

Executive Summary

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

1. Introduction

Every 5 years Brazoria County must submit to HUD a Consolidated Plan that outlines the needs and assets of the community and the general plan for addressing deficiencies and enhancing assets. Brazoria County receives Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds from HUD. The areas covered by the above grants include all of Brazoria County with the exception of Pearland, which is a HUD Entitlement Jurisdiction receiving funds directly, Hillcrest Village, Liverpool, and Quintana, which have opted out of the County's HUD program.

This 5-Year Consolidated Plan covers all 3 grants for Program Years (PY) 2015 through 2019. The County's Program Year begins October 1 and end the following September 30. The funds must be expended to meet one or more of the 3 national objectives:

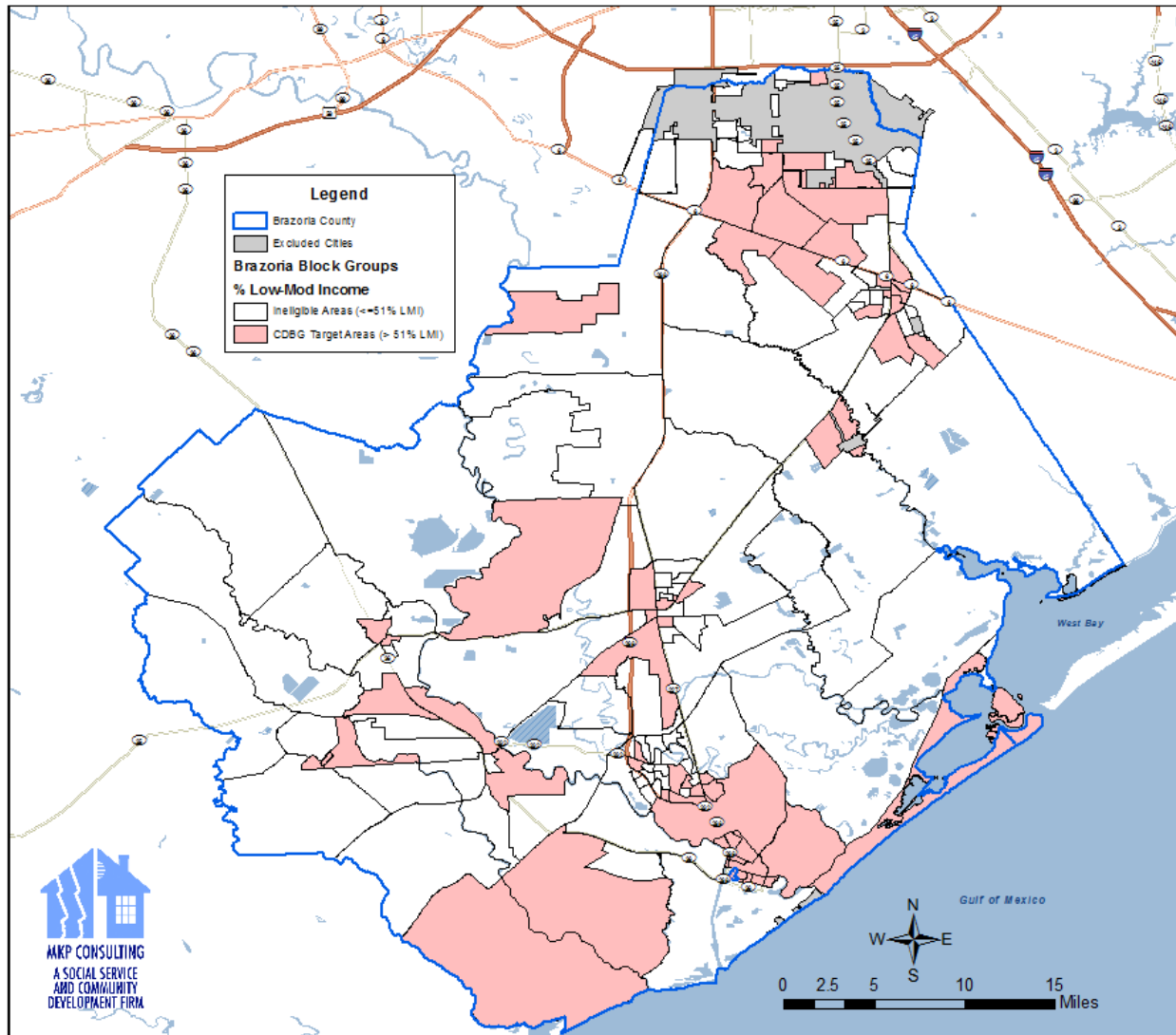
1. Benefiting low- to moderate-income persons;
2. Preventing, reducing or eliminating slum and blight; or
3. Meeting an urgent community development need.

During the next 5 years, the County expects to focus its HUD entitlement funds on the first 2 objectives by improving the quality of life for those low- to moderate-income households throughout the eligible parts of the County and in neighborhoods with 51% or more low- to moderate-income households – those households with incomes at or below 80% of the area median income. The quality of the neighborhood is dependent upon the quality of the housing stock and public facilities/infrastructure. The County will use CDBG and HOME funds to focus on preserving, improving, and increasing the stock of affordable housing units for owners through homebuyer assistance, housing reconstruction, and housing rehabilitation that includes structural repairs, and accessibility retrofits. Assistance is not only available for the housing programs but also for social service programs, including homeless prevention and homeless services. The CDBG and ESG activities will include funding for homeless and social service providers to improve access to shelters and services that improve the quality of life for those adults and children who are homeless or low- to moderate-income.

Additionally, considerable funds will focus on improving the CDBG eligible areas through improvements to public facilities and public infrastructure. The neighborhoods in which area-based projects will occur are delineated on the map below. These are the areas that have more

than 51% of households being low- to moderate-income as of July 2014's HUD database. The eligible areas may change during the next 5 years as HUD releases updated income data by Census Bureau's block group areas.

Brazoria County Service Areas (July 2014)



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

Overview

The activities below have been separated into broad categories based on HUD's criteria and address the priority needs identified in the Plan Needs Assessment Overview and elsewhere in this document. The priority needs were determined based on the results of resident surveys, interactions with and surveys from the mayors of all included cities, stakeholder interviews, comments during public hearings, secondary data from HUD, the Census Bureau, and other HUD-approved sites.

- **Decent Housing:** Approximately one-third of renters and one-fifth of owners with incomes at or below the Area Median Income (AMI) have some form of housing problem, be it a housing cost burden greater than 30% of their income, overcrowded conditions with more than 1 person per room, or lacking some or all plumbing or kitchen facilities. The primary housing problem is cost, with somewhat fewer households living in overcrowded conditions. The only way to measure substandard conditions using data collected by the Census Bureau is a count of housing units lacking some or all plumbing or kitchen facilities. This is the variable used by HUD to designate substandard housing. Approximately 600 of the housing units occupied by persons at or below the AMI are lacking complete plumbing and/or kitchen facilities. However, the HUD definition falls short of reality as the older housing stock, as well as those damaged by Hurricane Ike or other natural events, have other conditions that make the units either substandard or deteriorating to a point of becoming substandard. The County will undertake several activities with CDBG and HOME funds for the purpose of conserving and improving the housing stock and providing housing opportunities to meet individual, family, and community housing needs. It is anticipated that activities will include:
 - **Rehabilitating existing housing stock:** Promoting the rehabilitation and preservation of Brazoria County's existing housing stock through owner-occupied rehabilitation, which will also address the retrofitting of owner-occupied units for accessibility.
 - **Reconstruction of unsound housing:** Promoting the replacement of owner-occupied housing that is not suitable for rehabilitation through the demolition and reconstruction of units.
 - **Constructing new affordable housing:** Promoting the development of new affordable housing units for purchase through Community Housing Development Organizations (CHDOs).
 - **Providing homeownership opportunities:** Providing down-payment and/or closing cost assistance to very low- to moderate (low)-income households seeking to move from renting to owning a home.

- Affirmatively furthering fair housing choice: Identifying and reducing any barriers to fair housing choice and setting forth specific actions to affirmatively further fair housing choice.
- **Reducing or Eliminating Homelessness**: Homeless statistics are gathered by the Gulf Coast Homeless Coalition, which covers Galveston, Brazoria, Chambers, and Liberty Counties, and reports the information annually to the Texas Homeless Network. The Texas Homeless Network distributes the information through its Balance of State Continuum of Care application and on its website. There is no accurate count of homelessness in Brazoria County due to the multi-county enumeration and the inability to locate all unsheltered homeless. The 2015 Point In Time count for Galveston and Brazoria Counties resulted in an estimated 312 persons experiencing homelessness in both counties. However, the Salvation Army in Brazoria County reported that in 2014, they served 1,986 homeless individuals in need of shelter, permanent housing, and/or supportive services. The County will assist non-profit agencies with ESG funds to provide shelter and services to the homeless and those at eminent risk of homelessness.
 - Shelter: Providing funds to assist with emergency shelter for abandoned, abused, and neglected children, victims of domestic violence, and/or other individuals and families who are homeless.
 - Rapid Rehousing: Providing assistance to move homeless families from shelters or other situations into rental housing by providing tenant-based rental assistance to re-stabilize the household.
 - Homeless Prevention: Providing funds to non-profit agencies to prevent homelessness through emergency rent/utility payments and/or other services.
 - Social Services: Providing funds to non-profit agencies for support services to those individuals and families who are in shelters, are unsheltered, are receiving Rapid Rehousing or are at risk of homelessness.
- **Suitable Living Environment**: As areas of the County age, public facilities become outdated, impractical, or insufficient; and infrastructures become deteriorated to the point of failing. This is particularly the case in the older areas within the CDBG eligible areas where the majority of the residents are low- to moderate-income. In addition, throughout all areas of the County there are individual households who are low- to moderate-income and are in need of services to maintain and improve their living conditions. The County will partially or fully fund several activities that benefit the community by improving the living environment through:

- Improving public infrastructure: Improving sidewalks, streets, water lines, wastewater lines, storm drainage, particularly within aging areas of participating cities and the unincorporated County.
 - Improving public facilities: Improving public facilities, including water or sewer treatment plants, parks, community centers, recreational centers and other public facilities in participating cities and the unincorporated County.
 - Supporting public services: Providing funding to public service agencies to better serve the disadvantaged throughout the County with a variety of social services.
- **Economic Opportunity:** With greater than 25% of the population in Brazoria County receiving some form of supplemental governmental income, and with 17.25% of the adults over 25 years of age having no high school diploma or equivalent, it is critical that working-age individuals be afforded opportunities for affordable education and employment at a livable wage. The County will undertake activities that expand economic opportunity for low- to moderate-income (LMI) persons and businesses:
 - Supporting individual economic advancement activities: Responding to funding applications by non-profits for the provision of educational and/or job training programs that can advance the employment potential of youth and adults.
 - Striving to meet Section 3 goals: Continuing to diligently strive to meet all of the hiring, contracting and contractor education goals related to the Section 3 requirements; and making Section 3 compliance a high priority in all contracts using federal funds.

4. Evaluation of past performance

- **Affordable Housing Objectives** – HOME funds completed four (4) reconstruction projects, with two (2) additional rehabilitation projects in the planning stages. Funds were also utilized to assist 15 First-time Homebuyers obtain their first home.
- **Homeless Objectives** – Brazoria County received ESG funding and assisted 42 families, which comprised 136 people, with obtaining a permanent residence or keeping them in their current location. Another homeless objective accomplished was to rehabilitate 2 shelters owned by the Women’s Center of Brazoria County and to purchase beds, linens, and kitchen supplies for the newly renovated Salvation Army. Much needed appliances and fixtures were purchased and/or replaced. The Salvation Army housed homeless adults and

children, and the Women's shelter assisted women and children who were victims of domestic violence.

- **Non-housing Community Development Objectives** – Public Facility projects can range from Water/Sewer/Road projects to clearance and demolition and purchasing a fire truck. Public Service projects are related to a service that is provided by a particular agency. A brief description of completed projects is stated below:
 - i. **Public Facility Objectives** – CD Dept. approved and allocated funding for 15 projects that included water, sewer, clearance and demolition, and streets (of which 11 have been completed and 4 are underway). Funds were also used to purchase a fire truck.
 - ii. **Public Service Objectives** – Some of the agencies we fund are: ActionS homebound meal program for seniors; The Boys and Girls Club's Prevention program for at-risk youths; Brazosport Medical Center's indigent program; OATH (Open Arms, Thankful Hearts) prescription drug assistance; Junior Achievement's youth program; Brazos Cares food pantry program; Gulf Coast Center's subsistence payments for their clients; Helping Hands & Hearts Hospice terminally ill patients' treatment; Brazos Place's substance abuse program; and The Gathering Place's Alzheimer and Dementia activities. Funds were also used to provide tuition and fees for students to obtain training and/or education for a better paying job.

From October 1, 2013 through July 15, 2015, \$2,836,777.53 in program funds were expended for low to moderate income areas or families and addressed the priority needs set forth in our previous 5-year Consolidated Plan. The above number includes general administration and planning projects. In addition, 100% of these funds were allocated to projects with high priority needs.

4. Summary of citizen participation process and consultation process

Brazoria County makes every opportunity to involve as many residents and stakeholders in the planning process as possible. In general, the citizen participation and consultation process is an on-going element of the HUD program. The Community Development and Welfare Department staff is available throughout the year to discuss programs and to receive public comments 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 Plans and the development of the Consolidated

Annual Performance and Evaluation Reports (CAPERs), reasonable advance notice is provided in English and Spanish through the County's website (www.brazoria-county.com) and in the general circulation newspaper. To ensure a broad spectrum of resident input, the County has a Community Development Advisory Board (CDAB) comprised of elected members of all participating cities and one Commissioner Court member. The CDAB meets regularly to review, discuss, and approve program goals, priorities, and expenditures. The public is welcome to attend and to interject comments, questions, or concerns. The meetings are held in the County Commissioner's Court, which is accessible and large enough to accommodate non-member participants.

The County has a Citizen Participation Plan that it follows on an on-going basis and reviews/updates in conjunction with each 5-Year Consolidated Plan. The Citizen Participation Plan is approved by the CDAB. Copies of the plan are available to residents and stakeholders.

Specifically for this Consolidated Planning Process, the County provided a resident survey in English and Spanish for the public to complete. The surveys were available on-line at the City's website and in paper form to all who requested a copy. The surveys included ratings of all CDBG/HOME/ESG-eligible activities, questions about fair housing issues/experiences and space for open-ended comments. In addition, the County contacted area stakeholders, including social service agencies, homeless shelters and service providers, advocacy groups for protected classes, and business concerns to receive input on the perceived needs, shortcomings and assets in the community. The County hosted 2 public hearings during the process. One was held to solicit input into the setting of priorities and one was held to solicit comments about the draft plan. A 30-day public comment was also held to allow residents the opportunity to review the draft and comment prior to its approval by Commissioner's Court and submission to HUD.

5. Summary of public comments

The following is a summary of public comments received over the course of the Consolidated Planning Process:

- We need a major hospital, not clinics, urgent care or free-standing ER
- County needs to coordinate economic development efforts with flood control
- The Federal Government needs to buy out properties that consistently flood
- Water and sewer lines need to be repaired, upgraded, replaced (85% of responses)
- New retail and commercial businesses needed
- Need to promote fair housing through advertisements in local newspaper, posters, and resolutions
- Flooding and drainage are the biggest problems (90% of responses)

- Older areas of Bailey’s Prairie need to have streets widened
- Need to have more frequent regularly scheduled public meetings and explain the HUD programs and process
- There is a shortage of affordable new housing (25% of responses)
- Biggest needs are economic development, infrastructure improvements, city parks
- GLO needs to complete the Disaster Recovery projects
- Public transportation in southern Brazoria needs to continue and expand to entire county
- Public buildings need to have better ADA accessibility (50% of responses)
- Public doesn’t understand what fair housing means – need to educate them
- Old seeping septic tanks are unsafe to residents who have them and the ground water
- Wells and septic tanks need replacing
- Need to notify residents more about public meetings and fair housing
- We need a new fire station
- Public participation should be through methods that minimize time investments, like completing this survey
- Need more affordable and moderately-priced homes and fewer mobile and manufactured homes that don’t have life span and don’t retain value

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

Brazoria County makes it a point to accept all comments and to include them in their HUD plans. Comments not related to the HUD programs or plans are accepted but not considered in developing priorities or making funding recommendations. All relevant comments are considered and incorporated into the decision-making process.

7. Summary

Brazoria County uses CDBG, HOME and ESG funds to address the highest priority needs in the community and to make the greatest impact possible on the housing and living conditions of low- to moderate-income residents. During the past completed program year (PY 2013), funds supported water, sewer, clearance/demolition, street improvements, and ADA accessibility projects. Public services ranged from Youth services, Senior services, Health services, Food pantries, Subsistence payments, and Adult education programs. Homeless shelters were also rehabilitated to provide a safer and more comfortable environment.

With the public surveys, meetings with the CDAB, surveys from mayors, discussions with County staff, and interviews with stakeholders the County was able to capture the priorities of a wide range of people who live in and/or serve Brazoria County. In general, the age of the

housing and infrastructure coupled with the lack of available social services appear to be the major concerns of residents and stakeholders alike. The objectives outlined above and throughout the Consolidated Plan are a direct result of the feedback from the CDAB members, other residents and stakeholders, tempered with the available resources, including financial resources and the capacity of partnering agencies and Subrecipients. Funding for public facility and infrastructure improvements in Eligible Areas, along with housing, homeless services and social services for low- to moderate-income throughout the County will be the primary strategy to meet the 5-year goals set forth in the Strategic Plan section.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	BRAZORIA COUNTY	Community Development & Welfare

Table 1 – Responsible Agencies

Narrative

The Community Development and Welfare Department is responsible for preparing the Consolidated Plan and Annual Action Plan, as well as administering the CDBG, HOME, ESG and Section 8 HCV programs on a daily basis. The CD dept. enters the invoice and forwards them to the Auditor's office for processing and payment. Checks are processed by the Treasurer's Office and mailed out. Reimbursement funds are drawn down by CD staff from the U.S. Treasury through HUD's IDIS on-line system. Improvement projects within participating Cities are carried out by the appropriate staff. When legal questions or issues arise, the District Attorney's office is consulted.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

Introduction

During the Consolidated Planning process, the County made extensive efforts to involve the elected officials of the participating cities, community stakeholders, and regional and state agencies in the development of the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Brazoria County's Community Development staff work closely with housing and service providers throughout the County. The Community Development and Welfare Department manages the Section 8 HCV program as the official Public Housing Authority for the County. As a result, they work closely with private housing providers in encouraging them to accept HCVs and inspecting their units for HQS compliance. Brazoria County staff work closely with Habitat for Humanity as the agency constructs housing for purchase by individual families. Forgotten Angels provides housing for intellectually disabled through its 15 group homes located in northern Brazoria County. The staff works with all developers interested in developing subsidized properties, including CHDOs using HOME funds, LIHTC developers, agencies constructing 202/811 properties, or other privately or publicly supported residential properties.

Brazoria County's Community Development staff coordinates with the Brazoria County Health Department to determine priority health needs in the county as well as services and service gaps for the low- to moderate-income. Gulf Coast Center, covering Galveston and Brazoria Counties has a center in Alvin and two in Angleton. Gulf Coast Center is the region's MHMR agency providing services to residents with mental illness, intellectual disabilities, and substance use disorders, as well as providing shelter and services to veterans and the homeless, and providing fixed route and demand-response transportation.

During the Consolidated Planning process the County reached out to housing providers, the County Health Department, Gulf Coast Center, Veterans Affairs, and Texas Health and Human Services Department to provide information on the existing services, service gaps, and priority needs in Brazoria County. Renee McGuire, Executive Director of Forgotten Angels, is a developer in Brazoria County and is involved in providing housing options for families of incarcerated men at and releasees from the Darrington Unit in Rosharon. During the Consolidated Planning Process, Brazoria County met with Ms. McGuire to determine their plans for housing offenders' families and ex-offenders.

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 Gulf Coast Homeless Coalition (GCHC) is the official homeless coalition for Galveston, Brazoria, Chambers and Liberty Counties. It is located in Galveston but does hold some meetings in Brazoria County. Most of the GCHC’s activities occur out of the Gulf Coast Center in Galveston, as the primary provider of shelter, transitional housing, and services to the homeless. The GCHC is part of the Balance of State for the Continuum of Care. The County coordinates with Texas Homeless Network, the manager of the Balance of State program.

There are few agencies in Brazoria County that serve the homeless. Most homeless individuals and families must go to Galveston or Houston for services. Gulf Coast Center in Galveston is the primary provider of homeless information, services, and housing. The Salvation Army provides emergency shelter in Freeport, while the Women’s Center provides shelter and transitional housing for victims of domestic violence.

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

The Gulf Coast Homeless Coalition is the group that coordinates programs for serving homeless individuals and families. The Coalition covers Galveston, Brazoria, Chambers and Liberty Counties; however the member agencies are located primarily in Galveston County. The Coalition has moved the Continuum of Care management and oversight to the Texas Homeless Network under the Balance of State. The Galveston agencies are better equipped than the smaller Brazoria County agencies to manage the funding allocations and provide the much needed services to the region’s homeless. As a result, no Brazoria County agency has received Continuum of Care funding. The County staff is not closely involved in the Coalition or the Balance of State program and does not receive consultation from Texas Homeless Network in determining how to allocated its ESG funding, develop performance standards or evaluate outcomes. It is a participant in the THN HMIS system and does receive consultation when necessary for administering its local participation in HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Brazoria County contacted a number of stakeholders, including housing, social service agencies, and advocacy groups to provide input into the priority needs in the community, the current services and service gaps, the equal distribution of services geographically and to all population

groups, and fair housing issues. Among those participating in the process were: ActionS Inc. of Brazoria County, Brazoria County Center for Independent Living, Salvation Army, United Way, Women's Center, Forgotten Angels, and Gulf Coast Center.

1	Agency/Group/Organization	BRAZORIA COUNTY HOUSING AUTHORITY (part of Community Development & Welfare)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The BCHA is housed under the Community Development & Welfare Department and provides Section 8 Housing Choice Vouchers. Staff provided information about the program, participants and waiting list.
2	Agency/Group/Organization	GULF COAST HOMELESS COALITION
	Agency/Group/Organization Type	Area Homeless Coalition
	What section of the Plan was addressed by Consultation?	Homeless Needs Assessment Homeless Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct interview with Coalition contact in the various programmatic areas as well as review of the latest PIT and Housing Inventory counts. The anticipated outcome of understanding the overall area needs and resources was met; however, information could not be provided regarding the current homeless counts within Brazoria County specifically.
3	Agency/Group/Organization	TEXAS HOMELESS NETWORK
	Agency/Group/Organization Type	Balance of State Continuum of Care manager
	What section of the Plan was addressed by Consultation?	Homeless Needs Assessment Homeless Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The THN staff were contacted and interviewed and provided copies of the PIT and Housing Inventory counts, latest CoC application, and funding of programs in the Gulf Coast service area.
4	Agency/Group/Organization	HOUSTON-GALVESTON AREA COUNCIL-Regional Housing Coordination
	Agency/Group/Organization Type	Regional Council of Governments
	What section of the Plan was addressed by Consultation?	Housing Needs & Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted and staff member interviewed as well as the Guide to Housing Assistance in the Gulf Coast Region reviewed. The anticipated outcome was to determine any regionally managed or overseen housing programs beyond the Ike Recovery programs. Unfortunately, the Guide is 14 years old and provided no relevant information.

5	Agency/Group/Organization	HOUSTON-GALVESTON AREA COUNCIL-Area Agency on Aging
	Agency/Group/Organization Type	Regional Council of Governments
	What section of the Plan was addressed by Consultation?	Senior needs and services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted and staff person interviewed about nutrition, senior centers, transportation, care coordination, in-home assistance, benefits counseling. Information and referral, nursing home Advocate. Anticipated outcome for information was met.
6	Agency/Group/Organization	GULF COAST WORKFORCE SOLUTIONS
	Agency/Group/Organization Type	Government
	What section of the Plan was addressed by Consultation?	Non-housing Community Development regarding employment assistance, including adult literacy, child care assistance, scholarships, job training
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was contacted and interviewed with the anticipated outcome of information being met.
7	Agency/Group/Organization	GULF COAST CENTER
	Agency/Group/Organization Type	Area MHMR for Galveston/Brazoria Counties
	What section of the Plan was addressed by Consultation?	Homeless, Special Needs Populations
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency contacted to determine needs and services for those who are homeless and/or have a mental illness, substance use disorder or intellectual disability. Anticipated outcome was information about needs and plans and the outcome was met.
8	Agency/Group/Organization	GOODWILL INDUSTRIES OF HOUSTON
	Agency/Group/Organization Type	Employment, Housing/Homeless services
	What section of the Plan was addressed by Consultation?	Employment Needs (non-housing community development), Employment Services, Veterans' specific needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The staff members representing the various job development and veterans' programs that serve the Brazoria County were interviewed. The County's HUD consultant spoke at length with the staff members about affordable housing for veterans, employment barriers, social service barriers, and needs specific to the veteran population. Goodwill no longer has a job connection site in Brazoria County but refers residents to its Houston sites through its resale shop and collaborating agencies. The anticipated outcomes of gathering additional information about the needs unique to veterans and the services provided were met. In addition, Goodwill indicated the desire to apply for rural funding to support Brazoria County residents.
9	Agency/Group/Organization	ACTIONS INC OF BRAZORIA COUNTY
	Agency/Group/Organization Type	Services for Elderly
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Special Population Needs Assessment Special Population Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted and interviewed regarding its perceptions of need and its services provided to the elderly. The anticipated outcome of determining the quantitative and qualitative needs and services of the elderly were met.
10	Agency/Group/Organization	DISABILITY RIGHTS TEXAS
	Agency/Group/Organization Type	Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment fair housing & disability rights

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	An attorney for the agency was interviewed by Brazoria County's HUD consultant to determine the needs of disabled persons in the Houston region, including Brazoria County, regarding housing and services and any fair housing issues that have arisen. The anticipated outcomes were to determine how Brazoria County could best meet the housing needs of disabled persons through CDBG, HOME, and ESG as well as through the Fair Housing Plan. Additionally, the HUD consultant attended a number of meetings for a Hogg Foundation program in which Disability Rights Texas staff were present and provided additional information regarding the housing and supportive service needs in the Brazoria County area. The outcome was realized and the information incorporated in the planning process of both the Consolidated Plan and Fair Housing Plan.
11	Agency/Group/Organization	LONE STAR LEGAL AID – BRAZORIA COUNTY OFFICE
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Legal and fair housing needs of the disadvantaged and protected classes
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact person was interviewed to determine needs of and services to disadvantaged people/families in Brazoria County. Anticipated outcome was information and the outcome was met.
12	Agency/Group/Organization	NAMI Gulf Coast
	Agency/Group/Organization Type	Non-profit Advocacy
	What section of the Plan was addressed by Consultation?	Special Needs Chapter (mental illness)
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Individual contacted and interviewed regarding barriers the mentally ill in Brazoria face in securing housing and services. Anticipated outcome was information about housing and service needs of the mentally ill in Brazoria County. Outcome was met.
13	Agency/Group/Organization	WOMEN'S CENTER OF BRAZORIA COUNTY
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Homeless Needs and Market Chapters

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted and staff member interviewed about the needs of homeless women and victims of domestic violence as well as the housing and services provided. The anticipated outcome was information regarding housing need and services provided. Outcome was met.
14	Agency/Group/Organization	GREATER HOUSTON FAIR HOUSING CENTER
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Housing needs and market; fair housing; barriers to affordable and fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Director was interviewed about fair housing issues in Brazoria County. Staff was contacted about the number and types of fair housing complaints from Brazoria County residents and the outcomes of those complaints. Anticipated outcomes include information about fair housing issues and complaints in Brazoria County and increased collaboration for affirmatively furthering fair housing. Outcomes were met.
15	Agency/Group/Organization	SOUTHEAST TEXAS HOUSING FINANCE CORPORATION
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Housing needs and market
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency contacted and interviewed about the affordable housing needs, activities to meet the needs, and affordable housing market. Anticipated outcome was information and the outcome was met.
16	Agency/Group/Organization	UNITED WAY OF BRAZORIA COUNTY
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Non-housing community development (public services)
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency contacted and interviewed about needs and services provided, including difficulty for Brazoria County residents to access programs due to the large geographic area and the lack of sufficient programs in the County. Anticipated outcome was information and outcome was met.
17	Agency/Group/Organization	HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY
	Agency/Group/Organization Type	Non-profit

	What section of the Plan was addressed by Consultation?	Housing needs and market, barriers to affordable and fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency contacted and interviewed. Anticipated outcomes were information and improved coordination and both were met.
18	Agency/Group/Organization	FORGOTTEN ANGELS
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Special Needs Populations Needs and Market
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Director of Development was interviewed regarding the housing and supportive service needs for the intellectually disabled and the services provided to non-Pearland residents. The anticipated outcome was information and improved coordination and both were met.
19	Agency/Group/Organization	Renee West McGuire
	Agency/Group/Organization Type	Developer, volunteer, area advocate
	What section of the Plan was addressed by Consultation?	Housing Needs for families of incarcerated and ex-offenders, and disabled; Service Needs for families of incarcerated and ex-offenders, and disabled; Housing Market; Commercial Market
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	McGuire was interviewed over several meetings by the Brazoria County's consultant with the anticipated outcomes of information about the needs of these special populations and small businesses accessing commercial space developed by McGuire as well as services provided to the special populations. The outcomes were met.
20	Agency/Group/Organization	KIDZ HARBOR
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Homeless Needs for children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff member contacted and interviewed about the programs, including the emergency shelter and therapeutic foster care for children. The anticipated outcome was information about programs to address the needs. The outcomes were met.

21	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Homeless needs and services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County’s consultant contacted the agency with the anticipated outcome of gathering information about the number of clients served, the size of the homeless population, the coordination/collaboration with the Gulf Coast Homeless Coalition and Texas Homeless Network and the services provided by Salvation Army. The information gathering outcome was met.

Table 2 – Agencies, groups, organizations who participated

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

All agencies that could be identified and contacted were included. The only agencies not consulted were those for which no one responded to either the direct contact or the on-line survey. Some groups, particularly some advocacy groups such as LULAC, NAACP, Gay and Lesbian Rainbow Pages, ARC of the Gulf Coast had no comment or information.

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?
Public Housing Authority Plan	Brazoria County Community Development & Welfare	The Section 8 HCV goals were incorporated into the Strategic Plan
Provider Network Development Plan	Gulf Coast Center	The goals for serving the homeless and those with mental health or intellectual disabilities were incorporated into the goals of the Strategic Plan
2014 Report to the Community	United Way of Brazoria County	The programs and goals set forth by United Way influenced the County in setting its goals and priorities.
2035 Comprehensive Plan	City of Alvin	The goals and plans for Alvin and the surrounding area (most of Northern Brazoria County) that addressed the needs of the low-to moderate-income were incorporated into the Strategic Plan
Brazoria County Economic Indicators – Oct 2014	Brazosport College Economic Forecasting Center	The data and plans reported in the document were used to develop the County’s Strategic Plan
State of Texas Plan for Fair Housing Choice	Texas Department of Housing & Community Affairs	The fair housing goals outlined in the plan were investigated and those that were appropriate for Brazoria County helped shape the goals of the Strategic Plan
Texas Balance of State Continuum of Care	Texas Homeless Network	Gulf Coast Homeless Coalition has deferred its Continuum of Care application/programming to the Texas Homeless Network as part of Balance of State. The THN application/plan was referred to and incorporated into the Homeless Needs and Market chapters.

Table 3 – Other local / regional / federal planning efforts

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

Brazoria County coordinates regularly will all of the cities and towns within its boundary. This coordination includes working with the entities in the development of county-wide or area-wide programs to address issues, such as transportation, environmental, disaster recovery, housing and the like. Specifically, the County's Community Development and Welfare Department coordinates with the City of Pearland, an Entitlement Jurisdiction within Brazoria County, to ensure that the overarching goals of both entities coincide and do not conflict. Additionally, the coordination with Pearland includes sharing information regarding needs and services that encompass both Pearland and the non-Pearland areas of Brazoria County. The coordination with non-entitlement cities in the County as well as with Pearland fed directly into the development of this Consolidated Plan, particularly the non-housing community development elements of the plan.

Narrative (optional):

A wide array of private individuals, non-profit housing groups, non-profit social service agencies, and advocacy groups, along with various City staff members within the HUD program jurisdiction were contacted through surveys and/or interviews. The goals of the participation where to:

- Gather information about the housing and social service needs of the low- to moderate income, homeless and special needs populations, as well as the needs of the low- to moderate-income neighborhoods;
- Determine services that are currently provided and the resulting gaps in service;
- Solicit perceptions on fair housing issues and discrimination;
- Solicit perceptions on the current barriers to affordable and fair housing and services, along with the best methods for addressing those barriers.

The results of the information gathered shaped the priorities set in the Consolidated Plan and the goals outlined in the Strategic Plan.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Brazoria County makes every opportunity to involve as many residents and stakeholders in the planning process as possible. In general, the citizen participation and consultation process is an on-going element of the HUD program. The Community Development and Welfare Department staff is available throughout the year to discuss programs and to receive public comments 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 Plans and the development of the Consolidated Annual Performance and Evaluation Reports (CAPERs), reasonable advance notice is provided in English and Spanish through the County's website (www.brazoria-county.com) and in the general circulation newspaper. To ensure a broad spectrum of resident input, the County has a Community Development Advisory Board (CDAB) comprised of mayors of all participating cities and the one Commissioner's Court member. The CDAB meets regularly to review, discuss, and approve program goals, priorities, and expenditures. The public is welcome to attend and to interject comments, questions or concerns. The meetings are held in the County Commissioner's Court which is accessible and large enough to accommodate non-member participants.

The County has a Citizen Participation Plan that it follows on an on-going basis and reviews/updates in conjunction with each 5-Year Consolidated Plan. The Citizen Participation Plan is approved by the CDAB. Copies of the plan are available to residents and stakeholders.

Specifically for this Consolidated Planning Process, the County provided a resident survey in English and Spanish for the public to complete. The surveys were available on-line at the County's website and in paper form to all who requested a copy. The surveys included ratings of all CDBG/HOME/ESG-eligible activities, questions about fair housing issues/experiences, and space for open-ended comments. In addition, the County contacted area stakeholders, including social service agencies, homeless shelters and service providers, advocacy groups for protected classes, and business concerns to receive input on the perceived needs, shortcomings, and assets in the community. The County hosted 2 public hearings during the process. One was held to solicit input into the setting of priorities and one was held to solicit comments about the draft plan. A 30-day public comment was also held to allow residents the opportunity to review the draft and comment prior to its approval by Commissioner's Court and submission to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	CDAB Meetings	Mayors, County Commissioners & public	Mayors and County Commissioners attend regularly; public is welcome but does not normally attend	The goals and activities for public facilities and infrastructure were determined through the meetings	All comments were accepted	
2	Surveys	Mayors	All mayors completed survey about the needs in their cities	The needs were used to determine eligible projects for funding	All comments were accepted	
3	Public Surveys	Residents & stakeholders	Very limited response	Comments ranged from needing more housing and services for LMI and LMI areas to needing none	All comments were accepted	
4	Public Hearings	Residents & stakeholders	One public comment was received.	Comment was to the general public to become more informed of depts. programs and services	All comments were accepted	
5	Stakeholder Interviews	Agencies and developers	Summary of respondents are in the consultation section above	Summary of responses/comment are in the consultation section above	All comments were accepted	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Based on secondary data, such as the Census Bureau's American Community Survey (ACS), data from National Low Income Housing Coalition, and several other state and national agencies, coupled with the responses from the public surveys, public comments, and information from City Mayors, County Commissioners and stakeholders, it has been determined that the greatest needs in Brazoria County include:

- New housing that is affordable for the low- to moderate-income and middle-income buyer;
- Rehabilitation of existing owner-occupied housing;
- Completion of the GLO Disaster Recovery program from Hurricane Ike;
- Social services and supportive housing for the homeless, elderly, and disabled.
- Infrastructure improvements;
- Public facility improvements, including ADA accessibility; and
- Economic development, including adult education.

The following Needs Assessment chapters provide quantitative data to support the perceptions of the community and to demonstrate the housing, social service, economic development and public facility/infrastructure needs.

For the Housing Needs Assessment, HUD has defined 4 indicators of need based on data available from the U.S. Census Bureau's American Community Survey (ACS). The indicators are limited due to the limited scope of the ACS questions. The indicators of housing condition are:

- **Housing Cost Burden:** Monthly housing costs of more than 30% of the household's income, with severe cost burden being more than 50% of the household's income;

- **Overcrowding:** More than 1 person per total rooms in the house, including living room, den, dining room, bedrooms, office or study, game room, and kitchen but not bathrooms. Severe overcrowding is defined as more than 1.5 persons per total rooms.
- **Lacking complete plumbing:** Lacking any or all of the following: hot piped water, bathtub or shower, or flush toilet. There is no differentiation between general need and severe need with regards to incomplete plumbing facilities.
- **Lacking complete kitchen facilities for exclusive use:** Lacking any or all of the following: sink, refrigerator, oven or stove burners. Micro-efficiencies (formerly called Single-Room Occupancy or SRO units) are included in this category as well as other units with central congregate kitchens. There is no differentiation between general need and severe need with regards to incomplete kitchen facilities.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The most common housing problem in Brazoria County is cost. Nearly half (43.1%) of renters of all incomes in Brazoria County have a housing cost burden of greater than 30%. The rather low percentage of multi-family units (13.5% with 5+ units in structure) accounts for one of the causes of non-affordable rental housing as single-family units are more costly to rent. Moreover, 37.1% of the housing in Brazoria County, particularly housing on the north side of the County, was constructed after 1990, with 22% constructed since 2000. Newer housing is more costly. The expansion of petrochemical companies, coupled with the residential and other non-residential development, has brought a significant number of temporary residents into the area during the construction phase. These workers not only require rental housing, but they are able to afford higher cost housing due to doubling up, resulting in landlords being able to raise rents.

Owners also face housing cost burdens in Brazoria County. Of owners with a mortgage (regardless of income level), 25.6% have a housing cost burden of greater than 30%. Of the low- to moderate-income homeowners, 48.7% of them have a housing cost burden of greater than 30%.

Overcrowding is the second housing problem facing low- to moderate-income renters and owners. Eight percent of low- to moderate-income households with no other housing problems live in overcrowded conditions, having more than 1 person per room.

Small households, including small related and persons living alone, especially the elderly, have greater housing problems than larger family and non-family households. Small households are defined as 4 or fewer people, and large households are 5 or more. Of low- to moderate- income families that have a housing cost burden greater than 30%, small-related and elderly households comprise of 64.7% of renters and 70.5% of owners. Adding the “other” category, which includes those living alone or unrelated individuals in a household, virtually all (91.3% of the renters and 86.3% of the owners) are families with a housing cost burden of greater than 30%.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	204,907	223,193	9%

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Households	69,039	74,905	8%
Median Income	\$48,632.00	\$67,018.00	38%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	10,045	8,825	13,345	7,744	34,929
Small Family Households *	3,643	3,286	5,519	3,876	22,205
Large Family Households *	1,147	1,074	2,058	1,003	3,116
Household contains at least one person 62-74 years of age	2,217	1,905	2,455	1,590	5,130
Household contains at least one person age 75 or older	1,430	1,303	1,506	770	1,702
Households with one or more children 6 years old or younger *	2,170	1,868	3,576	1,319	5,020

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	160	64	55	0	279	138	94	85	0	317
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	214	125	249	70	658	115	160	153	23	451
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	314	193	265	125	897	209	191	374	231	1,005
Housing cost burden greater than 50% of income (and none of the above problems)	2,942	289	195	20	3,446	1,687	868	469	228	3,252
Housing cost burden greater than 30% of income (and none of the above problems)	728	1,703	1,076	65	3,572	998	1,222	1,875	612	4,707
Zero/negative Income (and none of the above problems)	337	0	0	0	337	512	0	0	0	512

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,634	669	764	215	5,282	2,152	1,317	1,088	491	5,048
Having none of four housing problems	1,423	3,055	3,847	1,921	10,246	1,977	3,792	7,655	5,113	18,537
Household has negative income, but none of the other housing problems	337	0	0	0	337	512	0	0	0	512

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,957	1,066	692	3,715	730	908	999	2,637
Large Related	524	101	35	660	342	178	533	1,053
Elderly	627	375	175	1,177	1,501	838	463	2,802
Other	1,072	573	364	2,009	438	272	512	1,222
Total need by income	4,180	2,115	1,266	7,561	3,011	2,196	2,507	7,714

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,604	140	150	1,894	462	410	243	1,115
Large Related	404	14	0	418	138	45	0	183
Elderly	428	120	30	578	910	297	116	1,323
Other	877	68	15	960	322	134	114	570
Total need by income	3,313	342	195	3,850	1,832	886	473	3,191

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	513	201	423	180	1,317	310	302	423	101	1,136
Multiple, unrelated family households	15	115	74	15	219	44	84	104	152	384
Other, non-family households	10	0	35	0	45	0	0	0	0	0
Total need by income	538	316	532	195	1,581	354	386	527	253	1,520

Table 11 – Crowding Information – 1/2

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present	238	93	196	527	144	140	196	480

Table 12 – Crowding Information – 2/2

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

There are an estimated 17,483 single-person households in the Participating Jurisdiction portion of Brazoria County. This represents 23.2% of all households and 8.2% of the population. There are an estimated 5,439 individuals 65 years or older living alone, which represents 30.8% of the single-person households. Though in most jurisdictions the preponderance of single-person households is among those under 35 and those over 64, in Brazoria County, the majority (50.7%) are between 35 and 64 years of age.

While African Americans make up 9.9% of the households, they comprise 13.6% of those living alone. Likewise, while non-Hispanic whites make up 63.2% of the households, they comprise 68.5% of those living alone. Hispanics have a much lower rate of living alone than African Americans or whites with 23.6% of the households being Hispanics, but only 14.4% of those living alone being Hispanic.

There are more single men living alone than women, especially in the areas where there is extensive new construction and construction workers have relocated temporarily to Brazoria County. In addition, there is a large male prison in Brazoria County and many releasees remain in the County, living alone, as a boarder/roomer or with a roommate.

Unlike most large cities, there is a higher percentage of single owner-occupied households (56.0%) than single renter-occupied households (43.5%). Seniors living alone have the highest ratio of owner to renter occupancy with 74.5% being owners. More than twice as many single women 65 years and older live in owner-occupied housing than men of the same age. The seniors who live alone and own their homes, especially women, are perhaps the most vulnerable of the households as maintenance becomes difficult.

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

Using the 2008-2010 CHAS data for disabled, there are an estimated 10,245 low- to moderate-income households with one or more disabled individual(s). Of these, 5,905 have one or more housing problems, with 95% of the extremely low-income having housing problems, 44% of low-income having housing problems and 35% of moderate-income having housing problems. Of the low-mod income disabled households, 38% are renters, compared with 43% of the general low-mod income households. The difference is due to the fact that there is a higher homeownership rate among the elderly, who are more often disabled, than among younger households in Brazoria County.

There are no definitive data or small-area estimates of the number of households with a member who is a victim of domestic violence, dating violence, sexual assault, or stalking. The National Domestic Violence Hotline states that 29% of women and 10% of men have experienced domestic violence, sexual assault, or stalking by an intimate partner in their lifetime. The Hotline states that 9.8% of adult women are victims of intimate partner violence annually. It can be estimated that 3.2% of adult men are victims of intimate partner violence annually. Extrapolating from these figures, it can be assumed that approximately 5,526 Brazoria residents who are living with a partner will be victims of domestic violence in a given year. There are no statistics to indicate the percent of victims who will (1) choose to leave the abusive relationship and (2) need housing assistance as a result. No information is available to indicate the number of households affected by dating violence, non-partner sexual assault/stalking, or to indicate the number who will need housing assistance.

What are the most common housing problems?

Very few housing units in Brazoria County lack complete plumbing or kitchen facilities. Even among the low- to moderate-income households, less than 2% are living in the CHAS-defined “substandard housing”. The most common housing problem in Brazoria County is cost. Nearly half (43.1%) of renters of all incomes in Brazoria County have a housing cost burden of greater than 30%. The rather low percentage of multi-family units (13.5% with 5+ units in structure) accounts for one of the causes of non-affordable rental housing as single-family units are more costly to rent. Moreover, 37.1% of the housing in Brazoria County, particularly housing on the north side of the County, was constructed after 1990, with 22% constructed since 2000. Newer housing is more costly. The expansion of petrochemical companies, coupled with the residential and other non-residential development, has brought a significant number of temporary residents into the area during the construction phase. These workers not only require rental housing, but they are able to afford higher cost housing due to doubling up, resulting in landlords being able to raise rents.

Owners also face housing cost burdens in Brazoria County. Of owners with a mortgage (regardless of income level), 25.6% have a housing cost burden of greater than 30%. Of the low- to moderate-income homeowners, 48.7% of them have a housing cost burden of greater than 30%.

Overcrowding is the second housing problem facing low- to moderate-income renters and owners. Eight percent of low- to moderate-income households with no other housing problems live in overcrowded conditions, having more than 1 person per room.

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

Small households, including small related and persons living alone, especially the elderly, have greater housing problems than larger family and non-family households. Small households are defined as 4 or fewer people, and large households are 5 or more. Of low- to moderate-income families that have a housing cost burden greater than 30%, small-related and elderly households comprise of 64.7% of renters and 70.5% of owners. Adding the “other” category, which includes those living alone or unrelated individuals in a household, virtually all (91.3% of the renters and 86.3% of the owners) are families with a housing cost burden of greater than 30%.

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

Identifying non-homeless, extremely low-income persons who have secondary characteristics that are risk factors for homelessness can make it easier to target preventive assistance to those most at risk of becoming homeless. Individuals and families that are most often precariously housed include single female head of household; households where more than 50% of income is spent on housing costs; youth aging out of foster care; families living doubled-up due to lack of employment, low wages, a change in family composition, domestic violence, and sub-standard housing. In Brazoria County, there are 4,180 renter households with incomes at or below 30% AMI. According to Out of Reach (National Low Income Housing Coalition report) in 2014, a household earning minimum wage could afford a two-bedroom apartment rent of \$410 per month. The 2014 Fair Market Rent established by HUD for a two-bedroom apartment in Brazoria County is \$828 per month. A worker would have to earn \$15.92 per hour, which is significantly above minimum wage, to afford the Fair Market Rent. A person receiving SSI of \$733 per month could afford a monthly rent no higher than \$209.00. The Fair Market Rent for an efficiency apartment in Brazoria County is \$640 and for a one-bedroom

apartment is \$644. A lack of a living wage and unemployment appear to be the factors that contribute most frequently to a household becoming homeless. Persons living on fixed incomes such as SSI or Social Security retirement benefits are at increased risk of homelessness due to being severely rent burdened.

Brazoria County needs more affordable units. The Housing Authority and County are facing a unit shortage in the southern part of the county due to the expansion and construction going on in the chemical plants. Most of these projects are anywhere from three to five years in duration and a vast majority of the available units are being utilized by the contractors coming into the area to work. Many complexes have sold and are no longer accepting the Section 8 vouchers. Within the City of Pearland, there are only two complexes that accept the vouchers. Some complexes that no longer accept the voucher require the tenant to move when the lease is up. A majority of the LIHTC properties, which are supposed to “target” these families, are raising rents to “market rate” (as set by TDHCA). These market rates are not affordable, even for a family that has a Housing Choice Voucher from the Housing Authority.

Using Emergency Solutions Grant funds, Brazoria County provides funding for emergency shelter, homelessness prevention and rapid re-housing. These programs can help provide homeless prevention assistance to approximately 35 households and the rapid re-housing program can help approximately 25 households. Agencies that work with the County to provide these programs and serve the homeless population indicate that the need for permanent affordable housing, full-time employment at a living wage, reliable transportation, and follow-up services are most needed by households receiving Rapid Re-housing assistance in order to maintain housing stability.

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

Not Applicable

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

Mental illness, chronic physical illness, physical disabilities, substance abuse, criminal background, unstable job history, prior evictions, transportation, underemployment, lack of education/job skills, language barriers, weak support system, and age are housing characteristics that have been linked with instability and an increased risk of homelessness.

Discussion

The most common housing problem in Brazoria County is cost. An estimated 8,441 (40%) of all income levels in the County's CDBG jurisdiction have a housing cost burden of greater than 30%. The rather low percentage of multi-family units (13.5%, or 23,800 units with 5+ units in structure) accounts for one of the causes of non-affordable rental housing as single-family units are more costly to rent. Moreover, 31,940 housing units (37.1%) in the CDBG jurisdiction of Brazoria County, particularly housing on the north side of the County, was constructed after 1990, with 18,123 (22%) constructed since 2000. Newer housing is more costly. The expansion of petrochemical companies, coupled with the residential and other non-residential development, has brought a significant number of temporary residents into the area during the construction phase. These workers not only require rental housing, but they are able to afford the higher cost of housing due to doubling up and receiving a per diem on top of their regular salary, resulting in landlords being able to increase rents.

In Brazoria County, there are 4,180 renter households with incomes at or below 30% AMI. According to Out of Reach (National Low Income Housing Coalition) in 2014, a household earning minimum wage could afford a two-bedroom apartment rent of \$410 per month. The 2014 Fair Market Rent established by HUD for a two-bedroom apartment in Brazoria County is \$828 per month. Though many apartments rent for less than the FMR, they do rent for more than \$410 per month, therefore more than an extremely low-income family can afford.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

Introduction

Brazoria County does have some disproportionately greater need among minorities than non-Hispanic whites, however the disproportionate need differs between income ranges. As would be expected, all extremely low-income groups have a substantial need regardless of race or ethnicity. As incomes rise, disparity also increases, but also varies. Overall, there is a disproportionately greater need among Hispanic households than African American, non-Hispanic white, or other households, and a somewhat disproportionately greater need among African American households than White or other households.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,634	2,147	502
White	3,965	1,203	347
Black / African American	995	196	24
Asian	55	19	0
American Indian, Alaska Native	34	0	10
Pacific Islander	0	0	0
Hispanic	2,486	628	130

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,395	4,311	0
White	3,210	2,601	0
Black / African American	556	344	0
Asian	79	19	0
American Indian, Alaska Native	64	15	0
Pacific Islander	0	0	0
Hispanic	1,485	1,292	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,395	9,450	0
White	2,347	5,952	0
Black / African American	422	692	0
Asian	132	204	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	1,437	2,497	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,494	6,278	0
White	949	4,218	0
Black / African American	93	422	0
Asian	55	90	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	394	1,379	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

There are multiple methods of determining disproportionate need. If all racial/ethnic groups were equally represented in an area, the easiest method would be to look at the percent of each group with a housing problem. However, in most areas, as in Brazoria County, the racial/ethnic groups are not equally represented. Therefore to compare the percent of one group's housing problems with another's using the individual group's total housing problems divided by the total housing units for all groups combined, would skew the results. However, when controlling for unequal distribution of total housing units by race/ethnicity, that is comparing the percent of problems within each racial/ethnic group, there is not a substantial racial/ethnic disproportion in Brazoria County within all income ranges combined. For example, when combining all income ranges, Hispanics with housing problems/total Hispanics is not substantially different from whites with housing problems/total whites. However, some minority groups do have a disproportionate need within some income ranges. The percentages of extremely low-income African Americans and Hispanics with a housing problem in relation to total African Americans and Hispanics in that income range do exceed the percentage of extremely low-income Whites with the same comparison. The percentage of very low-income African Americans with a housing problem exceeds the percentage of very low-income Whites and Hispanics with a housing problem, however very low-income Hispanics do not have a disproportionate need. The percentages of moderate-income African Americans and Hispanics

with a housing problem exceed moderate-income Whites. All three ethnicities are equal for households with incomes between 80% and 100% of AMI.

For all income ranges at or below AMI, the percent of housing problems in houses occupied by African American households (African American housing problems / Total housing problems) mirrors the percent of total African American households. The percent of housing problems in houses occupied by Hispanic households (Hispanic housing problems / Total housing problems) significantly exceeds the percent of Hispanic households overall.

Overall, there is a disproportionately greater need among Hispanic households than African American, White or other households, and a somewhat disproportionately greater need among African American households than White or other households.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

Introduction

Severe housing problems are defined by HUD as those households with greater than a 50% housing cost burden, more than 1.5 persons per room, and/or lacking complete plumbing or kitchen facilities. Hispanics with severe housing problems have a disproportionately greater need than other racial/ethnic groups. Asians also have a disproportionately greater need when comparing the percent of Asian households with severe housing problems with the percent of other racial/ethnic groups with severe housing problems. However, with Asians comprising such a small proportion of all households, their percent of total households with severe housing problems is much smaller than any other group. As with all groups, the lower the income range the greater the percent of households with severe housing problems. More than half of all extremely low-income households regardless of race or ethnicity have severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,579	4,185	502
White	2,834	2,354	347
Black / African American	651	538	24
Asian	55	19	0
American Indian, Alaska Native	34	0	10
Pacific Islander	0	0	0
Hispanic	1,949	1,178	130

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,304	7,399	0
White	1,441	4,352	0
Black / African American	153	737	0
Asian	49	49	0
American Indian, Alaska Native	0	79	0
Pacific Islander	0	0	0
Hispanic	656	2,114	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,888	11,965	0
White	732	7,572	0
Black / African American	225	882	0
Asian	104	232	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	819	3,111	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	611	7,163	0
White	352	4,813	0
Black / African American	18	492	0
Asian	50	95	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	188	1,583	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

Hispanics with severe housing problems have a disproportionately greater need than other racial/ethnic groups. Asians also have a disproportionately greater need when comparing the percent of Asian households with severe housing problems with the percent of other racial/ethnic groups with severe housing problems. However, with Asians comprising such a small proportion of all households, their percent of total households with severe housing problems is much smaller than any other group.

Unlike households with moderate housing problems, there is no disproportion of African American households with severe housing problems than other racial/ethnic groups. African Americans represent 10.8% of total households and only between 6.5% and 11.8% of all households with severe housing problems by income range. Hispanics, however, do have a greater disproportion of housing need to overcome severe housing problems. While Hispanic households represent 13.1% of total households, they represent between 26.4% and 32.6% of households with severe housing need by income. Asians represent 1.3% of the total households with incomes at or below the area median, but 2.5% of those with severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

The majority of the households with HUD-defined housing needs have a housing cost burden as their primary need. Overcrowding makes up a much lower share of housing need and lacking complete plumbing and/or kitchen facilities is the least prevalent need.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	56,147	11,000	7,226	512
White	38,462	6,657	4,366	357
Black / African American	3,310	1,260	867	24
Asian	1,377	153	160	0
American Indian, Alaska Native	249	64	14	10
Pacific Islander	0	0	0	0
Hispanic	12,188	2,802	1,729	130

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Cost burdens represent more than three-fourths of all housing problems, and any disproportionate greater cost burden need by race/ethnicity is mirrored by the need based on any problems. Overall, African Americans represent approximately the same percent of cost-burdened households than they represent of all households. Hispanics and Asians represent nearly double the cost-burdened households than they do total households. These ratios hold for both levels of problem cost burden – housing costs 30-50% of income, and > 50% of income.

	Cost Burden > 30%	Total Households
White	60.70%	74.60%
African American	11.50%	10.80%
Hispanic	24.90%	13.10%
Asian	2.3%	1.3%

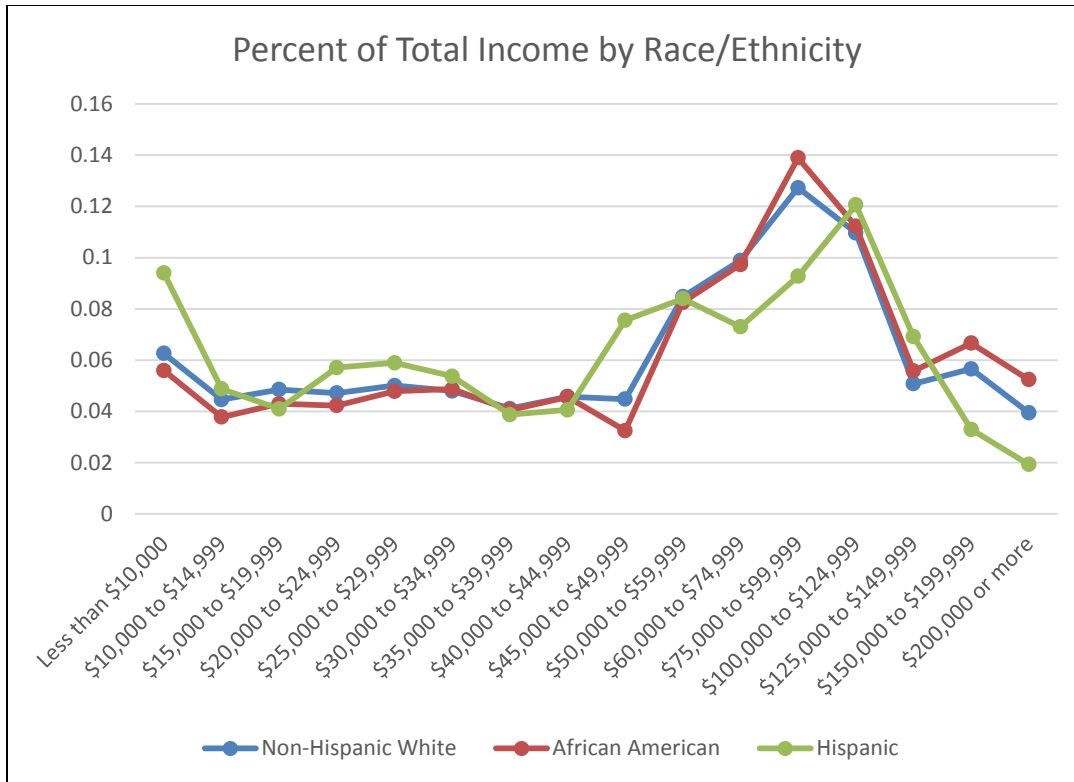
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

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

Hispanics and Asians have a disproportionately greater need in most income categories. Hispanics' percentage of total households (13.1%) compared with the percentage of Hispanic households with housing problems (26.4%-32.6%) indicates a strong disproportionate housing need among Hispanics. Asians comprise 1.3% of the total households and 2.5% of the households with housing needs. Because Asians comprise such a small share of the total population, the information below focuses only on Hispanics, African Americans, and non-Hispanic whites.

If they have needs not identified above, what are those needs?

The households with housing problems, regardless of race/ethnicity, are in need of more affordable housing – either higher income to afford existing housing or lower housing costs to fall below 30% of current income. Hispanics have much lower incomes than Whites or African Americans. The mean household income for Hispanics is \$19,059 versus \$34,205 for Whites and \$27,121 for African Americans. Median incomes are less diverse with Hispanics having a median income of \$55,559, Whites with a median income of \$70,999 and African Americans at \$62,260. The graph below shows the percent of income for each major race/ethnicity in Brazoria County.

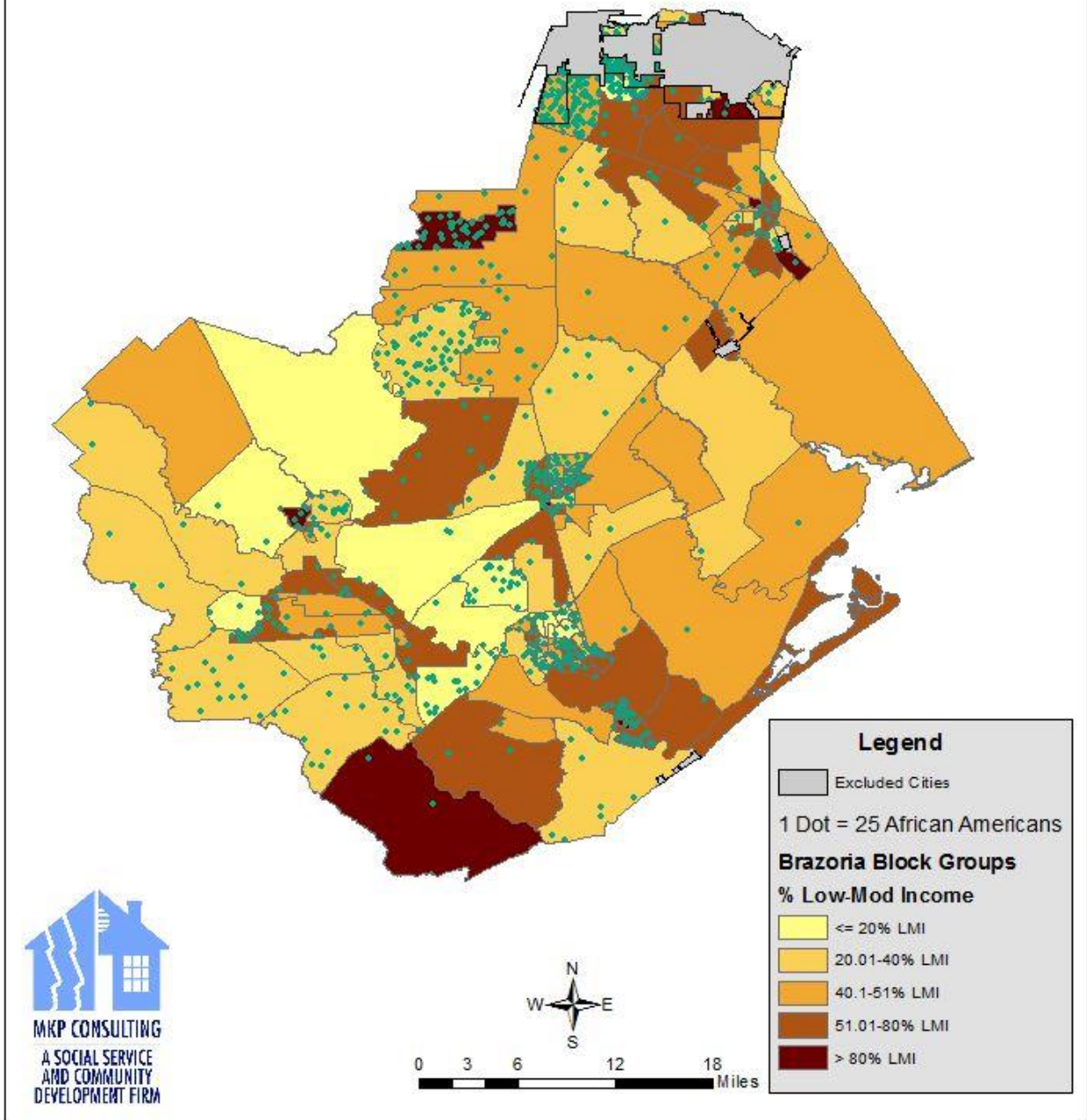


Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

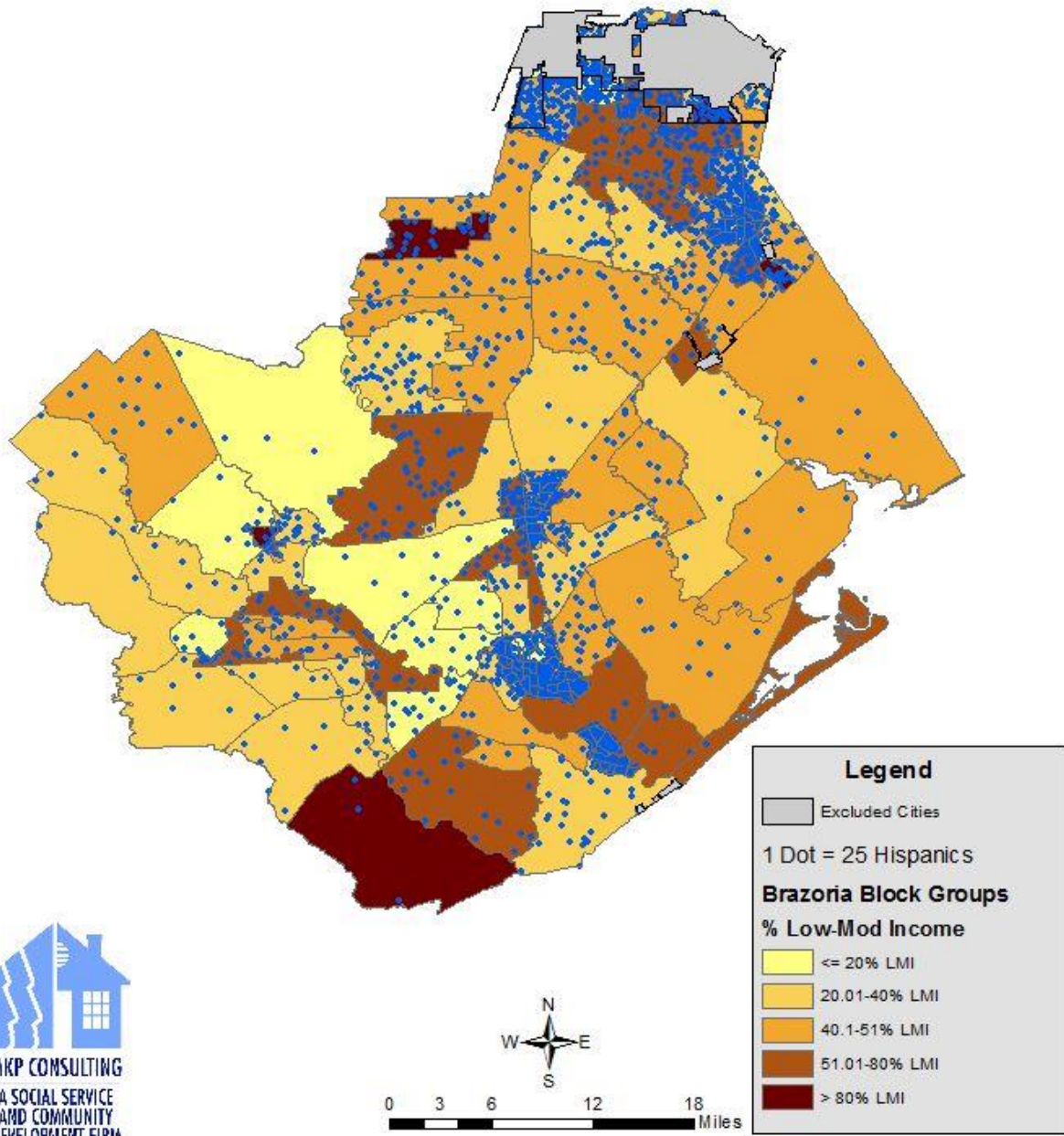
Hispanic households are primarily clustered around the larger cities in Brazoria County where the incomes are higher. However, there is a high concentration of Hispanic households in the areas with a high percent of low- to moderate-income on the west-northwest side, south of Pearland (north), and in areas of Alvin (northeast), Angleton (central), Freeport (southeast) and Clute (southeast). There are also high concentrations of Hispanics in the areas of Angleton and Lake Jackson with the fewest LMI households.

African American households are clustered in the unincorporated areas with the highest percent of low- to moderate-income (> 80% LMI) on the west-northwest side. Additionally, African Americans are clustered in area of West Columbia (west-southwest) with the highest percent of LMI. The majority of the African Americans are clustered in areas with 51-80% LMI, though there is a large cluster in Lake Jackson and northwest of Lake Jackson as well as southwest of Pearland in areas with less than 40% LMI. The two maps below (and in the attachments of the eCon Planning Suite) show the percent LMI households with Hispanic and African American households overlaid.

African American Population by Areas of Low-Mod Income Concentration



Hispanic Population by Areas of Low-Mod Income Concentration



NA-35 Public Housing – 91.205(b)

Introduction

Brazoria County does not have public housing developments but manages 586 tenant-based Section 8 Housing Choice Vouchers. Currently, only 574 active tenants are on the program, as the HA is trying to “lease-up” to fill those spaces. The Brazoria County Housing Authority is part of the County’s Community Development and Welfare Department.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	574	0	574	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	12,692	0	12,692	0	0	
Average length of stay	0	0	0	6	0	6	0	0	
Average Household size	0	0	0	2	0	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	0	142	0	142	0	0
# of Disabled Families	0	0	0	198	0	198	0	0
# of Families requesting accessibility features	0	0	0	70	0	70	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	280	0	280	0	0	0
Black/African American	0	0	0	290	0	290	0	0	0
Asian	0	0	0	4	0	4	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	119	0	119	0	0	0
Not Hispanic	0	0	0	455	0	455	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

There is no public housing in Brazoria County, only Housing Choice Vouchers (HCV). Currently, there are 198 HCV clients with some form of disability and an additional 70 families with a disability on the waiting list. There is a shortage of accessible rental units in Brazoria County, in great part due to the high percentage of rental units that are single family or mobile homes leased by individuals for whom the Fair Housing Act does not apply. As a result, there is a need of accessible rental units for the entire population, which is exacerbated for the HCV clients as their rent is capped and many landlords do not accept voucher clients.

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are 332 households on the Section 8 waiting list, with an average wait time of more than 2 years. Currently, 144 are families and 111 are elderly or disabled. The remaining 77 are non-elderly/disabled individuals.

The most immediate need for HCV holders is available units that accept vouchers and pass HQS inspections. Moreover, with the influx of temporary construction workers for the petrochemical facility expansions, much of the rental property in Brazoria County, particularly near Angleton and Freeport where the majority of the social services are located, is not available to permanent residents. Rents have increased significantly, most above the allowable HCV Fair Market Rents, due to demand. Because this influx is temporary, developers are not inclined to construct new units.

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

The needs of the HCV holders mirror that of the rental population at large: insufficient rental units at a fair market price.

Discussion

Brazoria County does not have public housing developments. The Housing Authority has 586 Housing Choice Vouchers, but only has 574 active tenants. Currently, there are 330 applicants on the HCV waiting list with an average wait time of 921 days. Of the HCV holders, 34.5% have at least one disabled family member, and 24.4% of those on the waiting list have a disabled family member. While 24.7% of the current active HCV tenants are elderly, only 9% of the waiting list is elderly applicants, and 43.4% are families with children.

With the rapid and dramatic increase in rents due to the influx of temporary construction workers to Brazoria County, the HCV clients are having a more difficult time finding housing that passes HQS inspections and is at or below the fair market rents. Even more difficult is finding units that are also accessible.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Brazoria County coordinates with the Texas Homeless Network and the Gulf Coast Homeless Coalition to further their efforts to identify and plan for the needs for homeless individuals and families. Homelessness is defined as individuals and families without a primary nighttime residence, unaccompanied youth under the age of 25, persons fleeing domestic violence including sexual assault, dating violence, stalking or other life-threatening conditions.

On January 22, 2015, local agencies participated in the Texas Balance of State Point in Time count for Brazoria and Galveston County. The information collected from this count and the survey that was conducted at the same time provided valuable information on the number and needs of people experiencing homelessness in the area.

The Gulf Coast Homeless Coalition is a group of local and regional non-profit organizations, governmental entities and faith-based entities serving the counties of Brazoria, Galveston, Chambers, and Liberty by providing support services, emergency shelter, and housing. The Gulf Coast Homeless Coalition joined the Texas Balance of State Continuum of Care in 2011. The Texas Homeless Network (THN) is a non-profit membership organization that serves as the lead agency for Continuum of Care planning and management of the Homeless Management Information System (HMIS) for the 213 Texas counties in the Texas Balance of State Continuum of Care. THN assists in developing awareness and formulating strategies concerning statewide issues in the prevention and elimination of homeless that require a comprehensive approach using a community-based planning structure.

The County uses CDBG and ESG funding to assist local non-profits in meeting the needs of the low-moderate income citizens including those experiencing homelessness or at-risk of homelessness. Agencies funded for the upcoming program year include ActionS Home Bound Meals; Alvin Community College Continuing Education; Boys & Girls Club Prevention Program; Brazosport Cares Food Program; Brazosport College Continuing Education Program; Dream Center; Helping Hands & Hearts Hospice; Junior Achievement; Salvation Army Subsistence Program; Gathering Place Alzheimer Program; Truth to Life Ministry Youth Program; and 20/20 Vision FOCUS Summer Youth Program.

Using ESG funding, the County will fund Kidz Harbor Emergency Shelter that can provide shelter and services to up to 50 children and youth; a homeless prevention program that can assist up to 35 households and a rapid re-housing program that can provide housing assistance to up to 25 households.

County staff will continue to work with interested entities in the planning and development of programs and/or facilities that would assist homeless persons in moving from homelessness to permanent housing and programs that prevent homelessness and promote long-term housing stability.

Homeless Needs Assessment

	# of persons experiencing homelessness on any given night		Estimate # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in HH with Adults & Children	8	41	Data not available	Data not available	Data not available	Data not available
Persons in HH with only children	Data not available	36	Data not available	Data not available	Data not available	Data not available
Persons in HH with only adults	11	60	Data not available	Data not available	Data not available	Data not available
Chronically homeless individuals	Data not available	0	Data not available	Data not available	Data not available	Data not available
Chronically homeless families	Data not available	0	Data not available	Data not available	Data not available	Data not available
Veterans	Data not available	0	Data not available	Data not available	Data not available	Data not available
Unaccompanied youth	Data not available	0	Data not available	Data not available	Data not available	Data not available
Persons with HIV	Data not available	0	Data not available	Data not available	Data not available	Data not available

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

individuals and families, families with children, veterans and their families, and unaccompanied youth):

There are limited emergency shelters, transitional housing, and rapid re-housing programs within Brazoria County and therefore, it is difficult to predict the number of people entering and exiting homelessness each year by population type. Local service providers are active in the Gulf Coast Homeless Coalition and participated in the Point-in-Time count for Brazoria and Galveston Counties conducted on January 22, 2015. The “known location” methodology was used to survey persons found at the sites identified by the community to be where those experiencing homelessness are known to congregate. The resulting survey sample is represented by people in homeless situations and persons who are at risk of homelessness. The total number of survey responses does not represent the total populations experiencing homelessness, so estimates have been formulated by the Texas Homeless Network data team.

Overall for Brazoria and Galveston counties, it is estimated that 312 people experience homelessness annually. The largest population was single adults at 83.3% and families with children being 13.6% of those counted. Couples without children and those who identified as “other type of family” made up 4.5%. Households with children only and unaccompanied youth totaled 0.7%.

Thirty-two (32.5%) reported that they had been continuously homeless for at least 12 months or experienced four episodes of homelessness in the last three years. Almost twelve percent (11.9%) reported that they were veterans.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

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

The Section 8 program is managed by the Brazoria County Housing Authority. There are 332 people on the waiting list with an average wait time of 2½ years. There are no public housing properties in Brazoria County. Families with children make up 43.37% of those on the waiting list with elderly/disabled applicants at 33.4%. The need for additional affordable housing is great. The lack of affordable housing for persons experiencing homelessness results in longer periods of time in emergency shelters and generally those are often located in other cities. In an effort to serve those with the greatest need, Brazoria Housing Authority has established the following preferences: P1- Brazoria County Resident; P2 – Elderly/Disabled; P3 – Employed; and P4 – Length of time on waiting list.

Additionally the lack of affordable housing increases the risk of homelessness for many families that are precariously housed due to economic reasons. The types of families most affected by poverty are single parents in low-wage jobs and often with the contributing factors of substance abuse, domestic violence, mental illness, and child abuse in the family dynamic.

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

White and African American were the races most reported during the PIT count. White individuals and families made up 66.3% of the persons surveyed, with 28.4% identifying as African American, 3.4% as American Indian/Alaskan Native and 0.3% as Asian. Twenty (15.9%) percent were identified as Latino/Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The PIT count provided useful information regarding the characteristics of individuals and families experiencing homelessness. The average age of all participants taking the survey was 46 years. Men made up 61.9% of those surveyed with women being 37.6%.

The percentage of women being identified as homeless may be a reflection of the fact that there are more shelters for victims of domestic violence than emergency shelters for single adults in the PIT count area. Households with at least one child were 11.6% of those surveyed. Single individuals were 83.3%. Concerning episodes of homelessness, 39.4% stated that this

was the first episode of homelessness within the past three years; 28.1% had two to three episodes of homelessness within the past three years; 6.2% had at least four episodes of homelessness within the past three years and 26.3% reported that they had been continuously homeless for 12 months or longer.

Unemployment (20.1%) was the reason most given for becoming homeless with not enough income to pay the rent or mortgage due to low-wage and employment being the second reason (13.6%). Other reasons for homelessness were: Addiction (14.6%); Domestic Violence (6.3%); Mental or Physical Disability 15.6%); Divorce or Separation (4.2%) and Eviction (4.2%). Of the participants surveyed on the night of the PIT count, 74.8% reported that they were currently unemployed. Sixty-seven (67.8%) percent reported that they had some type of disability.

According to the Texas Homeless Education Office, there were 1,334 children in the County school districts (excluding Pearland) who were also identified as homeless under the McKinney-Vento Homeless Education Assistance Act but did not necessarily meet the HUD definition of homelessness. The School Districts included in this number are Alvin, Columbia-Brazoria, Angleton, Damon, Danbury, Sweeny and Brazosport. Almost all of these families were living doubled-up with relatives and/or friends because of economic reasons. Much of the homelessness in the Brazoria County is due simply to poverty from a lack of full-time employment at a living wage and a lack of affordable housing.

People who are unsheltered are a smaller group. They tend to be single adults with few community supports or connections, and often dealing with mental illness, substance abuse and chronic physical illness. Due to their transient nature, it is harder to estimate a number who fit into this category. Many unsheltered homeless individuals live in encampments in the more rural areas of Brazoria County. These encampments are usually secluded and are not known to service providers and often not even law enforcement. Of the adults surveyed during the PIT count, 2.9% reported that they had spent the previous night in an unsheltered situation.

Discussion:

It is important to remember that Brazoria County is a very large county with smaller cities and large rural areas. It is located in close proximity to Houston and Galveston. Many people experiencing homelessness may move to a larger city that provides more options for emergency shelter, transitional housing, permanent affordable and supportive housing. There are emergency shelters within the County, but they are limited to victims of domestic violence and children/youth. While the County does provide funding for rapid re-housing and homelessness prevention programs, there continues to be a need for these programs as well as for permanent supportive and permanent affordable housing for single adults, chronically homeless and families with children. The County continues to identify and work with agencies

that have the capacity to manage Rapid Re-Housing programs or develop permanent supportive housing.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs population in Brazoria County, as in all jurisdictions, is difficult to quantify. While the American Community Survey (ACS) provides the number of elderly and disabled, it does not provide information on other special needs groups nor does it provide information on their levels of need. Victims of domestic violence, those with mental illness or substance use disorders, and those living with HIV/AIDS are not completely quantified, particularly at the local level. Regional, state and national averages and rates must be applied to local populations to estimate the number of individuals classified by HUD as non-homeless special needs population.

Describe the characteristics of special needs populations in your community:

It is difficult to estimate the exact number of special needs individuals in Brazoria County, especially those only in the County's Participating Jurisdiction boundaries. Additionally, it is more difficult to estimate the number of low- to moderate-income of those needing housing and supportive services.

Elderly: Based on the ACS, there are 23,900 elderly 65 years and older in the PJ area of Brazoria County. Of these, 9,530 have one or more disabilities and of all elderly, 5,400 elderly are living alone. There are 3,810 with an independent living difficulty; however, there is no information on the number of those with disabilities who are living alone. Approximately 5,380 elderly are military veterans, and 168 elderly veterans have a disability. There are approximately 2,435 elderly living below poverty, 265 of whom are veterans.

Non-elderly disabled: The ACS indicates that there are 16,542 non-elderly, non-institutionalized individuals with a disability, 14,259 of who are 18 to through 64 years of age, 3,360 of the adults are living below poverty. Of the non-elderly adults, 5,227 have an independent living difficulty, though there is no information on the number living alone. Non-Hispanic whites comprise 67% of all disabled regardless of age, while Hispanics comprise 20% and African Americans 10%. Veterans account for 1,582 non-elderly adults with disabilities.

Mental Illness and Substance Abuse: There is no local information on the number with a mental illness, but based on national averages, 4.1% of the total population and 5.2% of the working-age population have a serious mental illness. Assuming that the area covered by Brazoria County PJ mirrors the nation, there are an estimated 9,240 total individuals and 8,600 working-age individuals with a serious mental illness. Local data for those receiving free or Medicaid services extrapolated from state data provided by the Texas Department of Health Services, indicate approximately 618 adults received mental health services in 2013 and 284 of those

were admitted to a psychiatric hospital at least 3 times in 180 days. In 2013, there were an estimated 60 adults from Brazoria County on the waiting list for subsidized mental health services. An additional 308 were admitted for substance use disorders, with 50 on the waiting list for subsidized services.

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

All of those special needs subpopulations with inadequate resources are in need of some level of supportive services.

Elderly: The 2,435 elderly living below the poverty level are in need of supportive services. Based on the ACS data provided in the Housing Needs chapter, 1,177 low- to moderate-income elderly renters have a housing cost burden of greater than 30% of income, with 578 have a cost burden of greater than 50%. Of elderly homeowners, 2,802 have a cost burden of greater than 30%, with 1,323 having a cost burden of greater than 50%. A number of the disabled elderly require accessible housing and specialized transportation. The renters are in need of subsidized housing, either through Housing Choice Vouchers, Section 202 housing, LIHTC units or other reduced-rent units. The owners are in need of property tax deferments, assistance with repairs and maintenance and assistance with energy costs. All of those elderly living below poverty need supportive services in the way of food assistance, clothing assistance, transportation, and prescription drug assistance. The 5,400 elderly living alone, especially those with a disability, need some level of human interaction and support. The homebound elderly need home-delivered meals.

Non-elderly Disabled: All of the households with disabled members require some level of support. Housing and supportive service assistance is even more critical for those living at or below the poverty level with a housing cost burden of greater than 30%. According to the CHAS data, 5,905 LMI households with one or more disabled adults have a housing cost burden of greater than 30%. All of these households are in need of some level of housing assistance, be it rental assistance, home repair, Section 504 retrofitting, or permanent supportive housing. Many of the disabled, particularly many of the 1,582 veterans, also have mental health issues that require additional supportive services.

Mentally Ill and Adults with Substance Abuse Disorders: While state statistics extrapolated to the local level show that most Brazoria County residents with mental illness or a substance use disorder have some health insurance, it is presumed that at least 678 adults need subsidized hospitalization or outpatient treatment for mental illness each year, including the 60 on the waiting list for residential treatment. The 358 adults with substance use disorders, including 50 on the waiting list, also need subsidized hospitalization or outpatient treatment each year. Each

year approximately 30 of those adults with mental illness are assigned to supportive housing, however the number of available beds does not nearly meet the need.

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

According to the Texas Department of State Health Services, there are 458 residents in Brazoria County, including Pearland living with HIV/AIDS. Brazoria County is within the Galveston HSDA, and the statistics for the overall HSDA indicate that males comprise 75% of the people living with HIV/AIDS (PLWH). African Americans have over 3 times the Whites' and Hispanics' rate of 154 per 100,000. The majority of those PLWH in the Galveston HSDA, and assumed in Brazoria County, are 45 years and older (58.5%) with 25.8% between the ages of 25 and 44, 15.2% between 25 and 34 and a small percentage under 25 years.

Statewide, 21% of newly diagnosed individuals are not linked to care within 3 months.

Discussion:

Due to the rural and suburban nature of Brazoria County, there are few housing and service programs to address the needs of the special needs populations. The geographic size of Brazoria County, coupled with the low population density, makes it economically unfeasible for many housing and social service providers to locate in the County. Additionally, there is a plethora of programs in Houston, just north of Brazoria County, where the population is more concentrated.

The greatest needs that can be addressed in Brazoria County is reducing the housing cost burdens, providing housing rehabilitation, including accessibility and energy efficiency improvements for the elderly and disabled, as well as transportation, affordable and/or accessible healthcare, and prescription assistance.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The needs for Public Facilities are improved parks, including public beaches; multi-service centers (with social services willing to set up programs); ADA accessibility to facilities; and windstorm/storm surge protection for existing facilities.

In particular, Alvin, Bailey’s Prairie, Lake Jackson, Manvel, Richwood, and Surfside indicated a need for better multi-service centers, including better ADA accessibility and protection from storms. Brazoria, Brookside, Clute, Lake Jackson, Manvel, Oyster Creek, and Surfside indicated a need for improved parks.

Manvel and Surfside each indicated a need for a new fire station.

How were these needs determined?

These needs were determined primarily through surveys and conversations with the mayors/city managers of the participating cities and the County Commissioners. In addition, public surveys were used to determine general, non-area-specific needs.

Describe the jurisdiction’s need for Public Improvements:

Every City surveyed and a majority of the public surveys rated the highest needs as flood control/drainage and water/wastewater line repairs. Street resurfacing and/or widening and improvements to sidewalks also received high ratings. Additionally, better street/sidewalk lighting was given high priority ratings in approximately 75% of the surveys by the mayors and public.

How were these needs determined?

These needs were determined primarily through surveys and conversations with the mayors/city managers of the participating cities and the County Commissioners. In addition, public surveys were used to determine general, non-area-specific needs.

Describe the jurisdiction’s need for Public Services:

Adult education and employment training are very high priority needs articulated in the surveys and interviews. More community college campuses and scholarships to community colleges and trade schools are one way to meet the post-secondary education and employment training needs. In addition, ESL, literacy and GED preparation classes are needed.

There is a lack of available services for abused/neglected children, youth, seniors, victims of domestic violence and disabled in all areas of the County. While there are some services, the

area is so large and public transportation is inadequate so that the services aren't accessible county-wide. As a result, public transportation and demand-response transportation for elderly and disabled are both very high needs.

Health services, particularly prescription drug assistance, hospice services, and Alzheimer services have a high priority need, particularly for the elderly. Vision and hearing screenings are also a high priority need.

Neighborhood clean-up and code enforcement are needed in many of the areas of the County to eliminate unsafe and unhealthy conditions to preserve or enhance housing values and desirability.

How were these needs determined?

These needs were determined primarily through surveys and conversations with the mayors/city managers of the participating cities and the County Commissioners. In addition, public surveys were used to determine general, non-area-specific needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing costs in Brazoria County outside of Pearland have traditionally been well below the MSA's fair market prices for each type of housing unit. However, with the shortage of multi-family properties, renters are left with more expensive single-family units that are available. The range of housing values in Brazoria County is relatively tight and below market values in Houston, Pearland, and many other neighboring communities.

Despite the lower cost for housing in Brazoria County, there is a need for new affordable units for both rent and purchase. Brazoria County has had a shortage of safe, sound, affordable housing and the dramatic increase in population, particularly renters, during the expansion of the petrochemical plants has further exacerbated the problem. Once construction is complete, many of the workers who migrated to Brazoria County will return. Others will stay, and new workers to fill the expanded petrochemical job market will relocate to Brazoria County. As a result, the rental market will likely loosen and the sale market will tighten until new subdivisions can come on line.

Brazoria County has approximately 2,050 subsidized units in the form of Low Income Housing Tax Credit properties, multi-family assisted properties, and Section 202/811 properties for elderly and disabled. In addition, the County has 586 Section 8 Housing Choice Vouchers, of which, 564 are active at this time. However, despite the 2,636 project-based and HCV subsidized rental units available, there is currently a waiting list of 332 households for HCVs. Some issues facing the Brazoria County Housing Authority is finding units that pass Housing Quality Standards (HQS) inspections and landlords that will accept tenants with vouchers.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	58,694	69%
1-unit, attached structure	1,240	1%
2-4 units	2,406	3%
5-19 units	6,634	8%
20 or more units	3,763	4%
Mobile Home, boat, RV, van, etc	12,751	15%
Total	85,488	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	220	0%	777	4%
1 bedroom	1,028	2%	4,678	23%
2 bedrooms	7,755	14%	7,216	36%
3 or more bedrooms	45,926	84%	7,305	37%
Total	54,929	100%	19,976	100%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

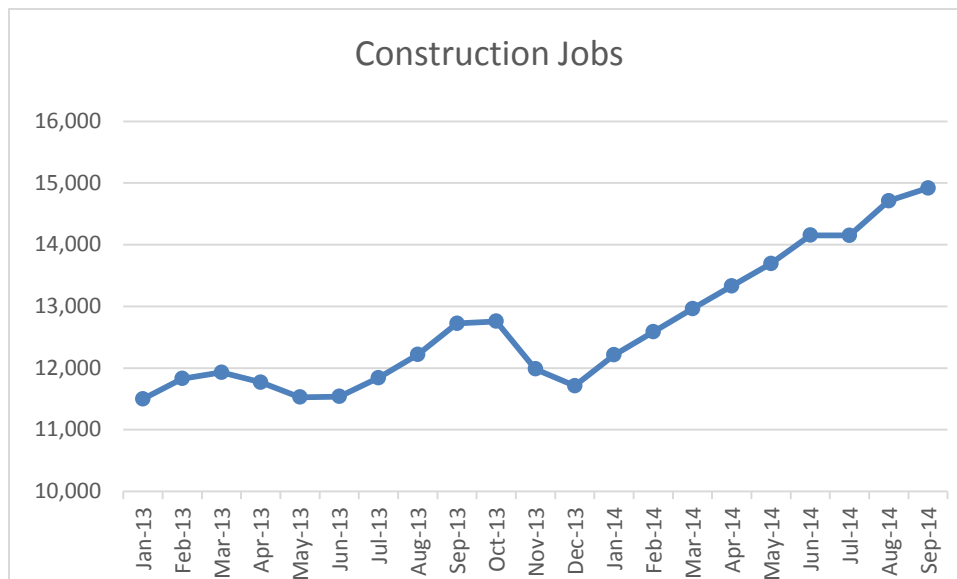
Brazoria County has a number of LIHTC and multi-family assisted properties. HUD's CPDmaps and Texas Department of Housing and Community Affairs list 18 LIHTC properties with 1,658 total units and 1,494 (90%) reserved for low-income. There are 5 developments for seniors with 236 units. Of the total units, 100 (5.4%) are Section 504 accessible, with 46 of the accessible units being in developments for senior, representing 19.5% of senior units. The LIHTC units are located in Alvin (1), Angleton/near Angleton (3), Brazoria (1), Clute (1), Freeport (3), Lake Jackson (3), Manvel (1), Rosharon (1), Sweeny (1) and West Columbia (3).

In addition to the LIHTC properties, Brazoria County has 8 subsidized multi-family developments totaling 456 total units and 369 assisted units. Of these, 3 properties with 86 assisted units are Section 202/811 projects, including 66 units for the elderly, 20 units for the mentally ill and

developmentally disabled. There are 3 non-Section 202 properties, with 203 assisted units, specifically for the elderly. Of the 8 developments, 4 are in Alvin, 2 in Angleton, and 2 in West Columbia.

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

Currently, and for the next 3 to 5 years, a substantial number of units will be lost from the affordable housing inventory due to the rapid and temporary relocation of construction crews to Brazoria County. From January 2013 through September 2014, the construction employment grew by nearly 3,500 employees (30%), with most being temporary relocations not warranting new permanent housing developments. Moreover, construction wages rose approximately \$100 per week between the third quarter of 2013 and the third quarter of 2014. Between the increase in salaries and the temporary nature of the relocation resulting in many workers doubling up, the landlords have been able to raise rents substantially in the last year. Below is a chart of the change in construction employment in the County:



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

The availability of housing units does not meet the needs of the population. The most recent American Community Survey (ACS) data show that there are approximately 8,230 renter households with incomes below \$50,000 having a housing cost burden of greater than 30% of income. According to the 2014 Out of Reach study by the National Low Income Housing Coalition, the rent that the average renter in Brazoria County can afford is \$750 per month.

Based on that and the latest ACS data, only 40% of the rental units would qualify as affordable for the average renter. The average renter would have to work 44 hours per week to afford a 2-bedroom unit, 61 hours to afford a 3-bedroom, and 75 hours to afford a 4 bedroom unit.

Renters at 30% of the AMI can only afford rent of \$569; those at 50% of the AMI can only afford rent of \$948; and those at 80% of the AMI can afford rent of \$1,516. Brazoria's fair market rents (FMRs) are \$640 for an efficiency, \$644 for a 1-bedroom, \$828 for a 2-bedroom, \$1,141 for a 3-bedroom, and \$1,408 for a 4-bedroom.

Most of the rentals in Brazoria County are single-family homes. A survey was conducted of rental properties in April 2015. Of the apartments for rent, costs range from \$356 to \$779 for a 1-bedroom, \$475 to \$1,275 for a 2-bedroom, \$865 to \$1,195 for a 3-bedroom and \$1,175 to \$1,500 for a 4-bedroom. The house rentals are considerably more expensive and range from \$575 for a 1-bedroom, \$549 to \$1,500 for a 2-bedroom, \$995 to \$3,850 for a 3-bedroom and \$1,500 to \$2,995 for a 4-bedroom. Because most of the rentals are single family housing, and because the rapid increase in temporary and doubling-up renters due to the construction market, most of the rents now exceed the fair market rents for Brazoria County. Based on the available rents, only subsidized 1-bedroom units are affordable to the extremely low-income. The 2-bedroom units are affordable only to those on the high end of the very low-income range, though most of the 2-bedroom units are only affordable to moderate-income and above.

Describe the need for specific types of housing:

The primary need for affordable housing in Brazoria County is multi-family units of 3 or more bedrooms, particularly multi-family developments that will accept housing vouchers. However, with the temporary nature of the demand for rental housing due to the increase in construction jobs, there is no incentive for developers to construct more units. Many investors are opting to purchase a property and rehabilitate it, due to the faster turnaround to rental. Single family units that are affordable to the low- to moderate-income and middle-income are also needed. It has been noted by residents that moving families from mobile homes to permanently-placed brick/mortar homes is advantageous to the owners and the community. Moreover, providing financial assistance to first-time homebuyers can move more households from the rental market to homeownership. For those who already own their home but are low- to moderate-income, there is a significant need for housing rehabilitation and/or reconstruction. As part of the rehabilitation process, there is a need to rehabilitate wells and septic systems or, where possible, cap them and run lines to public utilities.

In addition, there is a significant need for affordable housing that is accessible for the disabled. Though rather imprecise, by using the ACS data provided by HUD and latest table 6 of the CHAS data, an estimate can be made of the number of low- to moderate-income households with a

disabled resident. Approximately 3,340 low- to moderate-income renters and 3,410 low- to moderate-income owners have at least one household member with a physical disability of some sort. This disability may be a hearing or visual impairment, an ambulatory limitation or a self-care limitation. Many households have multiple disabilities. Only 100 of the subsidized units are accessible to the disabled.

Discussion

Rental housing in Brazoria County is becoming more inaccessible to the low- to moderate-income residents. Market forces are driving this trend. The expansion of the petrochemical plants in southern Brazoria County has caused a 30% increase in construction employment during the past 7 quarters, and the trend is continuing. The wages for these employees have increased by approximately \$400 per month. These jobs will last only for another 3 to 5 years. As a result, many of the workers have not relocated family but are doubling up in rental units and returning home on weekends. The increase in construction job wages and the doubling up of the temporary employees results in landlords being able to raise rents significantly, driving permanent residents into lower-quality housing or a heavier housing cost burden. Due to the temporary nature of these construction jobs, it is not likely that developers will be able to, or desire to, expand the housing inventory to meet the current need.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs have increased significantly since 2000, in great part due to the extensive construction activity being carried out at the petrochemical plants in the county. The influx of temporary workers has created a greater demand for housing, thus increasing values and rents. This demand is likely to be drastically reduced with the completion of the construction.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	81,000	143,900	78%
Median Contract Rent	440	647	47%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	8,018	40.1%
\$500-999	10,187	51.0%
\$1,000-1,499	1,168	5.9%
\$1,500-1,999	470	2.4%
\$2,000 or more	133	0.7%
Total	19,976	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,078	No Data
50% HAMFI	8,656	7,386
80% HAMFI	15,134	17,671
100% HAMFI	No Data	23,552
Total	25,868	48,609

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	652	656	843	1,162	1,434

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	640	644	828	1,141	1,408
Low HOME Rent	640	644	828	1,023	1,141

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a significant shortage of housing for the extremely low-income households. Based on CHAS data, only 14% of extremely low-income renters are in affordable housing. With 2,078 affordable units available, it can be assumed that those very low- and moderate-income renters, along with the transient construction workers, are renting the remaining 1,373 affordable units. The remaining 2,370 very low-income renters are out of affordability due to those with higher incomes renting units affordable to the very low-income.

More rental units for the extremely low- and very low-income are needed to adjust the affordability imbalance.

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

Housing in general is becoming more expensive in Texas as the state rebounds from the market decline of 2008-2012. The average house value in Texas rose from \$116,000 in mid-2012 to \$141,000 in March 2015. Zillow predicts that it will increase to \$147,000 by mid-2015. The increase is even more dramatic for Brazoria County where housing values rose from \$169,000 to \$239,000 between March 2012 and March 2015. While rental prices increased \$135 on average nationally between March 2012 and March 2015, rents for the same time period rose by \$248 in Brazoria County.

Market forces are driving this upward trend for both purchases and rentals. The petrochemical expansion has caused a 30% increase in construction employment during the past 7 quarters, and the trend is continuing. The wages for these employees have increased by approximately \$400 per month. These jobs will last only for another 3 to 5 years. Most developers/investors are building RV parks or purchasing existing complexes due to the quick turnaround to bring them online. Moreover, as Houston's population expands, more of Brazoria County is becoming suburban areas of Houston and the new housing that is being constructed is to house the much higher-income professionals working in Houston but wanting a less congested living environment. Affordability is relative and those Houston renters and owners accustomed to paying above fair market rents and values move to Brazoria County and secure housing that is

much less expensive but still above market rates for the area. This drives up all the housing prices in the County, especially the northern portion of Brazoria County.

As a result, the number of affordable units both for sale and rent is decreasing in Brazoria County. Unfortunately, there are no ACS datasets yet available to create cross-tabulations for such a recent market change.

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

The area median rent for 1-bedroom units is \$100 below the fair market rent and \$89 below the HOME rents. The area median rent for 2-bedroom units mirrors the FMR and HOME rents. However, because most of the larger units are single-family detached homes, the area median rents for 3- and 4-bedroom units are nearly \$600 and \$1,000, respectively, above the HOME rents. Due to the relatively small percent of multi-family housing, there is a substantial shortage of 1- and 2-bedroom units and an abundance of 3- and 4-bedroom single-family homes for rent. Additionally, because of the substantial increase in demand due to the increase in temporary construction jobs, the gap is widening monthly between area market rents and fair market rents.

Brazoria County's goal for producing new affordable housing is tied to the availability of CHDOs. Unfortunately, there continues to be a lack of CHDOs in Brazoria County to carry out the development of new housing. The single family housing rehabilitation program helps to preserve affordable owner-occupied housing. The shortage of affordable multi-family housing is a relatively short-term issue that will be resolved upon the completion of the major construction projects being carried out in the petro-chemical industry. Once the migrant construction crews have completed their jobs and have returned to their homes or other jobs outside of Brazoria County, the rental units will once again become available and the rents will once again be in line with rents of five years ago. Currently there are 330 on the Section 8 HCV waiting list, with 144 being families with children and 81 being families with a member having a disability. The vast majority need 1- or 2-bedroom units.

Discussion

Prior to 2013, there was a shortage in Brazoria County of sound, affordable housing for the low-to moderate-income. This situation has been greatly exacerbated by the rapid and dramatic increase of more than 3,500 new construction jobs, causing an influx of construction workers from out of the area to come for 3 to 5 years of employment. These new residents have brought wages of approximately \$400/month greater than local construction workers saw in 2013, and many have come without families and are doubling up to save money. As a result, housing costs, particularly rents, of existing units have increased substantially since 2013,

creating an even greater shortage of affordable housing in Brazoria County. Due to the temporary nature of these construction jobs, it is not likely that developers will be able to, or desire to, expand the housing inventory to meet the current need.

The vacant units in Brazoria have decreased since pre-Ike years, however the percent of vacant units that are not for sale or rent, and primarily are abandoned, has increased as owners and landlords have walked away from properties damaged by Ike. The number of units for rent to migrant workers has increased significantly, taking these units out of the open rental market. The percent of units for sale or rent to the open market have decreased significantly since pre-Ike years.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The condition of housing varies greatly across Brazoria County. Much of the county is rural with older homes and mobile homes. Also, there are some mid-size towns such as Alvin, Angleton, Lake Jackson and Freeport that are economic centers for the County and have a variety of housing types and conditions. Smaller towns in Brazoria County have mostly single family housing of varying ages. Unincorporated areas, particularly in the northern area of the County near Pearland have new subdivisions with higher-cost housing.

Definitions

HUD defines adverse housing conditions as those with a housing cost burden of greater than 30% of the household income, more than 1 person per room, lacking complete plumbing and/or lacking complete kitchen facilities. The last two conditions are the only structural conditions that the Census Bureau tracks and reports to HUD. Other indicators of adverse conditions are the age of the housing and the vacancy types, particularly abandoned properties. Housing built before 1950 or housing that has been abandoned have a high likelihood of needing rehabilitation or demolition. Additionally, housing built before 1979 when the laws forbidding lead-based paint become effective, may have lead-based paint hazards making them unsafe, especially for families with children under 6 years of age.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	11,354	21%	8,466	42%
With two selected Conditions	679	1%	632	3%
With three selected Conditions	20	0%	81	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	42,876	78%	10,797	54%
Total	54,929	100%	19,976	99%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,865	20%	3,385	17%
1980-1999	19,607	36%	6,752	34%
1950-1979	21,384	39%	8,575	43%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	3,073	6%	1,264	6%
Total	54,929	101%	19,976	100%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	24,457	45%	9,839	49%
Housing Units build before 1980 with children present	6,715	12%	2,579	13%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	5,290	1,165	6,455
Abandoned Vacant Units	3,497	1,165	4,662
REO Properties	250	0	250
Abandoned REO Properties	N/A	N/A	N/A

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

A substantial housing need in Brazoria County is owner occupied rehabilitation. Approximately three-fourths of the households (occupied units) in Brazoria County are owner-occupied, with half of the total housing units having been more than 30 years ago. Another compounding factor in the past 6 years has been the damage from Hurricane Ike. Many of the homes damaged did not qualify for, or the owners did not apply for, disaster recovery funds and insurance did not cover all of the repair costs. The low- to moderate-income, particularly the elderly who have paid off their mortgage, did not have the resources to make all of the repairs needed. Those who did qualify for federal assistance had to wait months or years and were not able to make interim repairs due to the duplication of benefits regulations. As a result, the homes have fallen into greater disrepair. There are more than 500 housing units (formerly renter- and owner-occupied) that are vacant and abandoned now, compared with pre-Ike years, with most needing to be demolished and reconstructed.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

It is estimated that 2,650 owners and 1,825 renters are low- to moderate-income with lead-based paint posing a hazard for children under 6 years old.

Discussion

Brazoria County has had 3 compounding situations converge to create a lack of sound, affordable housing in the County. As Houston renters and owners look for newer housing in less dense neighborhoods they are moving to Brazoria and causing rents and values to increase. Concurrently, the petrochemical industry in Brazoria is expanding rapidly, creating thousands of temporary construction jobs, with mainly migrant employees moving in and squeezing out existing residents. Finally, in September 2008, Hurricane Ike hit and to date there are still damaged homes that have not been rehabilitated or reconstructed. All three events have created a significant shortage of housing for the low- to moderate-income.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Brazoria County has no public housing developments. There are 586 tenant-based Section 8 Housing Choice Vouchers.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				586		586	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing developments in Brazoria County.

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

Not Applicable – there are no public housing developments in Brazoria County.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 - Public Housing Condition

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

Not Applicable – there are no public housing developments in Brazoria County.

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

Not Applicable – there are no public housing developments in Brazoria County.

Discussion:

Even with a housing choice voucher, it is difficult for many tenants to secure affordable housing due to the limited units available and the number of properties that no longer accept Section 8 vouchers. The Housing Authority will continue to promote the program to landlords and property management companies.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Brazoria County has very limited facilities and services specifically for homeless individuals and families, and none that target chronically homeless. The Women’s Center of Brazoria County provides services and shelter to victims of domestic violence and sexual assault. The agencies serving the homeless has a system in place to access mainstream programs to assist their clients.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	41	0	0	0	0
Households with Only Adults	60	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	36	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

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

All agencies that receive Continuum of Care and Emergency Solutions Grant funding have a system in place for Mainstream benefits that provides for assessment of eligibility during the intake process; a referral process to mainstream agencies; a system of follow-up to track who receives benefits; and methods of tracking and ensuring that mainstream benefits continue to be received. Most CoC and ESG agencies use HMIS to assist in tracking access and use of mainstream benefits. The County uses a portion of its ESG grant to gain access to HMIS to verify these families and the benefits they have or have not received.

Gulf Coast Workforce Solutions offers a variety of programs with some being targeted to special needs populations. Service providers can also contract with Workforce Solutions to provide specialized training to their clients and the agency will customize trainings based on a commitment by an employer to employ the individuals upon successful completion of the training. Services provided are job searches, job readiness training, career exploration, job

matching and referral, computers and software for resume preparation, internet access for job searches and skills upgrading and retraining.

Gulf Coast Center provides adult, child and adolescent mental health services, crisis hotline, intervention services, intellectual and autism disability services. Services provided include: ACT Team for outreach and crisis response, medication training and support, skills training, supportive employment, and case management.

The Gulf Coast Center operates a transportation program known as Connect Transit. Transportation demand response services are offered to the general public at a cost of \$1.00 per person per trip. Trips to the Veteran's Hospital in Harris County are offered at a cost of \$3.50 per person per trip. Connect Transit provides demand response service in Galveston and Brazoria counties. Demand response services are shared ride services with pickup and delivery from curb to curb. Reservations can be scheduled up to a maximum of 5 (five) business days in advance of your requested trip. Pickup times are scheduled up to one and one half hours ahead of appointment time for all services in Brazoria County and up to one hour ahead of appointment time in Galveston County.

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

There are no programs in Brazoria County that are targeted specifically to the chronically homeless population. Individuals and families meeting the HUD definition of chronically homeless can access services and housing through local agencies.

Gulf Coast Workforce Solutions offers a variety of programs with some being targeted to special needs populations. Service providers can also contract with Workforce Solutions to provide specialized training to their clients and will customize trainings based on a commitment by an employer to employ the individuals upon successful completion of the training. Services provided are job searches, job readiness training, short-term trainings and skills upgrading and retraining. Programs specifically for veterans assist with job searches, education and trainings.

Area Community Colleges provide Adult Basic Education programs. The County provides CDBG funding to adult education programs at Alvin Community College and Brazosport College. The County, educational facilities and social service agencies which provide literacy programs have a history of collaboration creating successful programs.

Gulf Coast Workforce Solutions provides financial assistance for child care to families in the thirteen counties that comprise their service area with an office located in Lake Jackson. Child care assistance helps many parents keep their jobs or access educational/vocational programs as they work to improve their lives and the lives of their children. Child care assistance is limited due to financial constraints and often families are placed on the waiting list. Payments are made directly to the child care provider of the parent's choice.

Texas Department of Assistive and Rehabilitative Services (DARS) is the state's principal authority on the vocational rehabilitation of Texans with disabilities. The Commission's main purpose is to assist people with disabilities to participate in their communities by achieving employment of choice, living as independently as possible, and accessing high quality services. DARS maintains an office in Lake Jackson, located in Brazoria County, and provides assistance to persons who need a disability determination in order to receive benefits, persons who are deaf or hard of hearing, early childhood intervention programs, rehabilitation programs and assistance in obtaining a service animal.

Brazoria County Indigent Health Care Program provides health care services to eligible residents through the counties, hospital districts and public hospitals in Texas. Many residents residing in area shelters are eligible for health care through this program. Computers are available to access My Texas Benefits to apply for CHIP, Medicaid, Food Stamps, and Temporary Assistance to Needy Families.

ActionS provides senior services including seven senior centers with congregate meals, Meals on Wheels program, medical transportation services, and information and referral services. Services are targeted to person 60 years and older. Senior adults experiencing homelessness can receive a hot nutritious lunch at one of the senior centers.

The Brazoria County Veterans Services office provides assistance with completing and filing applications for military benefits. The Lake Jackson VA Outpatient Clinic is a satellite of Houston's Michael E. DeBakey VA Medical Center. The clinic, with 12 exam rooms, is staffed by VA personnel and provides primary health care, mental health care, and women's health services in addition to Telehealth, Teleretinal, homeless Veteran services, phlebotomy, X-ray, and laboratory services. Emergency medications are met on an individual basis. The Disabled Veterans of America has a chapter in Brazoria County and meets monthly to provide support and social activities for veterans who are disabled.

The Women's Center of Brazoria County provides services and shelter to victims of domestic violence and sexual assault. The Women's Center operates two emergency shelters for women and their children in Brazoria County. Five offices located throughout the County offer supportive services including a crisis hotline, education and advocacy, group and individual counseling, 24-hour hospital accompaniment, a supervised visitation program, and support

group for batterers. The shelter located in Angleton has 16 beds and the shelter in Alvin can house up to 19 women and their children. The Alvin Shelter also has a separate transitional house.

Kidz Harbor provides a safe and secure residence for children birth to 18 years of age who have been removed from their home due to life-threatening abuse or neglect. The emergency shelter provides a temporary home until a more permanent placement can be secured. The shelter has a 36 bed capacity. Kidz Harbor will receive ESG funding from the County.

The Texas Homeless Education Office identified 1,343 children in the school districts in Brazoria County that met the McKinney-Vento Homeless Education Act's definition of homelessness. The school districts provide tutoring and mentoring services, assistance with school supplies and clothing as well as services to parents.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are few facilities and services in Brazoria County for special needs populations, particularly the low- to moderate-income and those who do not have transportation. Most of the major service providers and facilities for special needs populations are located in Houston with no public transportation between Brazoria County residents and the agencies in Houston. Care Connection Aging and Disability Resource Center is the local intake site for the Texas Department of Aging and Disability Services (DADS), Area Agency on Aging and Authority Services. Gulf Coast Center provides a number of services in Galveston and Brazoria County for the homeless and special needs populations. The center serves individuals with mental illness, intellectual disabilities, and substance use disorders. The Brazoria County locations include Alvin in northern Brazoria County, and Angleton in southern Brazoria County. They also provide fixed-route transportation through Connect Transportation in southern Brazoria County.

ActionS Inc. is the primary provider of services for the elderly and provides both congregate and home-delivered (Meals on Wheels) meals. ActionS Inc. operates from one central location and transports the meals to senior centers and the homes of homebound seniors. Forgotten Angels, although located in Pearland, serves all of Brazoria County, providing permanent supportive housing through group homes and day services at their Day Habitation Center for individuals with intellectual disabilities. Residents of the Pearland group homes are transported to the Day Hab Center each day, but those in the remainder of Brazoria County must provide their own transportation to the center.

Other special needs populations, including people living with HIV/AIDS, have fewer options for services in Brazoria County.

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

There is a shortage of supportive housing for the elderly, frail elderly and disabled in Brazoria County. The elderly and frail elderly living alone need a variety of support services such as Meals on Wheels, public transportation, demand-response transportation services, and access to food pantries. Often advocates serve for them with the medical profession and other providers. Many of the elderly who are not home-bound need interaction through day centers and congregate meals. Exercise is another important need for the elderly and senior centers can provide that service. Disabled individuals who are able to live independently require accessibility retrofits for their living quarters, transportation services much like the independent

elderly, and legal services to aid in accessing benefits. Frail elderly and more severely disabled require housing facilities or group homes with 24-hour caregivers and support services on site. Day centers are crucial for this population as well.

Forgotten Angels is the primary agency providing permanent supportive housing for the disabled. Gulf Coast Center provides permanent supportive housing in Galveston County and can refer Brazoria County residents to those services.

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

There are no programs in Brazoria County to ensure that persons returning from institutions receive appropriate supportive housing. There are no supportive housing programs in Brazoria County and individuals being discharged from institutions and needing supportive housing must locate to Houston or Galveston.

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

The specific activities that Brazoria County plans to undertake during PY 2015 to address the needs of the non-homeless special needs populations include: home-delivered meals to homebound seniors; hospice services to low- to moderate-income individuals with a terminal diagnosis, including the elderly and people living with HIV/AIDS; prescription drug assistance, including assistance to the elderly, disabled and people living with HIV/AIDS who enter the insurance “donut hole” during the year; and respite care for caregivers of Alzheimer’s patients.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not Applicable

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In conjunction with the development of the Consolidated Plan, Brazoria County is developing a new Fair Housing Plan with Assessment of Fair Housing (AFH), which was formerly Analysis of Impediments. As part of the assessment, the County is reviewing the policies of all Participating Cities as well as the County as a whole. The County's analysis is currently finding that there are no overt policies that contributed to the concentration of racial/ethnic minorities and that City building codes or ordinances did not impede or limit the development or improvement of affordable housing in Brazoria County. However, as minorities and protected classes tend to have lower incomes, there is a concentration of racial/ethnic minorities in many low- to moderate-income areas due to the concentration of affordable housing in those areas.

Unincorporated areas do not have zoning but those areas within the Extraterritorial Jurisdiction of various Cities have land platting requirements. Of the 20 incorporated places participating in the HUD programs, 15 have zoning ordinances and of those, 15 allow multi-family units, 11 allow mobile homes, and 14 allow manufactured homes. Additionally, 7 allow the elderly to defer property taxes and 2 have no property tax. Tax rates do affect the affordability of housing in Brazoria County. There are 8 school districts in the County, not counting Pearland ISD, which is primarily outside of Brazoria's CDBG/HOME/ESG service area. The Cities enforce property codes through City staff or Code Compliance Officers working with residents to identify and correct violations in an effort to arrest the deterioration of properties and neighborhoods.

Environmental issues pose barriers to affordable housing with the proximity to the Gulf of Mexico and the number of houses required to carry windstorm and flood insurance. Moreover, in the wake of Hurricane Ike and other natural disasters since 2008, insurance premiums have skyrocketed and many of the low-income owners without a mortgage do not carry insurance. While this is a cost saving if there is no damage, the cost is unrecoverable in the event of damage.

Currently, one of the major barriers to affordable rental housing is the influx of temporary construction workers who are working on the new industrial and commercial construction projects. The number of workers moving to the area coupled with their incomes has resulted in landlords being able to raise rents and still keep a very low vacancy rate.

New single family neighborhoods spilling over from Houston and Pearland are, for the most part, high end units above the median housing value of Brazoria County.

Prospective tenant and buyer backgrounds also pose barriers to affordable, and for that matter, any housing. Most apartment complexes check credit histories and criminal backgrounds of

their applicants. While the Fair Housing Act requires that landlords do not discriminate based on race, color, ethnicity, religion, national origin, sex, family status or disability, the law does allow landlords to refuse rental based on credit history, illegal substance use, and criminal background. Likewise, mortgage companies must adhere to the Fair Housing Act but may take into account credit history, debt-to-income ratio, employment history, and income.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The major employment sectors within Brazoria County are construction and manufacturing, encompassing 41% of the jobs. The expansion of major petrochemical plants has greatly impacted job growth in Brazoria County. However, that growth will be relatively short-lived for the construction industry and will be replaced by petrochemical professionals in management, engineering, and manufacturing.

The vast majority of the workforce needs are for those with a minimum of an Associate's Degree, though only 28% of the workforce has that level of education. Currently, there is a need for more Brazoria County residents to have industrial construction skills and within 5 years there will be a need for residents to have degrees in chemical engineering, science, and chemistry as well as residents to have manufacturing and transportation experience.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,642	1,549	3	3	-1
Arts, Entertainment, Accommodations	7,484	5,255	10	9	0
Construction	9,611	12,432	12	22	9
Education and Health Care Services	10,152	5,866	13	10	-3
Finance, Insurance, and Real Estate	4,540	2,700	6	5	-1
Information	1,090	388	1	1	-1
Manufacturing	11,572	10,848	15	19	4
Other Services	2,524	1,688	3	3	0
Professional, Scientific, Management Services	6,392	2,858	8	5	-3
Public Administration	0	0	0	0	0
Retail Trade	10,001	7,606	13	13	0
Transportation and Warehousing	3,132	1,924	4	3	-1
Wholesale Trade	4,158	1,658	5	3	-2
Total	73,298	54,772	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	106,027
Civilian Employed Population 16 years and over	99,309
Unemployment Rate	6.34
Unemployment Rate for Ages 16-24	16.16
Unemployment Rate for Ages 25-65	3.76

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	21,287
Farming, fisheries and forestry occupations	3,276
Service	10,482
Sales and office	22,600
Construction, extraction, maintenance and repair	13,745
Production, transportation and material moving	6,491

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	54,135	57%
30-59 Minutes	30,639	32%
60 or More Minutes	10,132	11%
Total	94,906	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,609	984	8,335
High school graduate (includes equivalency)	20,749	1,378	10,724
Some college or Associate's degree	32,366	1,557	9,897
Bachelor's degree or higher	20,298	639	3,691

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9 th grade	477	1,668	2,013	4,608	2,954
9 th to 12 th grade, no diploma	3,566	3,657	3,303	4,679	2,849
High school graduate, GED, or alternative	6,943	8,092	8,633	16,126	7,467
Some college, no degree	6,665	8,264	8,026	16,501	5,251
Associate's degree	485	2,891	2,900	5,298	904
Bachelor's degree	1,011	4,251	4,446	7,681	2,576
Graduate or professional degree	7	1,383	2,968	3,899	1,530

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,046
High school graduate (includes equivalency)	31,982
Some college or Associate's degree	41,263
Bachelor's degree	60,832
Graduate or professional degree	73,926

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The major employment sectors within Brazoria County are construction and manufacturing, encompassing 41% of the jobs. The information in the table above to which this refers is from the 2007-2011 ACS data, and reflects before the dramatic increase in construction jobs for the construction of the petrochemical plant expansions. These jobs will be relatively short-lived and have been filled by out-of-area workers who will return to their base location or move to other jobs upon completion of the expansions. Retail trade, entertainment/accommodations, education, and health care make up another 32%, though much of the entertainment/accommodations and retail trade is located in Pearland within Brazoria County but outside of the jurisdiction.

Describe the workforce and infrastructure needs of the business community:

The vast majority of the workforce needs are for those with a minimum of an Associate's Degree, though only 28% of the workforce has that level of education. As a result, the infrastructure needs are additional community college campuses, scholarships for post-secondary education and general adult education including ESL, literacy and GED preparation. With more than 25,000 individuals 25 years or older without a high school diploma or equivalent, there is a significant need for basic adult education and GED preparation. Those who complete their GED, coupled with those with a high school degree but no college degree, will require access to community college or a 4-year university to be competitive in the current workforce.

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

The expansion of major petrochemical plants has greatly impacted job growth in Brazoria County. However, that growth will be relatively short-lived for the construction industry and will be replaced by petrochemical professionals in management, engineering, and manufacturing.

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

Currently, there is a need for more Brazoria County residents to have industrial construction skills and within 5 years there will be a need for residents to have degrees in chemical engineering, science, and chemistry as well as residents to have manufacturing and transportation experience. Based on the 2007-2011 tables above, there are more employees available for these fields than jobs, but the new growth since 2011 has reversed this ratio.

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

Currently, Brazosport College provides training in chemical technology, construction management, drafting technology, computer technology, industrial/commercial electricity and instrumentation technology. All of these are valuable programs for today's workforce needs and will become more valuable to employers within the next 5 years. The College's Center for Business/Industry Training also provides a number of courses and short-courses in professional development and workplace safety.

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

N/A – Brazoria County does not participate in a Comprehensive Economic Development Strategy.

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

N/A – Not applicable

Discussion

The greatest assets for non-housing community development are Alvin College and Brazosport College that provide continuing education, certification programs, and Associate’s Degrees for the area workforce. They are able to respond quickly to the changing labor force needs and redirect their programs and students to fields for which employment at a livable wage can be secured.

Beyond economic development, non-housing community development involves public services, public facilities, and public infrastructure. There is a shortage of public service agencies in Brazoria County, forcing many in need to drive to Houston or Galveston for needed assistance. There is no public transportation in the northern part of the County to assist non-drivers to get to needed services and amenities. The southern part of the County does have a good fixed-route system managed by Connect Transit which also provides demand-response transportation county-wide.

Older neighborhoods in Brazoria County are in need of facility and infrastructure improvements and significant CDBG funds are expended each year to address those needs.

MA-50 Needs and Market Analysis Discussion

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

There are a number of areas in Brazoria County with a concentration of housing problems that more than 50% of the renters have one or more housing problem. There are so few units throughout Brazoria County that lack some or all plumbing or kitchen facilities and no concentrations of overcrowding at the Census Tract Level (smallest geography for which data provided) that housing cost burden becomes the primary housing problem.

The map below shows the areas with greater than 50% of the rental units with one or more housing problem. There are no areas where the total problem housing units (owner and renter) exceeds 50% of the total units. The map has the housing problem concentrations displayed over the low- to moderate-income areas.

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

The racial/ethnic minorities are concentrated around the larger cities in Brazoria County. In some cases they do overlap concentrations of low-mod income, and in other cases they do not. Both the low-mod income areas and the minority areas are scattered through the county. The maps below show the income ranges by block group with the African American and Hispanic population overlaid.

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

With the exception of a small area on the western edge of the county, west of Iowa Colony, the concentrations of both minority and low-mod income areas are in Alvin, Angleton, Clute and Lake Jackson which are the areas of the county with most of the multi-family housing and the majority of the employers.

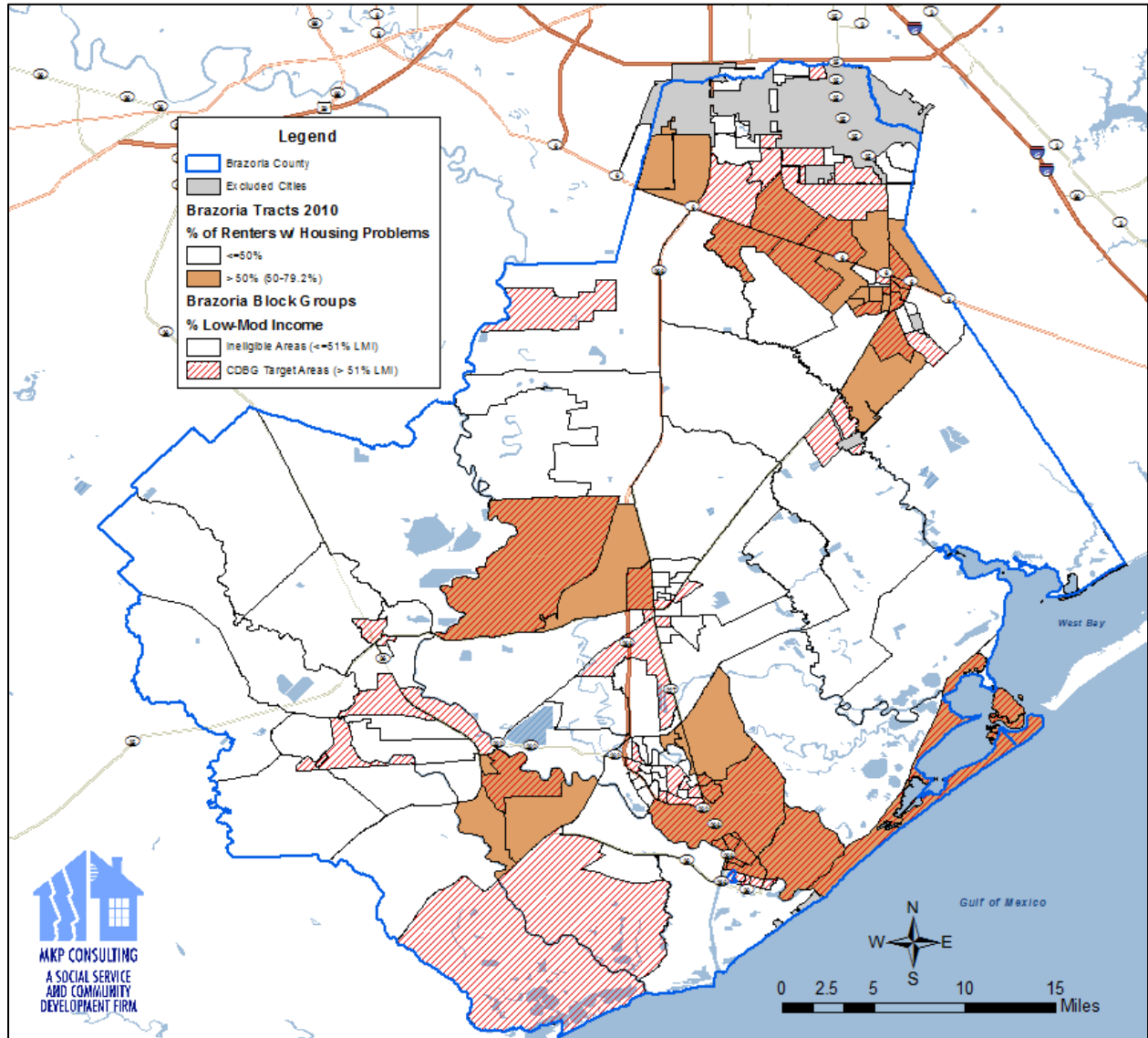
Are there any community assets in these areas/neighborhoods?

With the exception of a small area on the western edge of the County, west of Iowa Colony, the concentrations of both minority and low-mod income areas are in Alvin, Angleton, Clute and Lake Jackson which are the areas of the County with virtually all of the more urban amenities such as retail and medical establishments, social service agencies, as well as the two community colleges. There is a high concentration of minorities, particularly African American, just south of Pearland in areas with low percentage of low-mod income. These areas are in close proximity to all of the commercial, retail, and medical development in Pearland.

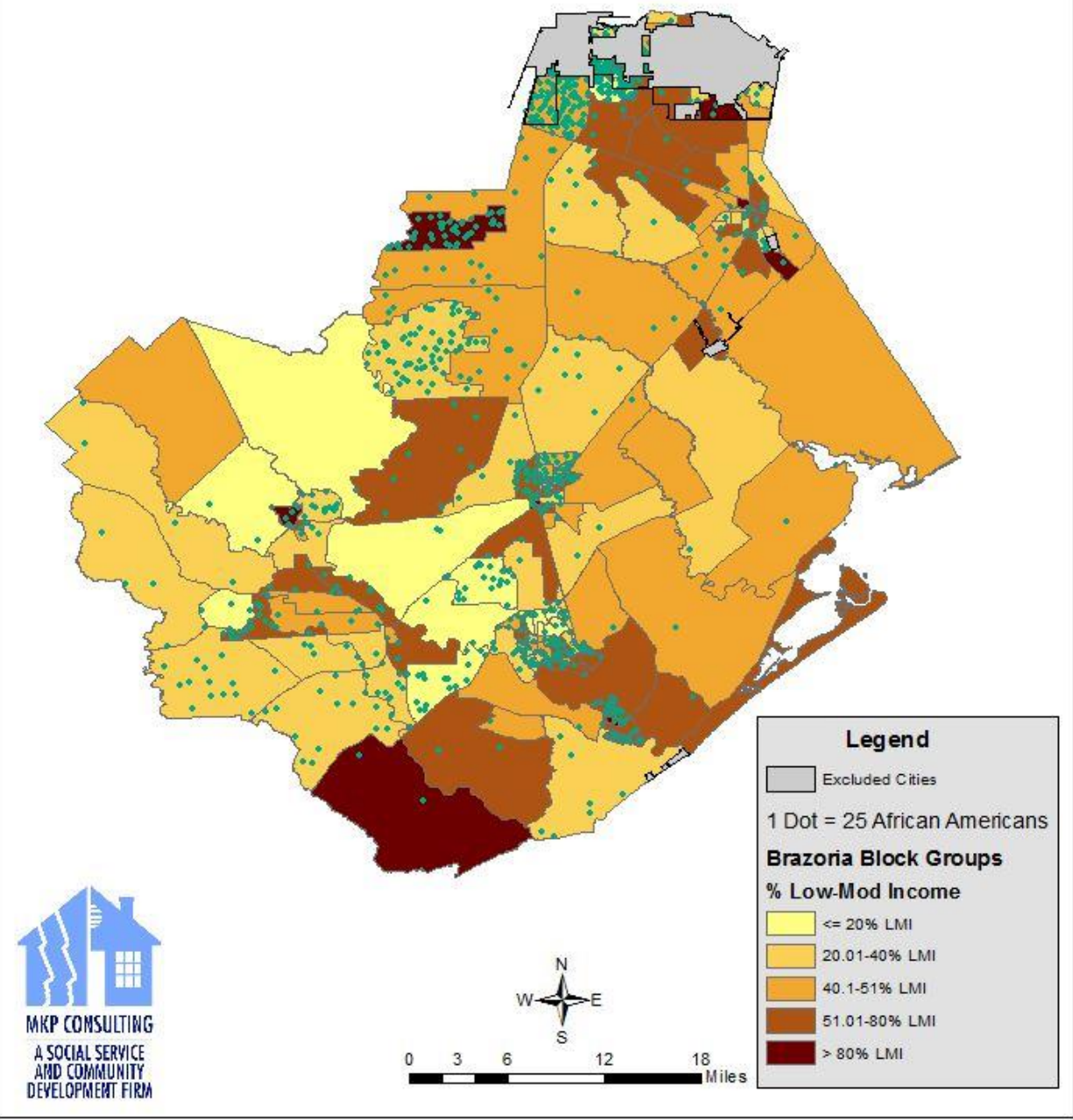
Are there other strategic opportunities in any of these areas?

Both Angleton and Freeport are revitalizing their downtowns, which will bring new small business opportunities and jobs to the areas.

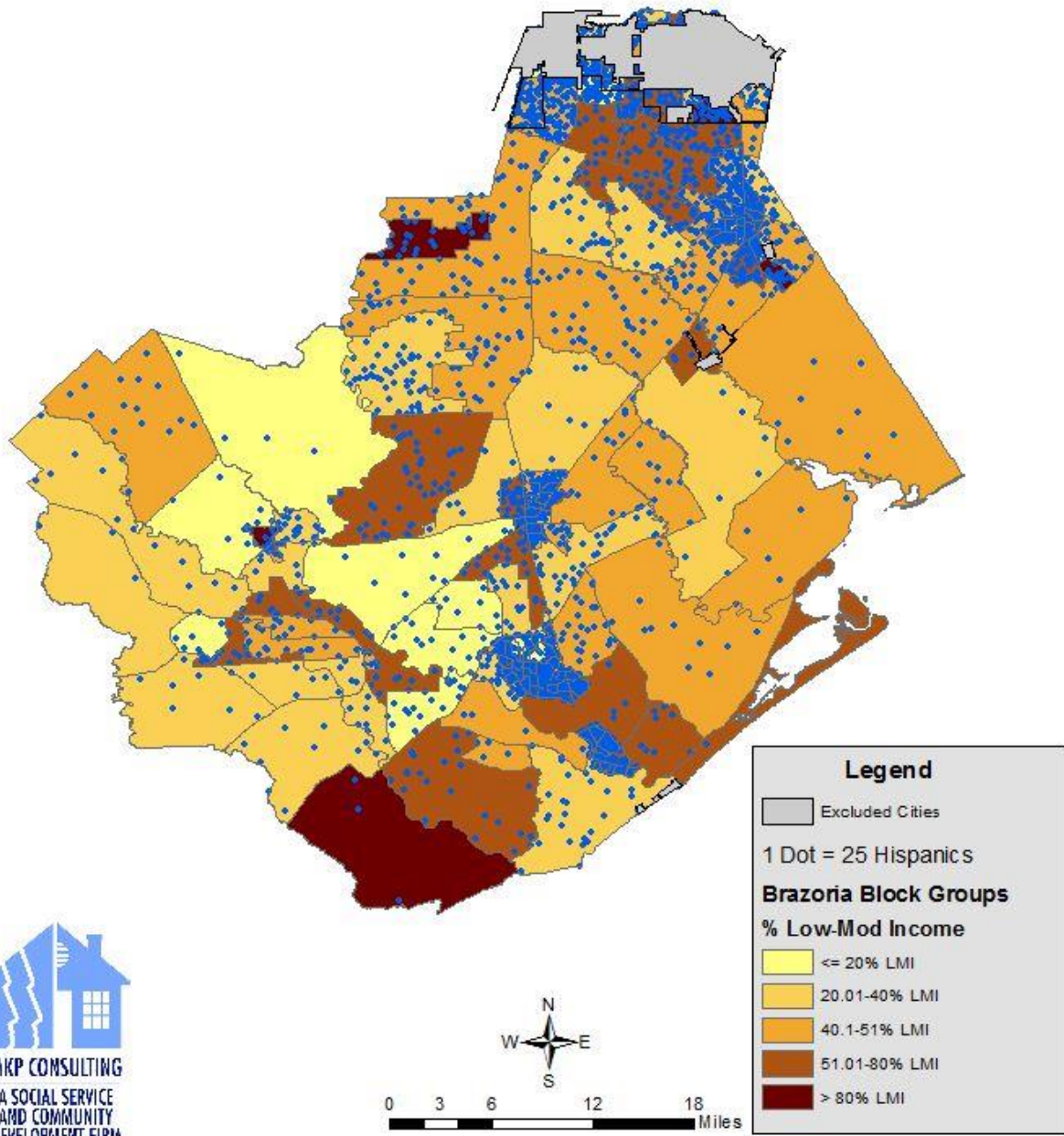
Areas of Renter Housing Problem Concentration with Low-Mod Income Areas



African American Population by Areas of Low-Mod Income Concentration



Hispanic Population by Areas of Low-Mod Income Concentration



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is aimed at addressing as many of the high priority needs as possible with the level of CDBG, HOME and ESG funding allocated to Brazoria County. The high priority needs have been determined through resident and stakeholder input, identified housing, service and facility/infrastructure gaps, input from the Community Development Advisory Board, funding realities and availability/capacity of partners.

The plan addresses the housing, infrastructure, public facilities and public service needs that will be addressed during the next 5 years. Public services will serve low- to moderate-income residents of the entire Brazoria County area with the exception of Pearland, Hillcrest Village, Liverpool and Quintana. Housing and public services are based on the income of the individual household seeking assistance regardless of the unincorporated area or participating town in which the individual or family lives. Infrastructure and public facility improvements will occur only in Brazoria County Service Areas – areas with 51% or more low- to moderate-income residents – focusing primarily on the older areas of incorporated Cities and unincorporated areas within the County. A map of the Brazoria County Service Areas is in the next section SP-10 Geographic Priorities.

To meet the priority needs of the community, the County must work in partnership with other entities, including officials of Participating Cities, public service and housing providers, and will continue to identify and incorporate more partners as well as to assist all of its partners in enhancing their service delivery systems. This will be accomplished through program monitoring, technical assistance, workshops and information sharing.

The County is committed to providing affordable housing of choice to low-income and protected classes through educating the public on fair housing issues and rights, ensuring that all housing-related projects funded through CDBG and HOME are equitable, affirmatively furthering fair housing, increasing affordable housing, and deconcentrate poverty and minority populations. By providing assistance to first-time homebuyers to purchase affordable homes and CHDOs to develop new housing that is scattered throughout the area, the County is encouraging deconcentration and fair housing choice.

Additionally, the County strives to improve the Brazoria County Service Areas, specifically those with high concentrations of minorities and other protected classes, by improving the parks,

other facilities, and infrastructure. These improvements bring the areas up to standards equal to other areas of the County and make the neighborhoods safer and more desirable.

Encouraging new businesses to locate in underserved areas of the County, training low-income residents for available jobs, complying with Section 3 requirements, and requiring that all contractors and subcontractors comply with Section 3 stimulates the local economy and increases the incomes of those under-resourced individuals.

SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

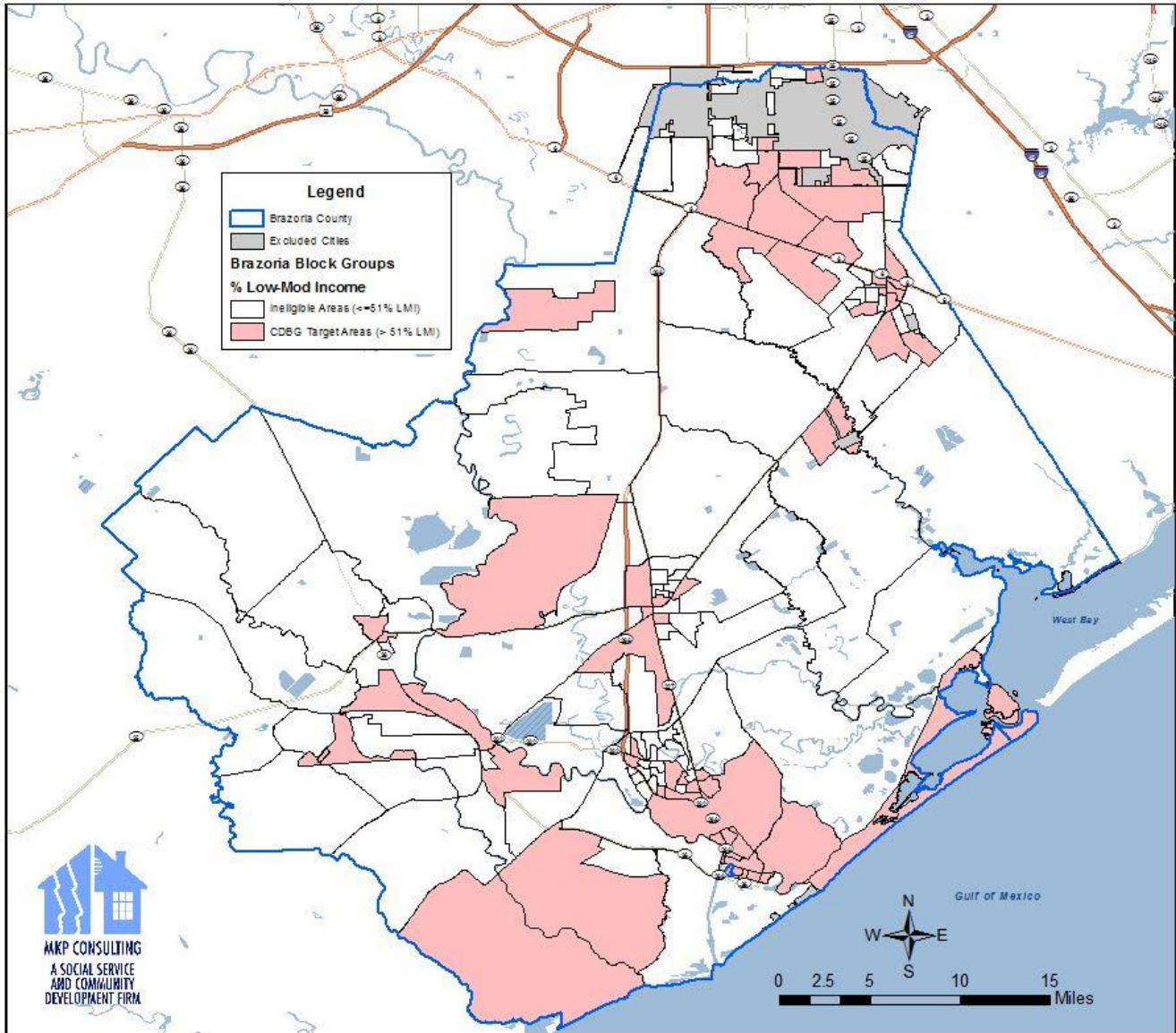
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The County allocates investments to each Participating City (amounts are based on population) on a 3-year rotation cycle. Each County Commissioner and the County Judge also receive a small amount of funds every year to allocate to unincorporated areas and Public Service agencies to determine the best use of area-based funds. The proposed projects are then reviewed and approved by the Community Development & Welfare (CD Dept.) staff based on eligibility by either a low- to moderate-income Census Block Group or a sub-area that has been determined to be predominately low- to moderate-income through door-to-door surveys of the residents. Then the CD Dept. prepares the Action Plan based on the proposed projects and get approval from the Commissioners Court.

Priorities for the various needs and strategies have been assigned based on a number of criteria:

- Input from residents and housing/service providers through the use of on-line and paper copies of English and Spanish surveys
- Input from residents and housing/service providers through public hearings and meetings
- Input from elected officials of municipalities and the County, including the Community Development Advisory Board
- Results of the needs assessments using definitive and objective data, such as Census data, updated demographic data, State of Texas housing and health department data, Council of Government's data and the like
- Results of counts and needs assessments conducted by area agencies such as the Gulf Coast Homeless Coalition and United Way
- Determination of the cost-benefit of potential projects
- Understanding of the limitations of funding

A map of the current Brazoria County Service Areas is on the next page.



Current Brazoria County Service Areas (as of July 2014)

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Owner-occupied Housing Rehabilitation/Reconstruction
	Priority Level	High
	Population	Low-mod income homeowners
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Housing Rehabilitation/Reconstruction
	Description	Provision of housing rehabilitation, including energy efficiency improvements and retrofits for the disabled, as well as reconstruction, for low- to moderate-income homeowners in Brazoria County.
	Basis for Relative Priority	The priority is based on the results of resident surveys, stakeholder interviews, code enforcement results, City staff knowledge of the housing conditions in Brazoria County, and the number of applicants received on a yearly basis.
2	Priority Need Name	Down Payment /closing Cost Assistance
	Priority Level	High
	Population	Low Moderate Large Families Families with Children
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Down payment/closing cost assistance
	Description	In order to assist renters in becoming first time homebuyers without a housing cost burden, down payment and closing cost assistance is often needed for the low- to moderate-income. Associated with the down payment and closing cost assistance is credit counseling and housing counseling as a pre-requisite for assistance.
	Basis for Relative Priority	The priority is based on the results of resident surveys, information from the Public Housing Authority, stakeholder interviews including interviews with mortgage lenders, Census data regarding rental housing by income and cost burden, and the knowledge of County staff members concerning the rental population.

3	Priority Need Name	New Affordable Housing Units (including CHDO set-aside)
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	New housing units
	Description	Provide funds to CHDOs for new housing construction, first time homebuyers education and other CHDO-eligible activities
	Basis for Relative Priority	Requirement of HUD for HOME funds as well as need for affordable housing as indicated by surveys and stakeholder interviews.
	4	Priority Need Name
Priority Level		High
Population		Renters and Homeowners of all income levels and populations
Geographic Areas Affected		Brazoria County Service Area
Associated Goals		Infrastructure improvements
Description		Provide assistance to Participating Cities to upgrade old substandard water/sewer lines, water towers, lift stations, treatment plants, drainage improvements, street and sidewalk improvements, street and sidewalk lighting improvements.
Basis for Relative Priority		The high priority is based on the results of resident surveys, CDAB input, and local plans of participating cities.
5	Priority Need Name	New or Improved Public Facilities
	Priority Level	High
	Population	All income levels and populations
	Geographic Areas Affected	Brazoria County Service Areas

	Associated Goals	Public Facility Improvements
	Description	There is a need for additional or improved community and multi-service centers for seniors, youth, disabled, and the general population in Brazoria County Service Areas
	Basis for Relative Priority	The high priority has been given based on the resident and CDAB surveys and stakeholders to increase availability of multi-service centers and facilities.
6	Priority Need Name	Public Parks
	Priority Level	High
	Population	All income levels and populations
	Geographic Areas Affected	Brazoria County Service Areas
	Associated Goals	Park Improvements
	Description	The enhancement, expansion, and addition of public parks, especially neighborhood parks, to serve low- to moderate-income residents are a major focus for Brazoria County. Parks provide important neighborhood amenities for the under-resourced. Improvements may include additional lighting and parking, as well as additional or improved playgrounds and other facilities.
	Basis for Relative Priority	The high priority is based on the results of resident and CDAB surveys and stakeholder interviews.
7	Priority Need Name	Fire/Emergency Services Equipment/vehicles
	Priority Level	High
	Population	All income levels and populations
	Geographic Areas Affected	Brazoria County Service Areas
	Associated Goals	Facility Improvements
	Description	Provide funding for additional fire and EMS equipment and vehicles
	Basis for Relative Priority	The high priority is based on the results of resident surveys, CDAB input and local plans of participating cities.
8	Priority Need Name	Code Enforcement
	Priority Level	High

	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Brazoria County Service Areas
	Associated Goals	Code Enforcement
	Description	Code enforcement is an integral part of maintaining the desirability and values in residential neighborhoods. Code enforcement officers, who conduct windshield surveys to identify violations, receive/investigate complaints, cite violators and pursue the citation through to completion help to make the neighborhoods safer and more desirable.
	Basis for Relative Priority	The priority is rated as high based on the results of the resident surveys and stakeholder interviews,
9	Priority Need Name	Clearance and Demolition
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Brazoria County Service Areas
	Associated Goals	Clearance and Demolition
	Description	Clearing vacant lots, dilapidated structures, and abandoned cars, along with assisting those who are unable to dispose of debris in their yards helps to improve the health, safety, welfare and viability of older deteriorating neighborhoods.
	Basis for Relative Priority	The high priority is based on the growing need for specialized disposal of tires, vehicles, yard equipment, paint and other debris as well as to maintain a safe and healthy environment in the neighborhood. This need was expressed through resident surveys, and CDAB input.
10	Priority Need Name	Homeless and Domestic Violence Facilities
	Priority Level	High

	Population	Homelessness Veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Homeless and Domestic Violence Shelters
	Description	Homeless shelters, transitional housing and permanent supportive housing are keys to ending homelessness in Brazoria County.
	Basis for Relative Priority	Homeless shelters, transitional living centers, and permanent supportive housing have been given a high priority based on the needs identified by the service providers, Gulf Coast Homeless Coalition, and the results of the Point in Time and Housing Inventory enumerations.
11	Priority Need Name	Homeless and Domestic Violence Services
	Priority Level	High
	Population	Homeless Veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Homeless and Domestic Violence Services
	Description	In addition to providing shelter to the homeless and victims of domestic violence, there is a priority need to provide crisis intervention, counseling, medical care, education, job training, child care, food, clothing, transportation, legal assistance and other services to those who are sheltered and unsheltered.
	Basis for Relative Priority	A high priority is given to services to the homeless and victims of domestic violence and their children who are in need of shelter with supportive services in order to become self-sufficient. The stakeholder interviews and input from service providers indicated a need for additional services to the homeless and victims of domestic violence.
12	Priority Need Name	Services to Abused, Abandoned, and Neglected Children
	Priority Level	High

	Population	Homeless Families with Children Youth
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Children Services; Homeless Services
	Description	The County's most vulnerable population is children who have been abandoned, abused, or neglected. Often with no safe environment in which to go or access to available services, these children fall through the social service cracks.
	Basis for Relative Priority	Information provided by area service agencies and other stakeholders, and the results of the surveys.
13	Priority Need Name	Youth and Child Services
	Priority Level	High
	Population	Youth
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Youth Services
	Description	Educational, recreational, counseling services as well as school supplies, uniforms and backpacks for at-risk youth to reduce drop-out rates, reduce gang and criminal activity, and improve either post-secondary education success and/or job success. Daycare services are also a need in the County.
	Basis for Relative Priority	Input from stakeholders and youth agencies indicates that there is a high number of at-risk youth, including homeless, in Brazoria County who need services to prevent low grades, dropping out of school, and criminal activity. Services are also needed to allow the family to obtain employment to become self-sufficient
14	Priority Need Name	Senior Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly
	Geographic Areas Affected	Brazoria County Service Area

	Associated Goals	Senior Services
	Description	The elderly in Brazoria County have need for a number of services, including home-delivered meals and medical care for the home-bound and for those who are mobile, congregate activities such as recreational activities, physical fitness classes, safety classes, educational classes, congregate lunches, among other services specific to the elderly.
	Basis for Relative Priority	The survey results indicate that senior services are a high priority in the community. Input from stakeholders, senior service agencies, and secondary data indicates that there is a high number of seniors in need of services to help them maintain independent living.
15	Priority Need Name	Services to Non-elderly Special Populations
	Priority Level	High
	Population	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Non-elderly Special Populations Services
	Description	Individuals who are disabled, mentally ill, chronic substance abusers, or are living with HIV/AIDS are generally low- to moderate-income due to their inability to secure employment at a livable wage. Additionally, they often need mobility assistance and/or transportation services. Medical care and counseling, as well as other supportive services, are often out of reach for these population groups.
	Basis for Relative Priority	Based on Census data, state, and local statistics, the gap between the number of individuals who are classified as non-homeless/non-elderly special needs versus the services available is high. In addition, the stakeholders interviewed indicated the need for services to be high.
	16	Priority Need Name
Priority Level		High
Population		All income levels and populations
Geographic Areas Affected		Countywide

	Associated Goals	Low- to Moderate-income clientele
	Description	Provide assistance to local food pantries to assist with purchasing food from the Houston Food Bank for distribution to families that qualify.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to local families in need of food and toiletries.
17	Priority Need Name	Health Services
	Priority Level	High
	Population	All income levels and populations
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	
	Description	The need for affordable health care and prescription assistance is a growing one throughout the Nation. Brazoria County needs affordable health care solutions to help alleviate this growing problem.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to local families in need of affordable health care and prescription assistance.
18	Priority Need Name	Subsistence Programs
	Priority Level	High
	Population	All income levels and populations
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	
	Description	Programs help families in need of assistance in times of layoff, termination, or other financial hardship. One-time emergency payment of utility and/or rent assistance.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to local businesses to create jobs and reduce poverty
19	Priority Need Name	Employment Training/placement
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Adult Education & Job Training
	Description	Employment at a livable wage is required for individuals to be self-sufficient. In order to prepare for adequate employment, many adults require literacy education, GED preparation, job readiness assistance, and job training. Agencies to provide such services are a high priority for Brazoria County.
	Basis for Relative Priority	Based on Census data, the number of adults with limited English proficiency and the number without a high school diploma indicate a high need for services to prepare them for employment. Additionally, specific job readiness and training is a high priority to move many into self-sufficiency. Surveys rate adult education as a high priority.
20	Priority Need Name	Assistance to Businesses
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Areas
	Associated Goals	Economic Development
	Description	Micro-enterprise programs, facade improvements, and other assistance to businesses, particularly small businesses and Section 3 businesses, can stabilize and enhance mixed use neighborhoods and create jobs.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to local businesses to create jobs and reduce poverty.
21	Priority Need Name	Transportation Services
	Priority Level	High
	Population	Elderly Disabled Victims of Domestic Violence General public

	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Transportation Services, Elderly Services, Disabled Services
	Description	Demand-response and fixed-route transportation within Brazoria County.
	Basis for Relative Priority	The surveys, stakeholders, CDAB input coupled with the number of current users of the programs indicate its need and high priority both for continuing the existing service and also expanding fixed route services to the remainder of the County.
22	Priority Need Name	Homeless Prevention
	Priority Level	High
	Population	Extremely low income Low income
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goal	Homeless prevention
	Description	Providing emergency subsistence (rent and utilities) to those who are currently housed but in eminent danger of eviction or losing utilities.
	Basis for Relative Priority	The surveys, stakeholder interviews, Community Development staff input were the basis for the high priority rating.
23	Priority Need Name	Rapid Re-housing
	Priority Level	High
	Population	Homeless
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Rapid Re-housing Homeless services
	Description	Providing funds to support tenant-based rental assistance for homeless households.
	Basis for Relative Priority	Point In Time and Housing Inventory data, Balance of State Continuum of Care application, stakeholder interviews.
24	Priority Need Name	HMIS
	Priority Level	High

	Population	Homeless
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Homeless Services
	Description	Manage the collection and maintenance of homeless data provided by agencies serving homeless populations
	Basis for Relative Priority	Requirement of HUD for Continuum of Care and ESG funding
25	Priority Need Name	CDBG Program Administration/Planning
	Priority Level	High
	Population	N/A
	Geographic Areas Affected	N/A
	Associated Goals	CDBG Administration
	Description	Provide program administration/management activities for the CDBG program
	Basis for Relative Priority	N/A
26	Priority Need Name	HOME Program Administration
	Priority Level	High
	Population	N/A
	Geographic Areas Affected	N/A
	Associated Goals	HOME Administration
	Description	Provide program administration/management activities for the HOME program
	Basis for Relative Priority	N/A
27	Priority Need Name	ESG Program Administration
	Priority Level	High
	Population	N/A

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

Table 46 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The number of homeless or at-risk households in need of short-term rental assistance
TBRA for Non-Homeless Special Needs	The number of non-homeless special needs individuals who are able to live independently and are in need of TBRA coupled with the availability of vouchers.
New Unit Production	Brazoria County does not have an approved CHDO at this time. There is a significant shortage of houses for sale that are sound and affordable to low- to moderate-income households. Older units are available but need repairs. The expansion of the petrochemical facilities will result in new jobs and possibly the need for new affordable and market-priced housing units.
Rehabilitation	The housing stock in Brazoria County is relatively old and the number of units owned by low- to moderate-income requiring rehabilitation or reconstruction is high based on the HUD definition of substandard and information provided by code enforcers and stakeholders
Acquisition, including preservation	The County will not undertake the acquisition of existing housing; rather it supports the development of new units or rehabilitation of existing units.

Table 47 – Influence of Market Conditions

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

Introduction

Brazoria County will use its PY 2015 CDBG allocation of \$1,610,497 along with \$13,076.01 in prior year carry-over dollars to fund infrastructure, ADA accessibility, public services and program administration. The County does not have CDBG program income. Brazoria County will use its PY 2015 HOME allocation of \$366,441 along with approximately \$10,000 in program income and \$254,789.77 in prior year carry-over dollars to fund its housing programs, including homeowner rehabilitation/reconstruction, first-time homebuyer assistance and program administration. The County continues to seek agencies with the willingness and capacity to become a CHDO and develop housing with the CHDO set-aside funds. The \$144,936 in Emergency Solutions Grant funds will be expended to provide homeless assistance and prevention, HMIS activities, and program administration. The ESG program has no program income or carry-over funds.

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Infrastructure, ADA accessibility, Public Services, General Admin	\$1,610,497	\$ 0.00	\$213,076	\$1,823,575	\$5,667,446	Taking annual allocations and reducing them by 5% each year to determine the future years' expected amount
HOME	Federal	First-time Homebuyer, Homeowner Rehab/reconstruction, General Admin	\$366,441	\$ 0.00	\$254,789	\$ 631,230	\$1,291,477	Taking annual allocations and reducing them by 5% each year to determine the future years' expected amount
ESG	Federal	Homeless Shelters, Rapid Re-housing, Homeless Prevention, HMIS, General Admin	\$144,936	\$ 0.00	\$0.00	\$ 144,936	\$510,811	Taking annual allocations and reducing them by 5% each year to determine the future years' expected amount

Table 48 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal Funds will be leveraged with private, local and City funds in order to complete/create/expand projects and services in Brazoria County. Emergency shelters and Habitat for Humanity provide matching funds for Brazoria County's HOME and ESG programs through local grants, shelter administration fees and donations to the shelters, and additional homes built using donations, sweat equity, and in-kind professional services.

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

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

Discussion

Brazoria County will use CDBG, HOME, ESG, private, County and City 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 the next 5 years.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Brazoria County	Government	Manage CDBG, HOME, ESG & Section 8 programs	Brazoria County Service Area excluding Pearland, Hillcrest Village, Liverpool, & Quintana

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Consolidated Plan is implemented through Brazoria County, which also is the Public Housing Authority. The County’s strengths are its long history in managing HUD funds and the fact that the same staff manages CDBG/HOME/ESG and the Section 8 HCV program, providing for a high level of coordination. Additionally, the County’s CDAB is comprised of the mayors of participating Cities and elected County officials who provide strong coordination and collaboration throughout the entire process. Due to the large geographic size of the County and the limited role of the County in incorporated areas, the Community Development & Welfare Department allocates its CDBG funds to participating Cities and each of the four (4) County Commissioners and County Judge to oversee the areas to determine the best use of the funds within the confines of HUD eligibility. This ensures equitable distribution of programs throughout the County as well as the use of the funds for the highest priority needs.

The major gaps in the institutional delivery system are the lack of sufficient resources and the lack of sufficient non-profit agencies to carry out many of the activities needed by the low- to moderate-income residents.

The Gulf Coast Homeless Coalition works with the Texas Homeless Network to identify and plan for the needs of homeless families and individuals in Brazoria County. The Coalition is a member of the Texas Balance of State CoC. The Texas Homeless Network is the lead agency providing trainings and technical assistance in developing and managing programs funded by the Continuum of Care and Balance of State Emergency Solutions Grant programs.

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

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

Table 50 - Homeless Prevention Services Summary

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

All services in the system are available to people experiencing homelessness. While very few agencies offer services or programs targeting specifically the homeless population, efforts are made by housing and service providers to work with the agencies providing needed supportive services and affordable housing. The VA has a local clinic that provides a comprehensive array of medical services and can provide referral to the larger VA Medical Center if necessary. The Women’s Center of Brazoria County and the ActionS agency have offices that provide services in multiple locations throughout the County making it easier for residents to access those particular services. Brazoria County Welfare office assists families who have been evicted or have eviction notices to maintain or gain a nighttime residence based on their particular hardship. The local VA office assist Veteran’s file the necessary paperwork to obtain various services that they qualify for. The Gulf Coast Homeless Coalition holds regular meetings with

time set-aside for discussion of needs, gaps in services and available services allowing for information sharing and collaboration between agencies. United Way hosts various social service meetings in order to collaborate agencies together with the services they offer.

As part of the Balance of State Continuum of Care and Brazoria County ESG, service providers are linked through HMIS and collaborative processes inherent to the Continuum of Care system. However, there are currently no providers in Brazoria County receiving Continuum of Care funds.

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

The strength of the service delivery system is that there is already a network of collaboration and cooperation between agencies. Often agencies are the sole source of a service which requires that agencies work together to meet the needs of their clients. The County continues to be interested in working with agencies and the Balance of State CoC in order to address the needs of people experiencing homelessness specifically focusing on housing needs. Agencies participating in HMIS are able to provide referrals and information through this database reducing the time it takes to apply for and access programs.

The largest gaps in the service system are financial and locational. Many agencies within the County do not have the financial resources to expand and/or develop programs specifically to meet the needs of special populations including those experiencing homelessness. Due to the large geographic area, there is not the population density required to create and sustain economic feasibility for most housing and supportive service agencies, particularly those serving populations who need an array of services, including medical care. There are limited emergency shelters, Rapid Re-Housing programs, and permanent supportive housing programs in the Brazoria County. For the most part, affordable permanent housing assistance is limited to the Section 8 Housing Choice Voucher program and private subsidized units, including Low Income Housing Tax Credit properties. The Section 8 HCV waiting list is currently closed. Agencies need funding to hire new staff and train existing staff in order to have the capacity to develop and manage new programs.

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

The strategies for overcoming gaps and capacity issues in the service delivery system require additional funding and a more densely populated community to make the development of a strong service delivery system economically feasible. Brazoria County will continue to work with Gulf Coast Homeless Coalition, Texas Homeless Network, participating cities, and Social Service

Agencies to identify strategies for developing new programs, identifying funding and building the capacity of local agencies. Additionally the County will work with agencies in the region, particularly in Houston and Galveston that are interested in developing satellite programs and service slots for Brazoria County residents in their current programs.

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator as reported in IDIS
1	Housing Rehabilitation/Reconstruction	2015	2019	Affordable Housing	Brazoria County Service Area	Owner Occupied Housing Rehabilitation/ Reconstruction	CDBG, HOME	Homeowner Housing Units: 8 Housing Units
2	Down payment/closing cost assistance	2015	2019	Affordable Housing	Brazoria County Service Area	Down payment assistance	HOME	Direct Financial Assistance to Homebuyers: 25 Households Assisted
3	New affordable units	2015	2019	Affordable Housing	Brazoria County Service Area	Construct new affordable housing for purchase	HOME	New Housing Units: 0 units built
4	Public Facility Improvements	2015	2019	Non-Housing Community Development	Brazoria County Service Areas	Improvements to public facilities (including fire equipment) in Brazoria County Service Areas	CDBG	Facility Improvements: 250 People
5	Park Improvements	2015	2019	Non-Housing Community Development	Brazoria County Service Areas	Improvements to public parks in CDBG eligible areas	CDBG	Parks improved: 200 People

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator as reported in IDIS
6	Infrastructure Improvements	2015	2019	Non-Housing Community Development	Brazoria County Service Area	Improvements to sidewalks, streets, water, sewer, drainage, and sidewalk/street lighting	CDBG	Infrastructure Improvements: 15 projects 8,000 people served
7	Code Enforcement	2015	2019	Non-Housing Community Development	Brazoria County Service Area	Code enforcement	CDBG	Code Enforcement 0 Housing Unit 0 Other units
8	Clearance and Demolition	2015	2019	Non-Housing Community Development	Brazoria County Service Area	Clearance/Demolition of substandard units	CDBG	Clearance/Demo 1 housing units
9	Health Services	2015	2019	Non-housing Community Development	Brazoria County Service Area	Health services, Prescription assistance	CDBG	Health Services: 250 People served
10	Food Pantries	2015	2019	Non-Housing Community Development	Brazoria County Service Area	Provide food for low to moderate income families/households	CDBG	Food Pantries: 1,000 Persons Assisted
11	Youth Services	2015	2019	Non-Housing Community Development	Brazoria County Service Area	Youth and Children services	CDBG	Public service activities: 2,000 Persons Assisted
12	Senior Services	2015	2019	Non-Homeless Special Needs	Brazoria County Service Area	Senior services	CDBG	Public service activities: 250 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator as reported in IDIS
13	Disabled Services	2015	2019	Non-Housing Community Development	Brazoria County Service Area	Disabled services	CDBG	Public service activities: 125 persons assisted
14	Adult Education & Job Training	2015	2019	Non-Housing Community Development	Brazoria County Service Area	Employment training/placement	CDBG	Public service activities: 50 persons assisted
15	Economic Development	2015	2019	Non-Housing Community Development	Brazoria County Service Areas	Economic Development	CDBG	Economic development activities: 0 businesses assisted
16	Transportation Services	2015	2019	Non-Housing Community Development; Special Needs Populations	Brazoria County Service Area	Services to the elderly & disabled	CDBG	Public service activities: 0 persons assisted
17	Subsistence Payments	2015	2019	Non-Housing Community Development	Brazoria County Service Area	Subsistence Payments	CDBG	Payments: 25 Persons assisted
18	CDBG Administration/Planning	2015	2019	CDBG Program Administration	N/A	N/A	CDBG	N/A
19	HOME Administration	2015	2019	HOME Program Administration	N/A	N/A	HOME	N/A

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator as reported in IDIS
20	ESG Homeless Activities	2015	2019	Non-Housing Community Development	Brazoria County Service Area	Homeless Facilities, Services, Homeless Prevention, Rapid Re-housing, HMIS, Administration	ESG	Activities: 25 Homeless People 125 Homeless Prev 100 Rapid R-hous

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation/Reconstruction
	Goal Description	The County will fund the rehabilitation or reconstruction of owner-occupied housing to assist low- to moderate-income residents improve and maintain their homes. If necessary, the County will retrofit homes for the disabled as needed and will provide energy efficiency improvements. If applicable, lead based paint will be identified and addressed as required.
2	Goal Name	Down payment/closing cost assistance
	Goal Description	The County will provide funding for down payment and closing cost assistance to first time homebuyers.
3	Goal Name	New affordable units
	Goal Description	The County will fund CHDOs with CHDO set-aside funds to construct new affordable units for purchase by low- to moderate-income families.

4	Goal Name	Public facility improvements
	Goal Description	The County will use CDBG funds to support public facility improvements, including fire equipment and senior centers improvements in low- to moderate-income areas.
5	Goal Name	Park Improvements
	Goal Description	The County will use CDBG funds to support park improvements in areas that benefit low- to moderate-income residents.
6	Goal Name	Infrastructure Improvements
	Goal Description	The County will add or improve sidewalks, sidewalk/street lighting, failing water/sewer lines, improve drainage, improve water towers and wastewater treatment facilities in Brazoria County Service Areas, including making curb cuts and sidewalks ADA compliant.
7	Goal Name	Code Enforcement
	Goal Description	The County will provide funding to the participating cities for salaries for inspections and resulting citations and court appearances.

8	Goal Name	Clearance and Demolition
	Goal Description	The County will provide CDBG funds for neighborhood clean-ups, particularly in participating cities.
9	Goal Name	Health Services
	Goal Description	The County will use CDBG funds to assist families and individuals with physical health costs and prescription assistance.
10	Goal Name	Food Pantries
	Goal Description	The County will use CDBG funds to assist non-profit agencies purchase food and staple goods for low-income families.
11	Goal Name	Youth and Children services
	Goal Description	The County will use CDBG and ESG funds to support youth enrichment, counseling, and drop-out prevention activities for at-risk youth, and to provide services to abused/neglected youth.
12	Goal Name	Senior Services
	Goal Description	The County will use CDBG funds to provide services such as homebound meals and others to low- to moderate-income elderly.
13	Goal Name	Disabled Services
	Goal Description	The County will use CDBG funds to provide services to disabled individuals.
14	Goal Name	Adult Education & Job Training
	Goal Description	The County will fund agencies to provide adult literacy education, GED preparation, job readiness training, and/or job training, and post-secondary education programs.
15	Goal Name	Economic Development
	Goal Description	The County will support various economic development activities in Brazoria County Service Areas including possible façade improvements, micro-enterprise businesses, Section 3 employment opportunities, small business start-ups or expansions
16	Goal Name	Transportation Services
	Goal Description	The County may fund demand-response transportation for elderly, disabled, and low-income.
17	Goal Name	Subsistence Payments

	Goal Description	The County will use CDBG funds to assist low- to moderate-income families with emergency rent/utility assistance.
18	Goal Name	CDBG Program Administration/Planning
	Goal Description	The County will provide CDBG funds to support salaries, training, direct costs and other cost to manage/administer the CDBG program
19	Goal Name	HOME Program Administration
	Goal Description	The County will provide HOME funds to support salaries, training, direct costs and other cost to manage/administer the HOME program
20	Goal Name	ESG Program and Services
	Goal Description	The County will provide ESG funds to support salaries, training, direct costs and other cost to manage/administer the ESG program participate in the HMIS system, use ESG funds to support services to homeless or near homeless individuals and families. ESG funds will also support improvements to area shelters that serve Brazoria County residents

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

The need of affordable housing far exceeds the available funding. Generally we will assist 40 households over the next 5 years.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

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

Not applicable – the Brazoria County Housing Authority has no public housing units

Activities to Increase Resident Involvements

Not applicable – the Brazoria County Housing Authority has no public housing units

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

No

Plan to remove the ‘troubled’ designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In conjunction with the development of the Consolidated Plan, Brazoria County is developing a new Fair Housing Plan with Assessment of Fair Housing (AFH), which was formerly Analysis of Impediments. As part of the assessment, the County is reviewing the policies of all Participating Cities as well as the County as a whole. The County's analysis is currently finding that there are no overt policies that contributed to the concentration of racial/ethnic minorities and that City building codes or ordinances did not impede or limit the development or improvement of affordable housing in Brazoria County. However, as minorities and protected classes tend to have lower incomes, there is a concentration of racial/ethnic minorities in many low- to moderate-income areas due to the concentration of affordable housing in those areas.

Unincorporated areas do not have zoning but those areas within the Extraterritorial Jurisdiction of various Cities have land platting requirements. Of the 20 incorporated places participating in the HUD programs, 15 have zoning ordinances and of those, 15 allow multi-family units, 11 allow mobile homes, and 14 allow manufactured homes. Additionally, 7 allow the elderly to defer property taxes and 2 have no property tax. Tax rates do affect the affordability of housing in Brazoria County. There are 8 school districts in the County, not counting Pearland ISD, which is primarily outside of Brazoria's CDBG/HOME/ESG service area.

The Cities enforce property codes through City staff or Code Compliance Officers working with residents to identify and correct violations in an effort to arrest the deterioration of properties and neighborhoods.

Environmental issues pose barriers to affordable housing with the proximity to the Gulf of Mexico and the number of houses required to carry windstorm and flood insurance. Moreover, in the wake of Hurricane Ike and other natural disasters since 2008, insurance premiums have skyrocketed and many of the low-income owners without a mortgage do not carry insurance. While this is a cost saving if there is no damage, the cost is unrecoverable in the event of damage.

Currently, one of the major barriers to affordable rental housing is the influx of temporary construction workers who are working on the new industrial and commercial construction projects. The number of workers moving to the area coupled with their incomes has resulted in landlords being able to raise rents and still keep a very low vacancy rate.

New single family neighborhoods spilling over from Houston and Pearland are, for the most part, high end units above the median housing value of Brazoria County.

Prospective tenant and buyer backgrounds also pose barriers to affordable, and for that matter, any housing. Most apartment complexes check credit histories and criminal backgrounds of their applicants. While the Fair Housing Act requires that landlords do not discriminate based on race, color, ethnicity, religion, national origin, sex, family status or disability, the law does allow landlords to refuse rental based on credit history, illegal substance use, and criminal background. Likewise, mortgage companies must adhere to the Fair Housing Act but may take into account credit history, debt-to-income ratio, employment history, and income.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Brazoria County is using considerable HUD resources to ameliorate the barriers to affordable housing. More than \$300,000 a year is allocated to homeownership programs, including first-time homebuyer's assistance, construction of new units for purchase, and rehabilitation of owner-occupied housing. An additional \$50,000 is expended on homeless prevention and rapid re-housing.

Cities that defer property taxes for the elderly, or do not have property tax rates, assist in lowering the housing costs to owners.

SP-60 Homelessness Strategy – 91.215(d)

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

Currently very few agencies provide outreach services to homeless populations. The County will work with local agencies to identify additional agencies that could provide outreach services. United Way maintains and distributes a list of agencies that offer services and housing to local churches, food pantries, and nonprofit agencies.

Addressing the emergency and transitional housing needs of homeless persons

The emergency shelters are limited to victims of domestic violence and children. The Salvation Army allows homeless people/families stay a maximum of 3 days. There is a rapid-rehousing program that can provide housing assistance to up to 25 households. The County will continue to work with the Gulf Coast Homeless Coalition and the Texas Homeless Network to identify agencies that could provide emergency shelter, rapid re-housing, and permanent supportive housing programs within the County.

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

The County and the Gulf Coast Homeless Coalition will continue to work the Texas Balance of State Continuum of Care to identify strategies to develop additional affordable and supportive housing in an effort to make homelessness rare, short-lived, and non-reoccurring. Members from the Coalition currently serve on several committees for the Texas BoS CoC which is working on strategies for “closing the front door” to prevent homelessness and “opening the back door” to ensure that time in an emergency shelter is not long-term and people move quickly into more stable housing. The County will continue to work with local agencies and Workforce Solutions to assist people in securing permanent employment with a living wage by expanding methods that are already successful and identifying innovative activities. Staff at service agencies will make referrals for their clients that are eligible for entitlement benefits. Agencies will be encouraged to send staff to the SSI/SSDI Outreach, Access, and Recovery (SOAR) training offered by the Texas Homeless Network.

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

The Texas Homeless Network, the Texas Interagency Council on Homelessness, Mental Health Authorities and the Department of State Health Services are working together to develop a statewide discharge plan so that no person is discharged into homelessness. Similar efforts are being made with the Texas Department of Criminal Justice and the Texas Department of Child and Protective Services. All publically funded institutions will be ask to adopt this plan and work with local governments and providers to ensure that people are housed when they are discharged and that discharge planning begins when the person enters the facility. Local agencies will continue to refer to agencies that provide housing even if they are outside of the County or in other cities.

Though no longer a requested table in the eCon Planning Suite, the table below lists the agencies contacted regarding help to homeless and those at risk of homelessness.

Agencies Contacted:

Organization	Responsible Entity Type	Services Provided	Geographic Area Served
Area Agency on Aging	Government	Senior services: Nutrition, transportation, care coordination, in-home assistance, benefits counseling. Information and referral, nursing home Ombudsman	Harris, Austin, Brazoria, Chambers, Colorado, Fort Bend, Galveston, Harris, Liberty, Matagorda, Montgomery, Walker, Waller, and Wharton counties
Houston-Galveston Area Council	Government	Aging services, housing assistance information, Hurricane Ike Housing Recovery program, area planning, transportation services	Austin, Brazoria, Chambers, Colorado, Fort Bend, Galveston, Harris, Liberty, Matagorda, Montgomery, Walker, Waller, and Wharton counties
Salvation Army	Non-Profit	Homeless Shelter, food pantry, utility assistance, clothing, back-to-school	Brazoria County
Women’s Center of Brazoria County	Non-Profit	Services and emergency shelter for victims of	Brazoria County
Gulf Coast Workforce Solutions	Government	Career exploration, job readiness, job matching and referrals, training and education, computers and software for resume preparation and access to the internet for job	Harris, Austin, Brazoria, Chambers, Colorado, Fort Bend, Galveston, Harris, Liberty, Matagorda, Montgomery, Walker, Waller, and Wharton counties
Brazoria County Indigent Health Care Program	Government	County indigent health care program – medical services to eligible individuals	Brazoria County
United Way of Brazoria County	Non-Profit	Funding and support for non-profit agencies providing services and	Brazoria County

Gulf Coast Center	Government	Mental health services for adults, adolescents and children	Brazoria and Galveston Counties
Lake Jackson VA Outpatient Clinic Department of	Government	Medical services for qualified veterans	Brazoria County
Brazoria County Public Health Department	Government	WIC program; HIV testing; STD testing; family planning and immunizations	Brazoria County
Connect Transit	Private	Transportation Services	Southern Brazoria County

SP-65 Lead based paint Hazards – 91.215(i)

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

All houses built prior to 1979 that receive rehabilitation assistance are tested for lead-based paint. Any units with lead-based paint are remediated within federal regulations and guidelines. All rental units for which HCVs are used receive annual HQS inspection that includes lead-based paint assessments. Renters receiving first-time homebuyer assistance must have the unit to be purchased inspected and any lead-based paint hazards remediated. HCV participants with children under the age of 6 are not allowed to move into a unit with lead-based paint and the landlords are encouraged to have the hazards removed. Information about lead-based paint hazards is given to all HCV participants, first-time homebuyers, and any landlord whose property fails HQS inspections based on a lead paint inspection. Of the 18 Participating Cities, 8 conduct inspections on apartment units and are encouraged to provide information on lead-based paint hazards to landlords and tenants of units constructed before 1979.

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

It is estimated that 2,650 owners and 1,825 renters are low- to moderate-income with lead-based paint posing a hazard for children under 6 years old.

The actions above reduce lead-based paint hazards in owner-occupied housing through rehabilitation and reduce LBP hazards to program beneficiaries by refusing assistance for purchasing or renting units with LBP hazards. It is the responsibility of private landlords to address the lead-based paint and is not a mandate the County can place on rental units. It is the hope that those landlords desiring to rent to program beneficiaries will remediate LBP in order to have their units pass HQS inspections, thus reducing the overall hazard in the County.

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

The actions listed above are integrated into the housing policies and procedures for housing rehabilitation, tenant-based rental assistance/rapid re-housing, first-time homebuyers, and the BCHA's Section 8 HCV program.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

Brazoria County's programs to reduce the number of poverty-level families are related to preparing the labor force for employment at a livable wage. Through supporting basic adult education, GED preparation, post-secondary scholarships, and job training/placement, the County is supporting agencies in addressing the gap between available jobs and qualified applicants. Brazosport College provides a number of certifications and Associate's Degree programs to ready the available labor force for appropriate jobs that will raise them out of poverty.

Brazoria County is committed to reaching its goals for hiring Section 3 businesses and employees and includes Section 3 requirements in contracts with Cities and non-profits.

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

The County has been diligent in its efforts to revitalize older houses and neighborhoods without causing an increase in property taxes or rents.

SP-80 Monitoring – 91.230

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

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

The monitoring process consists of the monitor’s examination of time records, client intake files, financial records, equipment, and machinery. 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.

HOME Investment Partnerships Program (HOME) Monitoring Strategy:

Clear record keeping requirements is 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 and new construction projects.

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. The CD staff monitors the homeowner 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.

The staff monitors the files of all First-time Homebuyer's and rehab/reconstruction projects once a year to verify insurance and taxes are up to date.

Approved CHDOs that receive \$750,000 or more in federal funds in one (1) year must have an independent audit performed that complies with the OMB Circular A-122 Single or Program Audit Requirements.

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

Expected Resources

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

Introduction

Brazoria County will use its PY 2015 CDBG allocation of \$1,610,497 along with \$13,076.01 in prior year carry-over dollars to fund infrastructure, ADA accessibility, public services and program administration. The County does not have CDBG program income. Brazoria County will use its PY 2015 HOME allocation of \$366,441 along with approximately \$10,000 in program income and \$254,789.77 in prior year carry-over dollars to fund its housing programs, including homeowner rehabilitation/reconstruction, first-time homebuyer assistance and program administration. The County continues to seek agencies with the willingness and capacity to become a CHDO and develop housing with the CHDO set-aside funds. The \$144,936 in Emergency Solutions Grant funds will be expended to provide rehabilitation to an emergency shelter for youths, homeless prevention assistance, rapid re-housing assistance, HMIS activities, and program administration. The ESG program has no program income or carry-over funds.

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Infrastructure, ADA accessibility, Public Services, General Admin	\$1,610,497	\$ 0.00	\$213,076	\$1,823,575	\$5,667,446	Taking annual allocations and reducing them by 5% each year to determine the future years' expected amount
HOME	Federal	First-time Homebuyer, Homeowner Rehab/reconstruction, General Admin	\$366,441	\$ 0.00	\$254,789	\$ 621,230	\$1,291,477	Taking annual allocations and reducing them by 5% each year to determine the future years' expected amount
ESG	Federal	Homeless Shelters, Rapid Re-housing, Homeless Prevention, HMIS, General Admin	\$144,936	\$ 0.00	\$0.00	\$ 144,936	\$510,811	Taking annual allocations and reducing them by 5% each year to determine the future years' expected amount

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal Funds will be leveraged with private, local and City funds in order to complete/create/expand projects and services in Brazoria County. Emergency shelters and Habitat for Humanity provide matching funds for Brazoria County's HOME and ESG programs through local grants, shelter administration fees and donations to the shelters, and additional homes built using donations, sweat equity, and in-kind professional services.

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

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

Discussion

Brazoria County will use CDBG, HOME, ESG, private, County and City 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, ADA improvements, housing assistance, and homeless services will be the primary areas of funding for PY 2015.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure Improvements				
1-1	Sidewalks	Non-Housing Community Development	ADA/Sidewalk Improvements	CDBG: \$33,000.00	2,903 persons assisted with improved infrastructure and handicap accessibility
1-2	Water/Sewer Improvements	Non-Housing Community Development	Water Improvements	CDBG: \$65,000.00	234 persons assisted with improved infrastructure
1-3	Water/Sewer Improvements	Non-Housing Community Development	Sewer Improvements	CDBG: \$190,000.00	2,722 persons assisted with improved infrastructure
1-4	Water/Sewer Improvements	Non-Housing Community Development	Sewer Improvements	CDBG: \$250,000.00	2,304 persons assisted with improved infrastructure
1-5	Street Improvements	Non-Housing Community Development	Street Improvements	CDBG: \$130,000.00	179 persons assisted with improved infrastructure
1-6	Street Improvements	Non-Housing Community Development	Street Improvements	CDBG: \$190,000.00	281 persons assisted with improved infrastructure

1-8	Water/Sewer Improvements	Non-Housing Community Development	Sewer Improvements	CDBG: \$190,000.00	245 persons assisted with improved infrastructure
2	Public Facility Improvements				
2-1	Neighborhood Facilities	Non-Housing Community Development	Public Facility Improvements-Handicap Accessibility	CDBG: \$12,530.00	1 Public Facility (est 482 persons assisted with improved quality of public imp)
3	Senior Services	Non-Housing Community Development	Senior Services	CDBG: \$22,105.00	75 persons assisted with supportive services
4	Adult Education and Job Training				
4-1	Adult Education & Job Training	Non-Housing Community Development	Employment Training		10 persons assisted with supportive services
4-2	Employment Training	Non-Housing Community Development	Employment Training	CDBG: \$30,000.00	12 persons assisted with supportive services
5	Youth and Children Services				
5-1	Youth Services	Non-Housing Community Development	Youth Services	CDBG: \$30,000.00	100 persons assisted with supportive services
5-2	Youth Services	Non-Housing Community Development	Youth Services	CDBG: 16,000.00	300 persons assisted with supportive services
5-3	Youth Services	Non-Housing Community Development	Youth Services	CDBG: \$20,865.00	400 persons assisted with supportive services
5-4	Youth Services	Non-Housing Community Development	Youth Services for at-risk children	CDBG: \$12,000.00	20 youths assisted with supportive services

5-5	Youth Services	Non-Housing Community Development	Youth Services for at-risk children	CDBG: \$7,000.00	20 youths assisted with supportive services
6	Food Pantries	Non-Housing Community Development	Food Pantry	CDBG: \$13,500.00	200 persons assisted with supportive services
7	Disabled Services				
7-1	Disabled Services	Non-Housing Community Development	Non-elderly Special Populations	CDBG: \$10,000.00	2 persons assisted with supportive services
7-2	Disabled Services	Non-Housing Community Development	Non-elderly Special Populations	CDBG: \$10,000.00	40 Alzheimer/Dementia patients assisted with supportive services
8	Health Services	Non-Housing Community Development	Health Services	CDBG: \$40,000.00	90 persons assisted with prescription drug assistance
9	Subsistence Payments	Non-Housing Community Development	Subsistence Program	CDBG: \$3,000.00	8 families (16 persons) assisted with supportive services
10	CDBG Program Administration/Planning	N/A	N/A	CDBG: \$310,497.00	N/A
11	Housing Rehab/Reconstruction	Affordable Housing	Owner occupied housing rehab/reconstruction	HOME: \$249,830.75	2-3 Housing Units assisted
12	Down payment/closing cost assistance	Affordable Housing	First time homebuyer down payment and closing cost assistance	HOME: \$25,000.00	5 Households assisted
13	CHDO Set-Aside/New Affordable Units	Affordable Housing	New construction of affordable owner occupied housing	HOME: \$54,966.15	1 Housing Unit
14	HOME Program Administration	N/A	N/A	HOME: \$36,644.10	N/A

15	ESG Program and Services				
15-1	Emergency Shelter	Homeless	Homeless Shelter Services	ESG: \$80,000.00	50 children assisted with emergency shelter for abandoned, abused and neglected children
15-2	Homeless Prevention	Homeless	Homeless Services	ESG: \$25,500.00	35 persons assisted with homeless prevention services
15-3	Rapid Re-Housing	Homeless	Homeless Services	ESG: \$25,500.00	25 persons assisted with rapid re-housing services
15-4	HMIS	Homeless	Homeless Services	ESG: \$3,065.80	50 persons assisted
15-5	ESG Program Administration	N/A	N/A	ESG: \$10,870.20	N/A

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure Improvements
1-1	Goal Name	Sidewalks
	Goal Description	The City will remove existing concrete sidewalk and concrete curb and install 24 ADA concrete ramps, as well as install approximately 115 linear feet of sidewalks on Sidnor Street between Hill Street and Hardie Street, on Taylor Street between Sidnor Street and Sealy Street, on Willis Street and Hill Street intersection, and on Hardie Street between Sidnor Street and Sealy Street to prevent tripping hazards and comply with Federal ADA standards.
1-2	Goal Name	Water/Sewer Improvements
	Goal Description	The City will replace approximately 4,465 linear feet of existing 2" and 6" cast iron water line with 8" PVC water line, along with new fire hydrants along North Parrish, North Higgins and San Felipe in Angleton to improve water quality and fire protection.
1-3	Goal Name	Water/Sewer Improvements
	Goal Description	The City will replace approximately 1,500 linear feet of 10" substandard clay sewer line with 10" PVC sewer pipe on the North side of Brazoria.

1-4	Goal Name	Water/Sewer Improvements
	Goal Description	The City will add two submersible type pumps at their Riverside Lift Station location, which will add reliability of operation and preclude sanitary sewer overflows, especially during significant rainfall events.
1-5	Goal Name	Street Improvements
	Goal Description	The City will reconstruct and/or pave FCR 62 from the beginning of the city limits East approximately 1,920 linear feet and FCR 79 from FCR 57 to FCR 81 in Iowa Colony.
1-6	Goal Name	Street Improvements
	Goal Description	The City will reconstruct and/or pave Badders, Durazno and Bryan Streets in Jones Creek.
1-7	Goal Name	Water/Sewer Improvements
	Goal Description	The City will smoke test and replace old, deteriorated 8" concrete sewer lines with 8" PVC lines on Success, Stuart, Schley, Moore and Burkett Streets in Richwood.
2	Goal Name	Public Facility Improvements
2-1	Goal Name	Neighborhood Facilities
	Goal Description	The City will renovate the restrooms in the Brazoria Civic Center Legion Hall to accommodate ADA accessibility.
	Goal Description	The City will reconstruct and/or pave Badders, Durazno and Bryan Streets in Jones Creek.
3	Goal Name	Senior Services
	Goal Description	The organization will provide homebound meals to needy Seniors within Brazoria County.
4	Goal Name	Adult Education & Job Training
4-1	Goal Name	Employment Training
	Goal Description	The College will provide tuition and books for their Workforce Training Program for low/mod income residents of Brazoria County.
4-2	Goal Name	Employment Training
	Goal	Brazosport College will provide tuition, books and supplies to low/mod income eligible residents of Brazoria County

	Description	enrolling in established short-term job skills training programs or GED testing.
5	Goal Name	Youth and Children Services
5-1	Goal Name	Youth Services
	Goal Description	The Club will implement a comprehensive prevention program addressing the escalation of juvenile delinquency among at-risk youth in Brazoria County at various sites in Brazoria County.
5-2	Goal Name	Youth Services
	Goal Description	The Dream Center will provide back to school supplies and clothing to assist low/mod youths in Brazoria County.
5-3	Goal Name	Youth Services
	Goal 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.
5-4	Goal Name	Youth Services
	Goal Description	Salaries and supplies will be provided for the Belay program, which expose participants to character and leadership building exercises, service opportunities, and college and career options.
5-5	Goal Name	Youth Services
	Goal Description	The organization will provide a summer youth program focused on providing physical and spiritual enrichment for homeless youths in Brazoria County.
6	Goal Name	Food Pantries
	Goal Description	Brazosport Cares will purchase food for their Food Pantry in Freeport.
7	Goal Name	Disabled Services
7-1	Goal Name	Disabled Services
	Goal Description	Helping Hands & Hearts Hospice will provide hospice services to low/mod residents of Brazoria County with a terminal diagnosis.
7-1	Goal Name	Disabled Services

	Goal 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.
8	Goal Name	Health Services
	Goal Description	OATH will provide prescription drug assistance to low/mod residents of Brazoria County.
9	Goal Name	Subsistence Payments
	Goal Description	Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
10	Goal Name	CDBG Program Administration/Planning
	Goal Description	These funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the PY 2015 CDBG Program, including any direct staff and consulting services.
11	Goal Name	Housing Rehab/Reconstruction
	Goal Description	The County proposes to either rehabilitate or reconstruct 2 substandard housing units which are occupied by low/mod income homeowners.
12	Goal Name	Down payment/Closing cost assistance
	Goal Description	The County will provide down payment and closing cost assistance to 5 low/moderate income persons or families in order to purchase a home in Brazoria County.
13	Goal Name	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 1 home to be sold or rented to low and moderate income families.
14	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 PY 2015 HOME Program, including any direct staff and consulting services.
15	Goal Name	ESG15 Brazoria County
	Goal Description	The FY 2015 ESG funds for Brazoria County will be used to rehab an emergency shelter abandoned, abused and neglected children, provide utility, rental and deposit assistance to prevent homelessness, implement rapid re-housing strategies, for data collection (HMIS) and program administration.

15-1	Goal Name	Emergency Shelter
	Goal Description	50 children assisted with emergency shelter for abandoned, abused and neglected children
15-2	Goal Name	Homeless Prevention
	Goal Description	35 persons assisted with homeless prevention services
15-3	Goal Name	Rapid Re-Housing
	Goal Description	25 persons assisted with rapid re-housing services
15-4	Goal Name	HMIS
	Goal Description	Data entry and management for approximately 50 homeless persons receiving services
15-5	Goal Name	ESG Program Administration
	Goal Description	Provide program administration for the ESG program

Projects

AP-35 Projects – 91.220(d)

Introduction:

During PY 2015, Brazoria County will fund sidewalk improvements, including ADA curb cuts' waterline and sewer improvements; ADA accessibility improvements to public facilities; street improvements; housing rehabilitation; down-payment and closing cost assistance; and a number of public services.

Projects

#	Project
1	Alvin ADA/ Sidewalk Improvements
2	Angleton Waterline Improvements
3	Brazoria ADA Accessibility
4	Brazoria Sewer Improvements
5	Freeport Lift Station Improvements
6	Iowa Colony Street Improvements
7	Jones Creek Street Improvements
8	Richwood Sewer Improvements
9	ActionS Homebound Meals
10	Alvin Community College Continuing Education Program
11	Boys & Girls Club Prevention Program
12	Brazosport Cares Food Pantry
13	Brazosport College Continuing Education Program
14	Dream Center
15	Helping Hand & Hearts Hospice
16	Junior Achievement
17	OATH Prescription Assistance
18	Salvation Army Subsistence Program
19	The Gathering Place Alzheimer Program
20	True to Life Ministry Youth Program
21	20/20 Vision FOCUS Summer Youth Program
22	CDBG General Administration/Planning
23	Housing Rehab/Reconstruction

24	Homebuyer Assistance
25	CHDO Set-Aside
26	HOME General Administration
27	ESG15 Brazoria County
27	Kidz Harbor Emergency Shelter
28	Homeless Prevention
29	Rapid Re-Housing
30	HMIS Data Collection
31	ESG General Administration

Table 54 – 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. Only those priorities that were assessed to meet a high priority need as determined through resident surveys, stakeholder interviews, review of community assessment and community planning documents, history of beneficiaries requesting and receiving services in the past, review of the secondary data, and discussions with the CDAB;
2. Only activities that were reviewed and deemed eligible under the CDBG, HOME and ESG regulations;
3. Within the high priorities, high priority public service activities were selected that were identified by Mayors, County Judge and County Commissioners to serve the individuals in greatest need (children, domestic violence victims, homeless, extremely low-income, elderly, disabled) and that also could be funded within the 15% cap.

AP-38 Project Summary

Project Summary Information

1	Project Name	Alvin ADA/Sidewalk Improvements
	Target Area	Part of CT 661300/BG 2
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$33,000
	Description	Provide cost for ADA and sidewalk improvements to assist 47 handicap people based on ACS data.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 47 persons based on disability % calculation for the block group.
	Location Description	City of Alvin along Sidnor, Taylor, Willis, Hill and Hardie Streets
	Planned Activities	Repair or replace deteriorated sidewalk and install ADA compliant curb cuts.
2	Project Name	Angleton Waterline Improvements
	Target Area	CT 662100/BG 3; CT 662300/BG 3 & 4 in Angleton
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$65,000

	Description	The City will replace approximately 4,465 linear feet of existing 2" and 6" cast iron water line with 8" PVC water line, along with new fire hydrants along North Parrish, North Higgins and San Felipe in Angleton to improve water quality and fire protection.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 234 persons or 56 families will benefit.
	Location Description	City of Angleton; along North Parrish, North Higgins and San Felipe Streets
	Planned Activities	Improve the public water lines along North Parrish, North Higgins and San Felipe Streets n Angleton
3	Project Name	Brazoria ADA Accessibility
	Target Area	CT 662900/BG 1-3; CT 663000/BG 1 & 2
	Goals Supported	Facility Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$12,530
	Description	Improve accessibility to public facilities by making them ADA compliant
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 facility; 483 persons in approximately 206 families
	Location Description	City of Brazoria 1 public facility at 203 E. San Bernard Street
	Planned Activities	Install ADA compliant accessibility improvements at 1 public facility
4	Project Name	Brazoria Sewer Improvements
	Target Area	CT 662900/BG 1, 3 & 4; CT 663000/BG 1 & 2

	Goals Supported	Infrastructure Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$190,000
	Description	Provide funding for improvements to City of Brazoria sewer lines The City will replace approximately 1,500 linear feet of 10" substandard clay sewer line with 10" PVC sewer pipe on the North side of Brazoria.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,722 persons in 1,160 households/families will benefit.
	Location Description	City of Brazoria, under the Union Pacific railroad system in Brazoria Townsite Subdivision.
	Planned Activities	Improve deteriorating public sewer lines in City of Brazoria's Brazoria Townsite Subdivision.
5	Project Name	Freeport Lift Station Improvements
	Target Area	CT 664300/BG 1, 3-5
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$250,000
	Description	The City will add two submersible type pumps at their Riverside Lift Station location, which will add reliability of operation and preclude sanitary sewer overflows, especially during significant rainfall events.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,304 persons in 980 households/families will benefit.

	Location Description	Add 2 submersible pumps at 1205 N. Gulf Blvd # 2 in Freeport
	Planned Activities	Improve the wastewater lift station serving the City of Freeport.
6	Project Name	Iowa Colony Street Improvements
	Target Area	CT 661800/BG 1; CT 661900/BG 1
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$130,000
	Description	Provide funding to improve FCR 62 from the beginning of the city limits East approximately 1,920 linear feet and FCR 79 from FCR 57 to FCR 81 in Iowa Colony.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	179 persons in approximately 57 families will benefit.
	Location Description	FCR 62 from the beginning of the city limits East approximately 1,920 linear feet and FCR 79 from FCR 57 to FCR 81 in the City of Iowa Colony
	Planned Activities	The County will provide funds for improvements to FCR 62 and FCR 79 in the City of Iowa Colony.
7	Project Name	Jones Creek Street Improvements
	Target Area	Part of CT 664501/BG 1 & 5
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$190,000
	Description	The City will reconstruct and/or pave Badders, Durazno and Bryan Streets in Jones Creek.
	Target Date	9/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	281 persons in approximately youth in 104 families will benefit.
	Location Description	Badders, Durazno and Bryan Streets in Jones Creek
	Planned Activities	Provide funding to improve Badders, Durazno and Bryan Streets in Jones Creek
8	Project Name	Richwood Sewer Improvements
	Target Area	Part of CT 663700/BG 1
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$190,000
	Description	The City will smoke test and replace old, deteriorated 8" concrete sewer lines with 8" PVC lines on Success, Stuart, Schley, Moore and Burkett Streets in Richwood.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	245 persons in approximately 88 families will benefit.
	Location Description	Success, Stuart, Schley, Moore and Burkett Streets in Richwood.
	Planned Activities	Provide funds to Richwood for sewer line improvements along Success, Stuart, Schley, Moore and Burkett Streets
9	Project Name	ActionS Homebound Meals
	Target Area	Brazoria County Service Area
	Goals Supported	Senior Services
	Needs Addressed	Public Services not related to housing

	Funding	CDBG: \$22,105
	Description	Provide funding to ActionS for the provision of home-delivered meals to homebound elderly
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	75 elderly in approximately 65 families will benefit.
	Location Description	1524 E. Mulberry, Suite 135, Angleton, TX serving entire County
	Planned Activities	Provide funds to ActionS for the provision of home-delivered meals to 75 homebound elderly
10	Project Name	Alvin Community College Continuing Education Program
	Target Area	Brazoria County Service Area
	Goals Supported	Employment Training
	Needs Addressed	Public services not related to housing
	Funding	CDBG: \$25,000
	Description	The College will provide tuition and books for their Workforce Training Program for low/mod income residents of Brazoria County.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10 individuals in 10 families will benefit.
	Location Description	3110 Mustang Rd, Alvin serving County-wide
	Planned Activities	Provide funding to Alvin Community College to support 10 individuals in receiving continuing education at the post-secondary level.
11	Project Name	Boys & Girls Club Prevention Program

	Target Area	Brazoria County Service Area
	Goals Supported	Youth Services
	Needs Addressed	Public services not related to housing
	Funding	CDBG: \$30,000
	Description	The Club will implement a comprehensive prevention program addressing the escalation of juvenile delinquency among at-risk youth in Brazoria County at various sites in Brazoria County.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	100 youth in approximately 75 families will benefit.
	Location Description	202 W. First St., Freeport 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	South end of County (Freeport, Clute, Jones Creek, Lake Jackson, Oyster Creek, Richwood, Surfside)
	Goals Supported	Food Pantry
	Needs Addressed	Public Services not related to housing
	Funding	CDBG: \$13,500
	Description	Brazosport Cares will purchase food for their Food Pantry in Freeport.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 persons in approximately 85 families will benefit.
	Location Description	916 N. Gulf Blvd, Freeport

	Planned Activities	Provide assistance to the Brazosport Cares Food Pantry to provide food and staple goods to approximately 85 families in the south end of the county
13	Project Name	Brazosport College Continuing Education Program
	Target Area	Brazoria County Service Area
	Goals Supported	Employment Training
	Needs Addressed	Public services not related to housing
	Funding	CDBG: \$30,000
	Description	Brazosport College will provide tuition, books and supplies to low/mod income eligible residents of Brazoria County enrolling in established short-term job skills training programs.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	12 individuals in 12 families will benefit.
	Location Description	500 College Dr, Lake Jackson to serve county-wide
	Planned Activities	Provide funding to Brazosport College to support 12 individuals in receiving continuing education at the post-secondary level.
14	Project Name	Dream Center
	Target Area	Brazoria County Service Area
	Goals Supported	Youth services
	Needs Addressed	Public services not related to housing
	Funding	CDBG: \$16,000
	Description	The Dream Center will provide back to school supplies and clothing to assist low/mod youths in Brazoria County.

	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	300 youth in approximately 250 families will benefit.
	Location Description	796 Brazosport Blvd S, Clute serving county-wide
	Planned Activities	Provide funding for back to school supplies and clothing for low/mod students.
15	Project Name	Helping Hand & Hearts Hospice
	Target Area	Brazoria County Service Area
	Goals Supported	Disabled
	Needs Addressed	Public services not related to housing
	Funding	CDBG: \$10,000
	Description	Helping Hands & Hearts Hospice will provide hospice services to low/mod residents of Brazoria County with a terminal diagnosis.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 persons in 2 families will benefit.
	Location Description	412 Plantation Dr, Lake Jackson, serving county-wide
	Planned Activities	Provide funding for the care of 2 persons with terminal diagnosis who are in hospice care
16	Project Name	Junior Achievement
	Target Area	Alvin, Angleton, Freeport, West Columbia & Wild Peach
	Goals Supported	Youth Services
	Needs Addressed	Public services not related to housing

	Funding	CDBG: \$20,865
	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	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	400 youth in 350 families will benefit.
	Location Description	Alvin, Angleton, Freeport, West Columbia & Wild Peach
	Planned Activities	Provide funding for leadership and personal development services to 400 low/mod youths
17	Project Name	OATH Prescription Assistance
	Target Area	Brazoria County Service Area
	Goals Supported	Health Services
	Needs Addressed	Public service not related to housing
	Funding	CDBG: \$40,000
	Description	OATH will provide prescription drug assistance to low/mod residents of Brazoria County.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	90 persons in 70 families will benefit.
	Location Description	905 N.. Gulf Blvd, Freeport, serving county-wide
	Planned Activities	Provide funding to OATH to provide 90 persons with prescription drug assistance
18	Project Name	Salvation Army Subsistence Program

	Target Area	Alvin/Manvel Area
	Goals Supported	Subsistence Assistance
	Needs Addressed	Public services not related to housing (Homeless prevention)
	Funding	CDBG: \$3,000
	Description	Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	8 families will benefit.
	Location Description	1212 S. Durant, Alvin serving Alvin & Manvel areas
	Planned Activities	Provide an average of \$375 in emergency rent or utility assistance to prevent homelessness for 8 families at risk of eviction or having utilities cut off
19	Project Name	The Gathering Place Alzheimer's Program
	Target Area	Brazoria County Service Area
	Goals Supported	Disabled
	Needs Addressed	Public services not related to housing
	Funding	CDG: \$10,000
	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	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	40 individuals in 40 families will benefit

	Location Description	1524 E. Mulberry, Angleton, serving County-wide
	Planned Activities	Provide supportive services to 40 Alzheimer's/Dementia patients
20	Project Name	True to Life Ministry Youth Program
	Target Area	South end of County (Freeport, Clute, Jones Creek, Lake Jackson, Oyster Creek, Richwood & Surfside)
	Goals Supported	Youth Services
	Needs Addressed	Public Services not related to housing
	Funding	CDBG: \$12,000
	Description	Salaries and supplies will be provided for the Belay program, which expose participants to character and leadership building exercises, service opportunities, and college and career options.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 youths will benefit.
	Location Description	105 This Way St, Lake Jackson, serving county-wide
	Planned Activities	Provide food for homeless students and personal development for 60 at-risk youth
21	Project Name	20/20 Vision FOCUS Summer Youth Program
	Target Area	South end of County (Freeport, Clute, Jones Creek, Lake Jackson, Oyster Creek, Richwood & Surfside)
	Goals Supported	Youth Services
	Needs Addressed	Public Services not related to housing
	Funding	CDBG: \$7,000
	Description	The organization will provide a summer youth program focused on providing physical and spiritual enrichment for homeless youths in Brazoria County.
	Target Date	9/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	20 youth in 17 families will benefit.
	Location Description	1039 Wilson Rd, Clute, serving south end of county
	Planned Activities	Provide personal development services to 20 at-risk youth
22	Project Name	CDBG General Administration
	Target Area	N/A
	Goals Supported	CDBG Program Administration/Planning
	Needs Addressed	Administration
	Funding	CDBG: \$310,497
	Description	These funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the PY 2015 CDBG Program, including any direct staff and consulting services.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	1524 E. Mulberry, Suite 162, Angleton
Planned Activities	Conduct program administration/management for CDBG program	
23	Project Name	Housing Rehab/Reconstruction
	Target Area	Brazoria County Service Area
	Goals Supported	Housing Rehabilitation/Reconstruction
	Needs Addressed	Housing Rehabilitation

	Funding	HOME: \$249,830.75
	Description	The County proposes to either rehabilitate or reconstruct 2 substandard housing units which are occupied by low/mod income homeowners.
	Target Date	9/20/2017
	Estimate the number and type of families that will benefit from the proposed activities	2 to 3 families
	Location Description	Locations to be determined
	Planned Activities	Assist 2 to 3 owner-occupied housing units with varying levels of rehabilitation or reconstruction
24	Project Name	Homebuyer Assistance Program
	Target Area	Brazoria County Service Area
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$25,000
	Description	The County will provide down payment and closing cost assistance to 5 low/moderate income persons or families in order to purchase a home in Brazoria County.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	5 families will benefit
	Location Description	Locations to be determined
	Planned Activities	Provide down payment and/or closing cost assistance and homebuyer counseling to 5 renters looking to purchase a home
25	Project Name	CHDO Set-Aside

	Target Area	Brazoria County Service Area
	Goals Supported	New Housing Construction
	Needs Addressed	New Affordable Housing Units
	Funding	HOME: \$54,966.15
	Description	Provide funding to CHDO for construction of 1 housing unit
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	0 families will benefit
	Location Description	Location to be determined
	Planned Activities	Provide funding to CHDO for construction of 0 housing unit
26	Project Name	HOME Program Administration
	Target Area	N/A
	Goals Supported	HOME Program Administration
	Needs Addressed	HOME Administration
	Funding	HOME: \$36,644.10
	Description	Administration/management of HOME program
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	1524 E. Mulberry, Suite 162, Angleton
	Planned Activities	Administer/manage HOME program

27	Project Name	ESG15 Brazoria County
27-1	Project Name	Kidz Harbor Emergency Shelter
	Target Area	Brazoria County Service Area
	Goals Supported	Emergency Shelter
	Needs Addressed	Emergency Shelter
	Funding	ESG: \$80,000
	Description	Provide funding to support 50 children assisted with emergency shelter for abandoned, abused and neglected children
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 children in 40 families will benefit
	Location Description	638 Harbor Dr, Liverpool
	Planned Activities	Provide funding to support 50 children assisted with emergency shelter for abandoned, abused and neglected children
27-2	Project Name	Homeless Prevention
	Target Area	Brazoria County Service Area
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	ESG: \$25,500
	Description	Provide homeless prevention services to 35 persons
	Target Date	9/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	35 persons in 15 families will benefit
	Location Description	1524 E. Mulberry, Suite 162, Angleton
	Planned Activities	Provide homeless prevention services to 35 persons in approximately 15 families
27-3	Project Name	Rapid Re-housing
	Target Area	Brazoria County Service Area
	Goals Supported	Rapid Re-housing
	Needs Addressed	Homeless services
	Funding	ESG: \$25,500
	Description	Provide rapid re-housing to 25 homeless persons
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	25 persons in 15 families will benefit
	Location Description	1524 E. Mulberry, Suite 162, Angleton
	Planned Activities	Provide rapid re-housing to 25 homeless persons
27-4	Project Name	HMIS Data Collection
	Target Area	HMIS
	Goals Supported	HMIS
	Needs Addressed	HMIS
	Funding	ESG: \$3,065
	Description	Assist 50 persons through data collection/entry into the HMIS database

	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 persons in 25 families will benefit
	Location Description	1524 E. Mulberry, Suite 162, Angleton
	Planned Activities	Assist 50 persons through data collection/entry into the HMIS database
27-5	Project Name	ESG Program Administration
	Target Area	N/A
	Goals Supported	ESG Program Administration
	Needs Addressed	Administration
	Funding	ESG: \$10,870.20
	Description	Administration/management of ESG program
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	1524 E. Mulberry, Suite 162, Angleton
	Planned Activities	Administer/manage ESG Program

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

The County will allocate \$1,060,530 in CDBG funds to eight projects in 7 participating Cities based on the requests by elected officials within the eligible locations and projects and priority needs. Richwood will expend \$190,000; Jones Creek will also expend \$190,000; Iowa Colony will expend \$130,000; Freeport will expend \$250,000; Brazoria will expend \$202,530; Angleton will expend \$65,000; and Alvin will expend \$33,000. This equates to 65.9% of the PY 2015 CDBG allocation of \$1,610,497.

Geographic Distribution

Target Area	Amount	Percentage of Funds
Alvin	\$33,000	2.1%
Angleton	\$65,000	4.1%
Brazoria	\$202,530	12.6%
Freeport	\$250,000	15.5%
Iowa Colony	\$130,000	8.1%
Jones Creek	\$190,000	11.8%
Richwood	\$190,000	11.8%
TOTAL	\$1,060,530	65.9%

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County allocates geographically-based funds to each participating City, the County Judge and County Commissioner Precincts for the elected officials over each area to decide the specific areas and projects of highest need within the priorities determined through the citizen participation process.

Discussion

Brazoria County provides allocations on a 3-year rotating basis to each participating City for area-based projects within their jurisdictions. Each City is more qualified to determine the projects of greatest need and to determine the availability of matching City funds. In addition, each County Commissioner is allocated funds to provide area-based services in his/her Commissioner's Precinct, with the County Judge filling in gaps as needed. The Commissioners are the best able to determine the greatest needs and ways to match or leverage funds to implement the activities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Brazoria County will address the affordable housing needs through owner-occupied rehabilitation/reconstruction, constructing of new affordable housing, first-time homebuyer’s assistance, rapid re-housing, and homeless prevention.

One Year Goals for the Number of Households to be Supported	
Homeless	60
Non-Homeless	16
Special-Needs	0
Total	76

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	1
Rehab of Existing Units	2
Acquisition of Existing Units	5
Total	33

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

Brazoria County will utilize CDBG, HOME and ESG funds to maximize the number of households that are provided affordable housing through rental assistance (rapid re-housing and homeless prevention), owner-occupied rehabilitation (rehab of existing units), first-time homebuyers (acquisition of existing units), and new housing unit development (CHDO set-aside/production of new units).

AP-60 Public Housing – 91.220(h)

Introduction

The below section is not applicable as Brazoria County does not have public housing units, only Section 8 Housing Choice Vouchers.

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

Not Applicable – BCHA has no public housing units

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not Applicable – BCHA has no public housing units

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

Not Applicable

Discussion

Not Applicable

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Brazoria County will utilize ESG and CDBG funds to provide assistance to the unsheltered, precariously sheltered and at-risk households who are facing homelessness. Through Kidz Harbor Emergency Shelter, homeless youth will be provided safe shelter. Through CDBG funds to Salvation Army and ESG funds, rents and utilities will be paid for those at risk of homelessness. Through ESG funds, homeless individuals and families will be provided homeless prevention and rapid re-housing. It is anticipated that 50 homeless unaccompanied youth and 73 adult individuals or family members will receive assistance.

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

Brazoria County will use \$25,500 of ESG funds for rapid re-housing to place homeless persons into tenant-based rental assisted housing. As part of the rapid-re-housing, the County will be assessing the individual needs of the applicants. Additionally, the County will devote \$3,065.80 in ESG funds to enter, collect and analyze HMIS data both provided through the County programs and other area programs. The County will provide \$80,000 to Kidz Harbor Emergency Shelter to shelter homeless and/or abused/neglected youth. Needs assessment will be part of the services provided by Kidz Harbor.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County will provide \$80,000 to Kidz Harbor Emergency Shelter to shelter homeless and/or abused/neglected youth.

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

Brazoria County will use \$25,500 of ESG funds for rapid re-housing to place homeless persons into tenant-based rental assisted housing. As HCV slots become available, the County will be placing those on the waiting list into the program. Many may be homeless, either in doubled-up situations, in shelters, or unsheltered; and those who aren't will be at risk of homelessness due to their limited income and the cost burden of unsubsidized 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 devote \$25,500 of ESG funds for homeless prevention activities, assisting 35 persons with emergency rent and/or utility assistance. Additionally, the County will provide Salvation Army \$3,000 for subsistence payments to households at risk of homelessness. Many may be homeless, either in doubled-up situations, in shelters, or unsheltered; and those who aren't will be at risk of homelessness due to their limited income and the cost burden of unsubsidized housing.

Discussion

Brazoria County, in conjunction with Kidz Harbor and Salvation Army, will address all areas of homelessness from those households at risk of eviction or utility disconnections to homeless individuals and families who are either unsheltered, in an emergency shelter or doubled-up needing rapid rehousing and unaccompanied homeless youth in need of emergency shelter. Additionally, the County will be participating in HMIS and will be ensuring that all clients are entered into the system and tracked to help manage referrals and prevent duplication of benefits.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In conjunction with the development of the Consolidated Plan, Brazoria County is developing a new Fair Housing Plan with Assessment of Fair Housing (AFH), which was formerly Analysis of Impediments. As part of the assessment, the County is reviewing the policies of all participating cities as well as the county as a whole. Brazoria County has reviewed and analyzed the public policies in the major cities, excluding Pearland, within the County affecting the development, availability, and cost of affordable housing. The County's analysis is currently finding that there are no overt policies that contributed to the concentration of racial/ethnic minorities and that city building codes or ordinances did not impede or limit the development or improvement of affordable housing in Brazoria County. However, as minorities and protected classes tend to have lower incomes, there is concentration of racial/ethnic minorities in many low- to moderate-income due to the concentration of affordable housing in those areas.

Unincorporated areas do not have zoning but those areas within the Extraterritorial Jurisdiction of various Cities will have land platting requirements. Of the 20 incorporated places participating in the HUD programs, 15 have zoning ordinances and of those, 15 allow multi-family units, 11 allow mobile homes with 14 allowing manufactured homes. One City does not have permanent housing units, only recreational and portable housing. Additionally, 7 allow the elderly to defer property taxes and 3 have no property tax.

The Cities do enforce property codes through City staff or contract Code Compliance Officers working with residents to identify and correct violations in an effort to arrest the deterioration of properties and neighborhoods.

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Brazoria County is using a considerable HUD resources to ameliorate the barriers to affordable housing. More than \$300,000 is allocated in PY 2015 to homeownership programs, including first-time homebuyer's assistance, construction of new units for purchase, and rehabilitation of owner-occupied housing. An additional \$50,000 is expended on homeless prevention and rapid re-housing.

Cities that defer property taxes for the elderly, or do not have property tax rates, assist in lowering the housing costs of owners.

Discussion:

The County and its participating Cities are striving to remove barriers to affordable housing and to improve that housing that is affordable through improving infrastructure in low- to moderate-income neighborhoods where lower-cost housing is concentrated, to rehabilitating existing owner-occupied housing, to assisting renters in purchasing their first affordable home, and finally to assisting CHDOs in developing new housing units that are affordable to the low- to moderate-income. 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.

AP-85 Other Actions – 91.220(k)

Introduction:

All of the actions conducted by the County to manage the 4 HUD programs – CDBG, HOME, ESG and Section 8 HCV – 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 the provision of affordable housing and supportive services; to increasing household incomes; and to improving coordination and institutional structure within and among fund recipients.

Actions planned to address obstacles to meeting underserved needs

Involving the Mayors and County Judge/County Commissioners in the planning process through the CDAB helps to identify and address local obstacles to meeting underserved needs. Through this process, the Cities are allocated funds every 3 years and the County Judge/County Commissioners are allocated funds every year to spend as they see fit on eligible projects. Knowing the local needs assists in directing the funds to the persons and neighborhoods of greatest need.

By giving high priority ratings to activities for which the County does not necessarily intend to fund, participating Cities and other entities conducting those activities will be able to secure letters of consistency with the Consolidated Plan to eliminate one obstacle to receiving other funds.

Actions planned to foster and maintain affordable housing

The County and its participating Cities are striving to remove barriers to affordable housing and to improve that housing that is affordable through improving infrastructure in low- to moderate-income neighborhoods where lower-cost housing is concentrated, to rehabilitating existing owner-occupied housing, to assisting renters in purchasing their first affordable home, and finally to assisting CHDOs in developing new housing units that are affordable to the low- to moderate-income. Three participating Cities have no property taxes and 7 defer the taxes for the elderly, thus ensuring that housing rehabilitation or reconstruction does not result in property taxes increasing to the point that the homeowner is overly cost burdened.

Actions planned to reduce lead-based paint hazards

All houses built prior to 1979 that receiving rehabilitation are tested for lead-based paint. Any units with lead-based paint are remediated within federal regulations and guidelines. All rental units for which HCVs are used receive annual HQS inspections, that include lead-based paint assessments. Renters receiving first-time homebuyer assistance must have the unit to be

purchased inspected and any lead-based paint hazards remediated. HCV participants with children under the age of 6 are not allowed to move into a unit with lead-based paint and the landlords are encouraged to have the hazards removed. Information about lead-based paint hazards is given to all HCV participants, first-time homebuyers and any landlord whose property fails HQS inspections. Of the 20 participating Cities, 8 conduct inspections on apartment units and are encouraged to provide information on lead-based paint hazards to landlords and tenants of units constructed before 1979.

Actions planned to reduce the number of poverty-level families

The County will be providing \$55,000 in CDBG funding to Alvin Community College and Brazosport College for post-secondary education programs to increase the employability and potential wages of the 22 program beneficiaries.

Actions planned to develop institutional structure

Program administration funds for all three programs will be used in part to provide additional training and technical assistance to the Community Development & Welfare Department staff. The County staff will also provide technical assistance and training to Subrecipients and agencies considering applying for CDBG, HOME and/or ESG 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 and its Subrecipients as well as between Brazoria County and neighboring Entitlement/Participating Jurisdictions. Brazoria County staff will continue to work closely with its Subrecipients to enhance grantor-to-grantee relationships and coordination and will link Subrecipients in order to improve a continuity and comprehensiveness of care for beneficiaries. The County also will assist CHDOs and homeless service/shelter providers in accessing State funds to augment County HOME and ESG dollars.

The Mayors of all of the participating cities along with County Commissioners form the CDAB and will continue to work closely together and with County staff to enhance coordination and ensure that there is no duplication of effort or funds in providing services to their communities.

Discussion:

The County makes a concerted effort to maximize the CDBG, HOME, ESG 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 and Community Development Advisory Board (CDAB) , 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. The CDAB is comprised of Mayors or City managers from each participating City and are well versed in the needs of their jurisdictions. Brazoria County allocates funds to each participating City and relies on the local officials to determine the best and highest use of the funds allocated directly to their jurisdictions. The CDAB also recommends to Commissioners Court the funding of public service activities that are Brazoria County service area-wide.

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 and ESG funds and the guidelines regarding the HOME and ESG portions of these funds.

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
2. The estimated percentage of CDBG funds that will be used for Activities that benefit persons of low and moderate income	85.0%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

There will be no other forms of investment.

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 for the HOME program. Recapture provisions ensures the investment is recaptured during the time of sale to allow the funds to assist another qualified First-time Homebuyer. Homebuyer guidelines have adopted no pro-ration of funds during the affordability period, which is 5 years from date of purchase. These provisions are set forth in the Subordinated Deed of Trust and Promissory Note that are

signed by the homebuyer. In the event the home is sold, the amount recaptured is limited to the net proceeds from the sell up to the amount funded by the HOME program. If the homebuyer fails to maintain the home as their principal residence during the affordability period, the full amount is due back.

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:

For any homebuyer or homeowner assisted with HOME funds who does not meet the period of affordability requirements as set forth in the adopted HOME guidelines, recapture of the HOME investment takes place. The period of affordability for homebuyers is 5 years, and homeowners can range between 5-20 years depending on the amount of investment, and the deferral provisions set forth in the Note and Deed of Trust. Recaptured funds are then reallocated to another HOME eligible project.

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

The County does not subsidize multi-family complexes.

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

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

The written standards are included in Attachment "A".

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

The Texas Balance of State Continuum of Care (TX BoS CoC) has piloted a coordinated assessment system in seven communities in the CoC's geographic area. Texas Homeless Network (THN), the TX BoS CoC lead agency, began planning for coordinated assessment and designing the system in 2013. Implementation of some components of the system began in the pilot communities in 2014. In the first half of 2015, the final components have been put into operation, and the coordinated assessment system, which is called Coordinated Access (CA) in the TX BoS CoC, is fully implemented in the seven pilot communities.

The CoC includes 216 counties. The scope of systems change that CA requires, and the fact that each community needed a separate implementation (consistent across the CoC but with some flexibility to accommodate local needs) meant that the implementation in the BoS CoC is progressing more slowly than in some smaller CoCs.

THN has entered the next phase of CA implementation, which involves developing a CA implementation toolkit, based on extensive research and results from the pilot project. THN will work with other BoS CoC communities over the next year to implement CA more broadly across the CoC.

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).

Homeless Prevention and Rapid Rehousing activities are administered in-house, whereas all shelters in Brazoria County are contacted and asked about their needs, with funding to the shelters distributed accordingly.

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.

Brazoria County received participation from homeless residents of the County staying at the Salvation Army in Freeport during the development of the ESG Policies and Procedures. Current residents of the Women's Shelter and/or The Salvation Army will be contacted for their input in regards to funding decisions with respect to facilities, services, and any other assistance funded under the Emergency Shelter Grant (ESG).

5. Describe performance standards for evaluating ESG.

The TX BoS CoC has not finalized performance standards for ESG programs operating within the CoC. THN, as the CoC Lead Agency, consults with ESG recipients (the State of Texas plus seven counties and cities) on the development of Consolidated Plans. Also, THN administers the Homeless Management Information System (HMIS) where ESG projects record participants' data and facilitates the implementation of the Coordinated Access system, which ESG-funded projects are required to use, once the system becomes operational. THN has recently hired a performance monitor and a program coordinator who will enhance the CoC's involvement with ESG recipients, including developing written standards for service delivery and performance standards. The performance monitor will also work with ESG recipients to develop a process for monitoring the performance of ESG program-funded projects. The target date for those efforts is the midway point of the next fiscal year, or February 2016.

Although we have not been able to coordinate with the TX BoS CoC, Brazoria County does have their own performance standards which are included in our policies and procedures and are included as Attachment "A".

Discussion

The County's guidelines ensure that the low- to moderate- income residents of Brazoria County are assisted, however, also making sure that the County and HUD's investment is protected by making sure that affordable housing provided to them is sound and marketable, periods of affordability are in place for homeowners and homebuyers, recapture guidelines are spelled out. ESG guidelines are also implemented to make sure as many homeless or near homeless are helped with the funding received.