Infrastructure Improvements: Water Improvements

	Funding	CDBG: \$166,500
	Description	The City of Brazoria will improve fire protection by replacing approximately 2,500 feet of 2” cast iron water line with 6” PVC waterline, service lines, and three (3) fire hydrants for increased flow and fire protection in the northeast quadrant of the city. Improvements will be along W. Velasco, Mario and Chestnut Streets. Project will serve 25 households/residents located in this section of the city.
	Target Date	12/31/25
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 persons, of which 51% are low/mod, will benefit. (Estimate- income surveys underway)
	Location Description	West Velasco, Marion and Chestnut Streets.
	Planned Activities	Replace approximately 2,500 feet of 2” cast iron water line with 6” PVC waterline, service lines, and three (3) fire hydrants for increased flow and fire protection.
4	Project Name	Richwood Water Main Replacement
	Target Area	CT 6637.00 BG1 in Richwood
	Goals Supported	Infrastructure Improvements – 03J - LMA
	Needs Addressed	Public Infrastructure Improvements: Water Improvements
	Funding	CDBG: \$166,500
	Description	The City of Richwood will install approximately 1430 feet of C-900 PVC water main while leaving currently used asbestos concrete water main buried. Improvements will occur between 109 Cedar and 191 Cedar St. Replacement of water main will also include new CTS poly service lines that employ brass

		fittings (corporation stops and curb stops) that comply with current standards regarding lead content. One additional fire hydrant will be installed as a part of this project.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 42 people, of which 51.0% are low/mod, will benefit. (Estimate- income surveys underway)
	Location Description	Between 109 and 191 Cedar Street, Richwood, Texas
	Planned Activities	Install approximately 1,430 feet of C-900 PVC water main, fire hydrant, and associated fittings.
5	Project Name	City of Manvel Water Main Installation
	Target Area	CT 6615.01/BG 2 in Manvel
	Goals Supported	Infrastructure Improvements – 03J - LMA
	Needs Addressed	Public Infrastructure Improvements: Water Improvements
	Funding	CDBG: \$15,550
	Description	The City of Manvel will install approximately 840 linear feet of 8” water main pipe by open cut method, two (2) fire hydrants, and make wet connections at each end of existing water mains with all necessary fittings. All chlorination and hydro testing are included in the project scope, as well as any restoration work caused by the installation.
	Target Date	12/31/2025
	Estimate the number and type of families that will	Approximately 1585 persons, of which 56.8% are low/mod, will benefit.

	benefit from the proposed activities	
	Location Description	All work will occur between King Street and Bissell Road, Manvel, TX
	Planned Activities	Install approximately 840 linear feet of 8" water main pipe by open cut method, two (2) fire hydrants, and make wet connections at each end of existing water mains with all necessary fittings.
6	Project Name	Village of Jones Creek Street Improvements
	Target Area	CT6654.01 BGs 1, 2, & 5 in Jones Creek
	Goals Supported	Infrastructure Improvements – 03K - LMA
	Needs Addressed	Public Infrastructure Improvements: Road Improvements
	Funding	CDBG: \$166,500
	Description	The Village of Jones Creek will improve approximately 2097 linear feet of pavement on Peach Point Road to Hwy 36 with asphalt/ approximately 4800 linear feet Stephen F. Austin through Badder Street; 600 linear feet of Live Oak Drive including replaced of culverts; and repair 582 feet of ditches on Lamb Lane.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 205 persons, of which 51% are low/mod, will benefit. (Estimate- income surveys pending.)
	Location Description	Village of Jones Creek, TX

	Planned Activities	Installation of 5,400 linear feet of asphalt cover, and regrading 582 linear feet of ditches, and culvert replacements.
7	Project Name	Alvin Park Improvements
	Target Area	CT6614.00 BG1, 2, 4, 5, 6 in Alving
	Goals Supported	Public Facility Improvements – 03F - LMA
	Needs Addressed	Public Parks: Park Improvements
	Funding	CDBG: \$12,750
	Description	City of Alvin with provide park improvements at Morgan Park by replacing four foul poles on two baseball fields and replacing 1800 linear feet of yellow poly topper on the cyclone fence surrounding each field.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,430 people, of which 52.4% are low/mod, will benefit.
	Location Description	Alvin, Texas
Planned Activities	Purchase and install four (4) foul poles and 1800 linear feet of yellow poly topper.	
8	Project Name	Brazos Place Sober Living Transitional Housing Facility Rehabilitation
	Target Area	Tract 6638.00 BG 1, in Clute, Texas

	Goals Supported	Public Facility Improvements- 03Z- Other Public Improvements Not Listed
	Needs Addressed	Public Facilities: Other Public Facilities
	Funding	CDBG: \$20,000
	Description	Adapt Foundation will rehabilitate 5500 SF, 32-bed transitional housing facility to provide sober living while persons receive substance abuse disorder treatment.
	Target Date	12/31/2025
	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	504 South Brazosport Blvd, Clute, Texas
	Planned Activities	Improvements will include installing/upgrading fire alarm and sprinkler systems, installation of shower and build outs, sleeping room renovations, security system installation and air conditioning rehabilitation.
9	Project Name	ActionS Homebound Meals
	Target Area	Brazoria County Service Area
	Goals Supported	Senior Services – 05A
	Needs Addressed	Senior Services: Homebound Meals
	Funding	CDBG: \$20,000

	Description	Provide funding to ActionS for the provision of home-delivered meals to homebound elderly.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 elderly persons will benefit.
	Location Description	1524 E. Mulberry, Suite 135, Angleton, Texas (serving entire County)
	Planned Activities	Provide home-delivered meals to 70 homebound elderly.
10	Project Name	ActionS Transportation
	Target Area	Brazoria County service area
	Goals Supported	Senior Services – 05A
	Needs Addressed	Senior Services: Transportation
	Funding	CDBG: \$18,500
	Description	Provide funding to ActionS for transportation services to seniors.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 65 seniors will benefit.

	Location Description	1524 E. Mulberry, Suite 135, Angleton, Texas (serving county-wide)
	Planned Activities	Provide funds to ActionS for transportation services to 65 seniors.
11	Project Name	Boys & Girls Club Prevention Program
	Target Area	Brazoria County Service Area
	Goals Supported	Child Care Services – 05L
	Needs Addressed	Youth and Child Services: Prevention program
	Funding	CDBG: \$22,027
	Description	Boys & Girls Club will implement a comprehensive prevention program at various sites addressing positive outcomes in academic success, good character and citizenship, and healthy lifestyles among at-risk youth in Brazoria County.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 72 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.
12	Project Name	Brazosport Cares Food Pantry

	Target Area	Brazoria County
	Goals Supported	Food Banks – 05W
	Needs Addressed	Food Pantry: Food Bank
	Funding	CDBG: \$18,900
	Description	Brazosport Cares will pay employees in charge of their food and staple goods at their Food Pantry in Freeport and Sweeny to assist low/mod people in Brazoria County.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 low/mod persons will benefit.
	Location Description	916 N. Gulf Blvd, Freeport, Texas (serving Brazoria County).
	Planned Activities	Provide assistance to the Brazosport Cares Food Pantry (Freeport and Sweeny locations) to provide food and staple goods to approximately 200 low/mod people in Brazoria County.
13	Project Name	Brazosport College Continuing Education Program
	Target Area	Brazoria County Service Area
	Goals Supported	Employment Training – 05H
	Needs Addressed	Adult Education and Job Training: Employment Training

	Funding	CDBG: \$13,900
	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	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10-15 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 10-15 individuals in receiving continuing education at the post-secondary level.
14	Project Name	Counseling Connections for Change
	Target Area	Brazoria County Service Area
	Goals Supported	Mental Health Services – 050
	Needs Addressed	Health Services: Mental Health Services
	Funding	CDBG: \$20,000
	Description	Provide counseling services for low/ mod clients.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 22 low/mod people will benefit.
	Location Description	2549 Roy Road, Pearland, Texas (serving county-wide)
	Planned Activities	Provide counseling services for low/mod clients.
15	Project Name	Dream Center
	Target Area	Brazoria County Service Area
	Goals Supported	Youth services – 05D
	Needs Addressed	Youth and Child Services: School Supplies
	Funding	CDBG: \$18,000
	Description	The Dream Center will provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 350- 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.
16	Project Name	Gathering Place Alzheimer’s Program
	Target Area	Brazoria County Service Area
	Goals Supported	Mental Health Services – 050
	Needs Addressed	Disabled Service: Special Population
	Funding	CDBG: \$13,600
	Description	The organization will use these funds to provide food for their gatherings which provide respite care, as well as motivational and therapeutic assistance to their clients.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 low/mod individuals will benefit.
	Location Description	200 E. Mulberry, Angleton, Texas (serving County-wide)
Planned Activities	Provide supportive services to 60 Alzheimer’s/Dementia patients.	
17	Project Name	Junior Achievement
	Target Area	Alvin, Angleton, Brazoria, Freeport, West Columbia & Wild Peach

	Goals Supported	Child Care Services – 05L
	Needs Addressed	Youth and Child Services: Prevention program
	Funding	CDBG: \$7,402
	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	9/30/2025
	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.
18	Project Name	Refuge for Women
	Target Area	Brazoria County Service Area
	Goals Supported	Victims Services—05G
	Needs Addressed	Victims Services: Special Population
	Funding	CDBG: \$25,000

	Description	Refuge for Women will use funds for shift leader's salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	14 women will benefit.
	Location Description	117 Hwy 332 West, Suite 159, Lake Jackson, Texas 77566 (serving county-wide)
	Planned Activities	Funds for shift leader's salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
19	Project Name	Salvation Army Subsistence Program
	Target Area	Brazoria County Service Area
	Goals Supported	Subsistence Assistance – 05Q
	Needs Addressed	Subsistence Payments: Subsistence Program
	Funding	CDBG: \$15,000
	Description	Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
	Target Date	9/30/2025
	Estimate the number and type of families that will	10 families (20 persons) will benefit.

	benefit from the proposed activities	
	Location Description	1618 N. Ave J, Freeport, Texas (serving countywide)
	Planned Activities	Provide emergency rent or utility assistance to prevent homelessness for 10 families (20 persons) at risk of eviction or having utilities cut off.
20	Project Name	Gulf Coast CASA
	Target Area	Brazoria County Service Area
	Goals Supported	Abused and Neglected – 05N
	Needs Addressed	Abused and Neglected Children’s Services: Special Population
	Funding	CDBG: \$23,600
	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	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 66 children will benefit.
	Location Description	4005 Technology Drive, Suite 1020, Angleton, Texas (serving countywide)
	Planned Activities	Advocate for Brazoria County Children in the DFPS.

21	Project Name	Demand Disruption
	Target Area	Brazoria County Service Area
	Goals Supported	Crime Prevention Awareness 05I
	Needs Addressed	Crime Prevention
	Funding	CDBG - \$15,665
	Description	Crime Prevention Awareness
	Target Date	9/30/25
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 people will benefit
	Location Description	3435 Sheldon Drive, Pearland, Texas
	Planned Activities	Provide educational presentations on the prevention of crimes against children.
21	Project Name	CDBG General Administration
	Target Area	N/A
	Goals Supported	CDBG Program Administration/Planning
	Needs Addressed	CDBG Administration

	Funding	CDBG: \$296,238.00
	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.
22	Project Name	Housing Rehab/Reconstruction
	Target Area	Brazoria County Service Area
	Goals Supported	Housing Rehabilitation/Reconstruction
	Needs Addressed	Housing Rehabilitation
	Funding	HOME: \$333,572
	Description	The County proposes to either rehabilitate or reconstruct 2 substandard housing units which are occupied by low/mod income homeowners.
	Target Date	12/31/2025

	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.
23	Project Name	HOME CHDO Set-Aside
	Target Area	Brazoria County Service Area
	Goals Supported	New Housing Construction
	Needs Addressed	New Affordable Housing Units
	Funding	HOME: \$66,715.00
	Description	Provide funding to CHDO for construction of 0 housing units.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	TBD; CHDO project pending selection
	Location Description	Location within Brazoria County to be determined.
	Planned Activities	Provide funding to CHDO for construction of 0 housing unit, as we do not currently have a

		qualified CHDO. (Project selection pending.)
24	Project Name	HOME General Administration
	Target Area	N/A
	Goals Supported	HOME General Administration
	Needs Addressed	HOME Administration
	Funding	HOME: \$44,763.00
	Description	These funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the PY 2024 HOME Program, including any direct staff and consulting services.
	Target Date	9/30/2025
	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 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

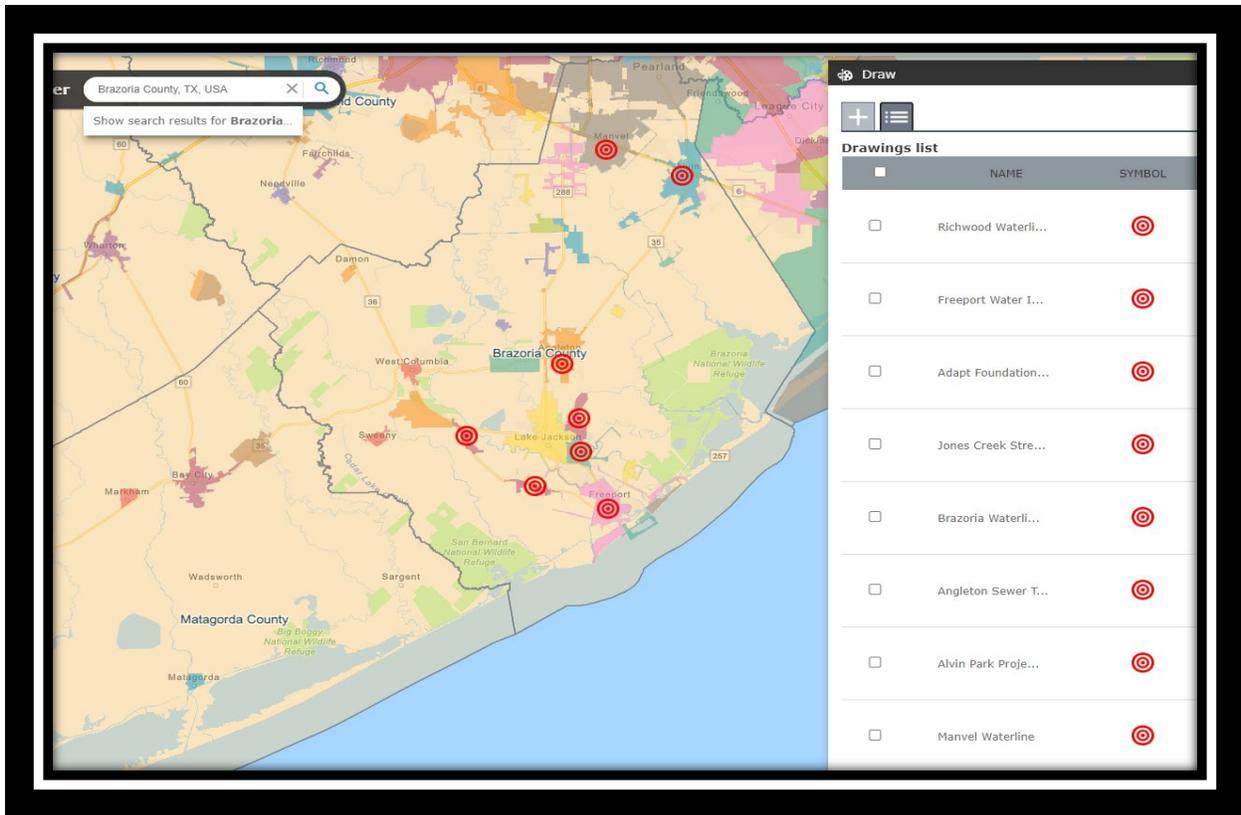
Based on the requests by this year’s funded cities and within the eligible locations, projects, and priority needs, the County will allocate \$987,800.00, (approximately 65% of the PY 2024 CDBG funds) to projects in seven (7) participating Cities, and one public facility project (transitional sober living facility). The table below shows the amount allocated by city and the map that follows (also located in the attachments) shows the locations of those projects. Due to Brazoria County’s Urban County service area and the Census Tracts/Block Groups being so spread out, very few projects cover the entire Census Tract and/or Block Group. Therefore, in many cases this requires income surveys to be done to determine service area qualifications. The projects listed in **Table 6** show which projects are survey qualified. The minority percentages of the surveyed areas are sourced from the 2020 Census data through the Houston-Galveston Area Council’s (HGAC) interactive mapping tool based on the block group data. The County has allocated \$226,594, or 15%, to public service agencies, which are located throughout the County. The balance of the PY 2024 CDBG allocation, \$296,238, or 19.6%, is allocated to general administration. Overall the total PY 2024 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	\$12,750	1.0%	57.1%	52.4%
Angleton	\$220,000	15.0%	43.8%	51.4%
Clute	\$20,000	1.0%	83.3%	65.3%
Freeport	\$220,000	15.0%	82.4%	81.62%
Brazoria*	\$166,500	11.0%	45.6%	68.8%
Richwood*	\$166,500	11.0%	73.5%	42.1%
Manvel*	\$15,550	1.0%	47.8%	33.0%
Jones Creek*	\$166,500	11.0%	33.9%	53.0%
Brazoria County Service Area	\$522,832	35.0%		
TOTAL	\$1,510,632			

Table 6 - Geographic Distribution

*Cities that conducted surveys



Map 1- Geographic Distribution

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 for activity eligibility and 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 above 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	2
Special-Needs	0
Total	2

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	12

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. As the County is no longer receiving Emergency Solutions Grant through the entitlement process, activities addressing homelessness is not reflected in the table above. Additionally, now that the county no longer qualifies 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 20 individuals or 10 families will receive rental assistance through this funding. Even though the County did not receive ESG funding this fiscal year, the BCCD has received other grants in order to assist in this endeavor.

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. The County uses CDBG public service funding to support Refuge for Women, a nonprofit focused providing safe shelter and services to women who have escaped human trafficking or exploitation.

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

Unfortunately, there is a major housing shortage in Brazoria County as well as the market rents are still high. Many families resort to either doubled-up situations, in shelters, unsheltered, or at risk of homelessness due to their limited income and the cost burden of unsubsidized housing. Brazoria County encourages all families in need to meet with a financial counselor to assist with

budgeting and their affordability of a unit, and how the family can sustain itself. Brazoria County coordinates with the homeless liaisons at the school districts and Youth and Family Counseling to assist homeless families in the transition to permanent housing.

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

The County will provide Salvation Army \$12,535 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 third 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. More than \$330,000 is allocated from the PY 2024 regular formula HOME grant to the rehabilitation of owner-occupied housing. 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. Additionally, using Prior Year HOME funds, the County will partner with a CHDO to develop new for-sale affordable housing for the first time in many years in the county.

Actions planned to reduce lead-based paint hazards

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

as well as all homeowner rehab clients.

Actions planned to reduce the number of poverty-level families

The County will be providing nearly \$14,000 in CDBG funding to a local College for post-secondary education programs to increase the employability and potential wages of the estimated 10-15 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, 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
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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 2024

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 2024

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 2024

5. Describe performance standards for evaluating ESG.

N/A – Brazoria County did not receive ESG funding for PY 2024

Impediment		Action Steps to Alleviate the Impediment	PY 2024 Goals
Demographic			
#1	1. Areas of minority and low-income concentrations	1a. Though the County acknowledges the impediment, there is no remedy it can take to address the issue of rural enclaves of minority concentration that were created a century ago and are maintained by minorities by choice.	
		1b. County will continue to encourage apartments in areas of opportunity to accept HCV and EHV vouchers, as well as any other grant assisted help.	Brazoria County Housing Authority encourages all apartment properties and other rental property owners to participate in accepting housing vouchers, and working to remove barriers to housing affordability and access through regular contact and outreach.
		1c. County will continue to provide funding for public services that are accessible to low-income & minorities	CD will fund education programs, a food pantry, and health service programs that target low- to moderate- income individuals and families
		1d. County will continue to provide subsistence payment to prevent homelessness	CD will fund one (1) CDBG subsistence payment programs, and seek other funding to assist low and moderate income households to remain stably housed.
Housing			
#2	2. Shortage of rental housing	2a. No remedy can be carried out by County to address the shortage of rental housing	CD will continue their support of new housing developments throughout the County. The County has identified one CHDO and has awarded funding to provide affordable for-sale housing in the county during PY 2024; the county will continue to seek CHDOs interested in the developing affordable rental housing.
		2b. The County will continue to seek out potential CHDOs to build affordable rental housing	
		2c. The County will continue to support viable Low Income Housing Tax Credit applications.	

Impediment		Action Steps to Alleviate the Impediment	PY 2024 Goals
#3	3. Shortage of rental subsidies	3a. County will continue to request additional HCVs	The CD Department will continue to work with BCHA in seeking all available housing opportunities to increase rental housing in the county or work with partners to do so. During this program year, the County will pursue Foster Youth to Independence (FYI) vouchers to serve youth who have aged out of foster care.
		3b. County has no control over level of ESG funds for Rapid Rehousing but will continue to provide assistance	The County will seek ESG funding through the state to provide Rapid Rehousing and Homeless Prevention services in the County.
		3c. County will assist in the CoC applications for area funds to provide permanent supportive housing.	CD will participate in CoC meetings to join in the discussion of Balance of State funds, targeted projects, and the potential for Brazoria County non-profits to apply for Balance of State funds.
#4	4. Shortage of affordable owner-occupied housing	4a. County will rehabilitate or reconstruct units	CD proposes to assist at least two (2) families with the rehabilitation or reconstruction of their home.
		4b. County will contact potential CHDOs to encourage certification	The County has identified and awarded a CHDO with funding to develop affordable single family homeownership units in the county.
		4c. Habitat for Humanity will continue to purchase lots and build housing	No action will be taken this funding cycle.
		4d. County will continue to contact Habitat about housing being constructed	CD utilizes HfH for HOME match and will continue to support the construction of new affordable housing units.
		4e. County will continue to provide down-payment and closing cost assistance to first-time homebuyers	Downpayment assistance will be provided in partnership with the awarded CHDO.
		4f. County will continue to review the State-managed disaster recovery and mitigation projects to ensure homeowners and landlords are able to secure assistance	Disasters are unpredictable. When a natural disaster occurs, Brazoria County will coordinate with the General Land Office for funding opportunities and reach out to disaster recovery agencies to help spread the information regarding assistance and how to apply.

Impediment		Action Steps to Alleviate the Impediment	PY 2024 Goals
		4g. County will continue to review changing zoning ordinances and deed restrictions which create barriers to affordable housing	This is a continual process for the CD Dept.
#5	5. Possible predatory lending or denial of loans	5a. The County has no authority to regulate lender requirements.	
		5b. The County will encourage area providers of homebuyer and financial stability education to market their services	No action will be taken this funding cycle.
		5c. The County will require homebuyer and financial stability education to first-time homebuyers receiving assistance and encourage them to attend prior to selecting home	Homebuyers through the CHDO project will be required to take homeownership education classes.
		5d. The County will conduct an annual fair housing workshop for realtors and lenders linked to the first-time homebuyers program	No action is proposed be taken this funding cycle. The County does not provide county wide homeownership assistance thus no fair are planned, but the County will continue to support such services and opportunities for Brazoria County residents.
Environmental/Environmental Justice			
#6	6. Natural disasters such as storm surge, flooding, windstorm damage	6a. The County has no control over natural disasters	
		6b. The County will ensure any new homes built with CDBG and HOME funds will comply with flood and windstorm codes	All homes build with HUD funds are windstorm engineered and inspected, and if applicable, elevated 2' above BFE (Base Flood Elevation), according to Brazoria County Floodplain requirements.
		6c. All down-payment and closing cost recipients will be required to select homes that comply with flood and windstorm codes	Homes sold through the CHDO funded acitivity will require compliance with flood and windstorm codes.

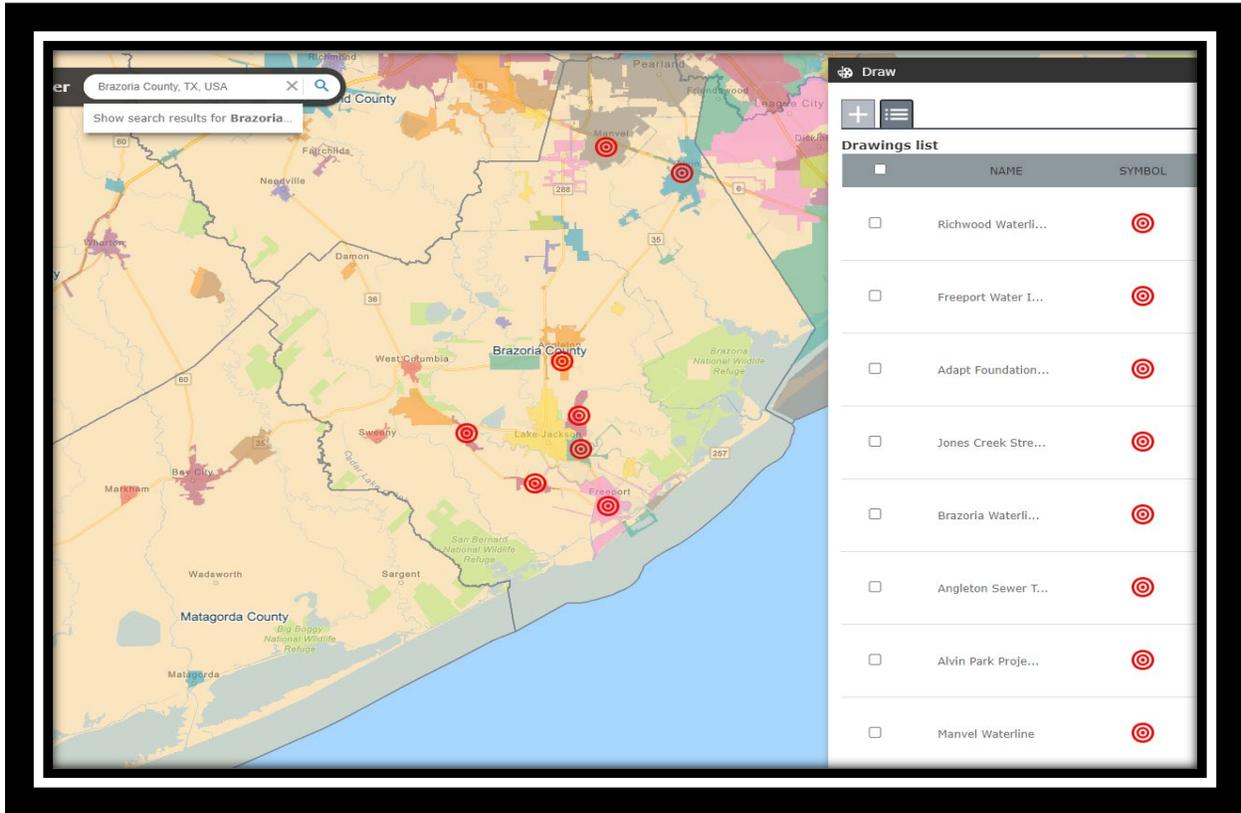
Impediment		Action Steps to Alleviate the Impediment	PY 2024 Goals
		6d. The County will fund drainage projects to prevent flooding	No action is proposed be taken this funding cycle using federal CDBG funds. GLO CDBG-DR and CDBG-MIT funds, however will be used to fund several drainage projects in the upcoming year.
#7	7. Quality infrastructure is limited in some areas	7a. The County will provide CDBG funds to cities for improvements to sidewalks, streets, water lines, water towers, and/or sewer lines	CD will fund five (5) water/sewer and one (1) street improvement projects this funding cycle.
#8	8. Parks and public facilities are insufficient or deteriorating	8a. The County will fund projects for the expansion or improvement of public parks and/or public facilities	CD will fund one (1) park improvement project this funding cycle.
#9	9. High number of brownfields and toxic substance locations in close proximity to areas of minority & low-income concentrations	9a. The County does not have funds to clean up the brownfields and toxic sites	The County will review all home rehabilitation projects for their proximity to toxic sites.
		9b. The County will review the location of housing assistance and will not allow assistance in areas of close proximity to toxic sites	
#10	10. Shortage of grocery stores, pharmacies, big box stores and dollar stores	10a. The County has no available remedy to address the lack of amenities in minority and low-income areas. However, the County will work with the Economic Development Alliance of Brazoria County to identify and implement incentives.	Many small cities and unincorporated areas now have Dollar General stores where they did not have any other comparable type of store. Dollar General stores now have most of the basic needs, including fruits and vegetables as well as frozen items. Harvest for the Hungry operates within the county providing residents with affordable and no-cost fresh vegetables and fruits through several Brazoria County pantries.
#11	11. Public transportation is very limited	11a. The County will discuss with Connect Transit the possibility to expand its service throughout the county.	The CD department will attend any outreach events with the Gulf Coast Transit District (formerly Connect Transti) and share any information related to expanded transit options in the county. Recently, transit services have been expanded and modified from fixed-route to demand response to address the transit needs of residents of the county.

Impediment		Action Steps to Alleviate the Impediment	PY 2024 Goals
#12	12. Limited LEP resources in schools	12a. The school districts are independent and the County has no authority or influence over their staffing and policies, however the County will entertain CDBG applications for unfunded LEP programs	No action to be taken.
#13	13. Hate crimes, bullying, crime in general	13a. The County will support efforts of its Sheriff Department and city and school district police departments to stem crime through distribution of flyers/posters	No action to be taken.
		13b. The County DA will monitor/investigate complaints filed against law enforcement	Ongoing. The CD Department will refer any known complaints in this area to the DA.
		13c. Law enforcement and the DA will investigate hate crimes, criminal discrimination and bullying	No action to be taken.
Legislative and Regulatory			
#14	14. Not all cities have adequate Fair Housing Ordinances	14a. The County will meet with cities without Fair Housing Ordinances to encourage the establishment	No action will be taken this funding cycle. Fair housing awareness is transmitted and made known to the cities through Fair Housing outreach and direct messages about actions the cities can take to uphold Fair Housing.
		14b. The County will devote time at CDAB meetings regarding Fair Housing Ordinances	The CD Department will also continue to ensure each participating city adopts a Fair Housing resolution every year.
#15	15. Not all cities allow group homes.	15a. The County will include a discussion on group homes in CDAB meetings.	No action will be taken this funding cycle. CDAB meetings have been suspended since the Pandemic. New means of community coordination will be identified in the County's upcoming Consolidated Planning process.
#16	16. Requirement among some cities of concrete	16a. The County will attempt to negotiate with cities about the requirements of driveways, concrete pads for carports and sidewalks when rehabilitating or reconstructing houses	CD dept. will continue to address the carport/driveway requirements with City officials.

Impediment		Action Steps to Alleviate the Impediment	PY 2024 Goals
	driveways and carports	16b. The County will advise non-profit developers/builders of affordable housing on requesting waivers from driveway/carport requirements	Ongoing. The CD Department will meet with developers upon request as needed.
#17	17. Cities lack understanding about affirmatively furthering fair housing	17a. The County will devote CDAB meetings to discuss the requirements of affirmatively furthering fair housing	The CDAB has not been reinstated but the CD Department will work with participating cities through regular communication about housing opportunities and importance of affirmatively furthering fair housing.
		17b. The County will receive any complaints by advocacy groups and individuals regarding perceived violations to the Fair Housing Act.	CD Department will address any complaints as received.
		17c. A part of certifying that the County will affirmatively further fair housing, it will review and document its efforts and those of participating municipalities annually	CD will request that all participating Cities, as well as the County, promote affirmatively furthering fair housing and declare April as Fair Housing Month. The CD Department will conduct outreach activities by sharing fair housing information at community outreach events.

APPENDIX B

Narrative for the geographic distribution and the corresponding table below is discussed in AP-50.



Target Area	Amount	Percent age of Funds	Percentage of Minority	Low-mod Area
Alvin	\$12,750	1.0%	57.1%	52.4%
Angleton	\$220,000	15.0%	43.8%	51.4%
Clute	\$20,000	1.0%	83.3%	65.3%
Freeport	\$220,000	15.0%	82.4%	81.62%
Brazoria*	\$166,500	11.0%	45.6%	68.8%
Richwood*	\$166,500	11.0%	73.5%	42.1%
Manvel*	\$15,550	1.0%	47.8%	33.0%
Jones Creek*	\$166,500	11.0%	33.9%	53.0%
Brazoria County Service Area	\$522,832	35.0%		
TOTAL	\$1,510,632.00			

* Cities that conducted surveys

APPENDIX C

Monitoring Process

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

The monitoring process consists of the monitor's examination of time records, client intake files, financial records, and equipment and machinery purchase records. During a monitoring visit the monitors have the right to view any and all files that are related to a particular program or activity that is being funded with CDBG funds. The County staff utilizes HUD's Monitoring Checklists and adds any project-specific items relevant to properly assess the overall quality of the activities. At the completion of the on-site visit, the staff meets with the subrecipient director and staff to discuss preliminary findings and possible resolutions. A letter is then sent to the subrecipient outlining areas of compliance and areas for which there are concerns or findings, with a process for remediation, and a timeframe for completion.

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

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

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

stating whether the inspection passed or there were some issues that the contractor needs to address. Once the home is completed, the CD staff uses a checklist to verify that the home meets Brazoria County's HQS minimum property standards. The staff prepares a punch list of items to be fixed. On a rehabilitation project, the CD staff verifies that the contractor has completed the items on the bid, according to the bid specification, and signs off that the repairs are completed. When the punch list is completed and the homeowner produces evidence of Homeowners, windstorm, and flood insurance, if applicable, the staff issues a certificate of occupancy, and the homeowner is allowed to move in.

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

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