

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.										
A.1	<p>PHA Name: <u>Brazoria County Housing Authority, TX</u> PHA Code: <u>TX484</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>612</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>How the public can access this PHA Plan: The following is specific locations where the public may obtain copies of the 2025 Annual PHA Plan and Administrative Policies: • Administrative office - 1524 E. Mulberry, Suite 162, Angleton, TX 77515 • https://www.brazoriacountytx.gov/departments/housing-and-urban-development/housing</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th><th style="width: 10%;">PHA Code</th><th style="width: 25%;">Program(s) in the Consortia</th><th style="width: 25%;">Program(s) not in the Consortia</th><th style="width: 15%;">No. of Units in Each Program</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program					
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B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. Goal 1: Increase housing choice for assisted housing. Progress: BCHA has continued to reach out and recruit new landlords to promote greater housing choice. Eight (8) new property owners were added to the program during the last program year. Goal 2: Evaluate Payment Standards. Progress: Payment standards and utility allowances were reviewed and adjusted to make housing more affordable for the applicants on the program. Goal 3: Maintain High Performance SEMAP Scores: Progress: BCHA continued to manage and operate an effective and efficient housing program as demonstrated by maintaining a SEMAP High Performer rating with HUD. Goal 4: Staff shall continue to receive formal training. Progress: Staff have participated in several new and refresher training courses. New U.S. Department of Housing and Urban Development's (HUD) training included HOTMA and NSPIRE trainings. HOTMA is the Housing Opportunities Through Modernization Act, approved by Congress in 2016, and is now being implemented by HUD. HOTMA is making substantial changes to the Housing Choice Voucher program operations. NSPIRE is the National Standards for Physical Inspection of Real Estate. NSPIRE updates how housing inspections will evaluate housing conditions. Additional Actions: BCHA continues to expand housing opportunities for persons who are homeless by collaborating with the local homeless coalition and by pursuing funding opportunities to expand housing resources locally. *SEMAP- Section 8 Management Assessment Program</p>
B.4	Capital Improvements. - Not Applicable
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/> (b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Overview: Given that Brazoria County Housing Authority operates no public housing and all program participants are Housing Choice Voucher or Emergency Housing Voucher program participants, BCHA selected and engaged the 2025-2026 Resident Advisory Board (RAB) via individual calls and surveys to obtain comments regarding BCHA operations, Five Year Plan, 2025-2026 Annual Plan and Administrative Plan changes. This method of engagement was also practical since Brazoria County has limited public transportation and most of the advisory board members expressed concerns</p>

	<p>with traveling to the BCHA office centrally located within the county. Summary: 35 of the 60 (58%) RAB members selected and surveyed responded to the RAB survey. RAB members were contacted via email, phone and regular mail, and follow-up calls were made to ensure responses were received. The 2025-2026 survey covered seven areas of focus: Program Experience, Inspection Services, Fair Housing, BCHA Mission and Goals, Program Preferences, Streamlining Processes and Program Fraud. Ratings and summaries of these surveyed area are as follows: • Program Experience-- Respondents rated their BCHA Program Experience on average 9.5 out of 10. • Inspection Services-- Respondents rated Inspection Services 9.4 out 10. • Fair Housing--RAB members noted that BCHA should make policies clearer and more available to participants, and bring more awareness to how participants can communicate their needs to someone who will address them. • Mission Statement: 33 of the 35 RAB members that responded indicated that they agree with the proposed Mission statement. Two members suggested changes to the mission statement. • Five Year Goals: Nearly all agreed with the five-year goals with the exception that high SEMAP scores does not always mean the program is truly meeting the needs of families and individuals. • Program Preferences: Generally, members agreed with program preferences, with the working preference being the one most disagreed with. • Technical Improvements: 22 of 35 (63%) RAB respondents agreed that BCHA should move its annual paper process online; and 27 of 35 (77%) agreed that BCHA should move to email communication as the primary communication method. • Fraud Prevention--33 of the 35 (94%) respondents believed BCHA has been providing a high level of fraud prevention and reduction services. Other added comments to the survey included appreciation for in persons meetings (BCHA implemented in-person meetings during calendar year 2025 due to HOTMA implementation). Comments regarding areas of improvement included ensuring property owners make quality repairs in units, consideration of procedures that allow participants adequate time to find a new unit, and recommendation to provide more program to assist families with achieving independence from government assistance. Analysis: RAB comments were carefully read and logged. The five year program goals were further analyzed based on RAB comments and reviewed for the public comment period. BCHA will continue to review internal operations to determine any changes necessary to address comments provided by the RAB.</p>		
C.2	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>		
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>		
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>		
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>		
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1"> <tr> <td> <p>Fair Housing Goal: Address shortage of rental housing in general and affordable rental housing specifically.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>BCHA will continue to recruit new landlords to participate in the Housing Choice Voucher program to expand the availability of affordable rental housing throughout Brazoria County. During the last fiscal year, eight (8) new landlords/owners listed properties with BCHA.</p> </td></tr> <tr> <td> <p>Fair Housing Goal: Address shortage of rental subsidies through Section 8 Housing Choice Vouchers by pursuing opportunities to add new vouchers and subsidies.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>BCHA will continue to pursue opportunities to add vouchers and expand subsidies in our local program.</p> </td></tr> </table>	<p>Fair Housing Goal: Address shortage of rental housing in general and affordable rental housing specifically.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>BCHA will continue to recruit new landlords to participate in the Housing Choice Voucher program to expand the availability of affordable rental housing throughout Brazoria County. During the last fiscal year, eight (8) new landlords/owners listed properties with BCHA.</p>	<p>Fair Housing Goal: Address shortage of rental subsidies through Section 8 Housing Choice Vouchers by pursuing opportunities to add new vouchers and subsidies.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>BCHA will continue to pursue opportunities to add vouchers and expand subsidies in our local program.</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: TX484-Brazoria County Housing Authority, TX Form HUD-50075-HCV (Form ID - 4650) printed by Daphne Lemelle in HUD Secure Systems/Public Housing Portal at 06/28/2025 12:33PM EST

Brazoria County Housing Authority

PHA Annual Plan 2025- B. Plan Elements- Statement of Housing Needs and Strategy for Addressing Housing Needs

BCHA is updated the Statement of Housing Need and Strategy based on new data made available through the Brazoria County 2025-2029 Consolidated Plan

Statement of Housing Need

Summary of Housing Needs

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

Table 1 - Housing Needs Assessment Demographics

Data Source: 2013-2017 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,133	11,137	16,139	9,553	37,340

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Small Family Households	3,769	4,022	6,903	4,898	21,884
Large Family Households	981	1,457	2,141	1,223	4,297
The household contains at least one person 62-74 years of age	2,521	2,757	4,208	2,142	7,000
Household contains at least one person age 75 or older	1,925	1,615	1,615	1,226	1,985
Households with one or more children 6 years old or younger	1,808	2,094	3,235	1,712	5,699

Table 2 - Total Households Table

Data Source:

2019-2023 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	204	0	14	4	222	128	84	69	60	341		

	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	
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	34	110	94	0	238	54	78	111	160	403	
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	268	230	220	80	798	133	189	293	144	759	

	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	
Housing cost burden greater than 50% of income (and none of the above problems)	2,574	849	54	0	3,477	1,924	863	347	165	3,299	
Housing cost burden greater than 30% of income (and none of the above problems)	1,025	2,484	1,349	74	4,932	1,031	1,322	2,103	967	5,423	

	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	
Zero/negative Income (and none of the above problems)	569	0	0	0	569	463	0	0	0	463	

Table 3 - Housing Problems Table

Data Source:

2019-2023 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	3,088	1,194	388	84	4,754	2,235	1,220	825	534	4,814
Having none of four housing problems	2,282	3,605	5,741	1,941	13,569	3,518	5,152	9,204	6,973	24,847
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 4 - Housing Problems 2

Data Source: 2019-2023 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	1,567	1,207	715	3,489	1,093	736	1,027	2,856
Large Related	415	413	30	858	231	438	290	959
Elderly	913	327	203	1,443	1,319	1,021	878	3,218
Other	1,122	1,559	474	3,155	431	112	369	912
Total need by income	4,017	3,506	1,422	8,945	3,074	2,307	2,564	7,945

Table 5 - Cost Burden > 30%

Data Source: 2019-2023 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	0	0	235	235	798	308	0	1,106
Large Related	0	0	85	85	141	60	50	251
Elderly	734	134	39	907	765	490	156	1,411
Other	0	627	390	1,017	342	0	0	342
Total need by income	734	761	749	2,244	2,046	858	206	3,110

Table 6 - Cost Burden > 50%

Data Source: 2019-2023 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	298	279	213	80	870	158	152	320	255	885
Multiple unrelated family households	4	59	69	0	132	29	115	79	49	272
Other non-family households	10	0	35	0	45	10	0	10	0	20
Total need by income	312	338	317	80	1,047	197	267	409	304	1,177

Table 71 - Crowding Information

Data Source:

2019-2023 CHAS

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

The 2022 data indicate there are 66,557 one- and two-person households, a large portion of which struggle to find affordable and suitable housing. Studio and one-bedroom units, often preferred by single-person households, account for only 28% (9,239) rental units, creating a significant mismatch in supply and demand. This shortage is particularly acute among low- and moderate-income individuals, many of whom are cost-burdened, spending more than 30% of their income on housing.

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.

Approximately 6.9% of residents under 65 years old, or around 27,025 individuals, have a disability, and based on an average household size of 2.81 persons, about 9,620 households include a disabled member. Of these, an estimated 905 households may require housing assistance, given the 9.4% poverty rate. While specific local statistics on domestic violence are not readily available, national data indicates that many survivors' face housing instability. The Women's Center of Brazoria County provides critical support, including emergency shelters and a 24-hour crisis hotline, highlighting the need for such services locally. Additionally, the Brazoria County Housing Authority administers the Housing Choice Voucher Program (Section 8) to assist low-income residents, including those with disabilities. Various affordable housing options in the county also accept these vouchers and offer rental assistance.

What are the most common housing problems?

The most common housing problems in Brazoria County include a lack of affordable rental options, with nearly 46% of renter households being moderately or severely cost-burdened as of 2022. This issue disproportionately affects households with incomes below \$35,000, where over 90% experience significant affordability challenges. The rental vacancy rate, although higher than the Texas average at 11.5%, does not translate to affordable housing, as rents increased by 31.7% from 2017 to 2022, outpacing income growth. Additionally, there is a mismatch in housing stock, with insufficient smaller units for one- and two-person households, as well as for older adults, who increasingly face housing cost burdens. Homeownership affordability is also declining, with median home values rising by 74.4% since 2012, while median family

incomes grew by only 34.1% in the same period. Furthermore, racial disparities persist, as cost burdens and access to affordable housing vary significantly across demographic groups. These challenges underscore the need for targeted policies to increase affordable housing supply and address inequalities.

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

Households earning less than \$35,000 annually face the highest incidence of cost burdens, with over 90% spending a significant portion of their income on rent. These cost burdens often exceed 50% of their income, leaving little room for basic needs such as food, healthcare, and transportation. This economic strain places these families at heightened risk of housing instability or homelessness.

Renter households in Brazoria County are disproportionately affected by housing affordability issues, with nearly 46% being moderately or severely cost-burdened as of 2022. Rising rental costs, which have increased by 31.7% from 2017 to 2022, outpace income growth, making it increasingly difficult for renters to secure affordable housing. Young renters and those with limited financial resources are particularly impacted, often living in substandard housing or overcrowded conditions to reduce costs.

Senior households, especially those aged 65 and older, face growing housing challenges in Brazoria County. Many senior renters (62.2%) are cost-burdened, a rate significantly higher than that of the general population. With a growing share of older adults in the population, there is also a shortage of housing options suitable for their needs, such as smaller, accessible units. Senior homeowners, while less likely to be cost-burdened than renters, may struggle to maintain their homes as they age without sufficient support.

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.

Low-income individuals and families with children in Brazoria County, especially those with extremely low incomes, face significant challenges in maintaining stable housing and avoiding homelessness. These families often struggle with severe cost burdens as the rising cost of housing and utilities outpaces income growth. Assistance provided in the county includes rental and utility support, with programs like the Salvation Army Subsistence Program benefiting 44 individuals in 2023 to prevent homelessness. Additionally, back-to-school initiatives such as the Dream Center's Backpack Program have supported over 700 low- and moderate-income youth with essential supplies, highlighting the broad needs of vulnerable families.

Formerly homeless individuals and families receiving rapid re-housing assistance often face difficulties transitioning to self-sufficiency. With limited Emergency Solutions Grant (ESG) funds available, only a small number of shelter renovation projects have been completed, such as the Salvation Army shelter expansion. As these families are near the end of their assistance, challenges like insufficient affordable housing, limited income, and inadequate access to supportive services make it difficult to sustain housing stability. To address these issues, ongoing collaborations with organizations like the United Way and local housing authorities aim to provide continued support and resources for at-risk and formerly homeless families.

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

The primary issue is the severe cost burden faced by many households, particularly those with extremely low incomes, who spend more than 30-50% of their income on rent, leaving limited resources for necessities such as food, healthcare,

and transportation. Rising rental costs, which have outpaced wage growth, exacerbate this issue, pushing families closer to eviction. The county also suffers from a shortage of affordable rental housing, especially units accessible to households earning below 30% of the Area Median Income (AMI). This mismatch between supply and demand forces many families into overcrowded or substandard housing conditions. Issues such as failing septic systems, mold, and outdated infrastructure further destabilize housing and may result in displacement if repairs are unaffordable. Additionally, individuals with eviction histories or poor credit face significant barriers to securing stable housing, and the lack of landlords participating in voucher programs compounds the problem. Geographic challenges and limited public transportation options further isolate low-income households, making it difficult to access employment, healthcare, and social services. Emergency and transitional housing options are also scarce, with facilities like the Salvation Army shelter—despite recent expansions—unable to meet the growing demand.

Disproportionately Greater Need: Housing Problems

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

Introduction

Evaluating housing issues can provide valuable insights into the prevalence and distribution of problems faced by different racial and ethnic groups. By examining data on housing issues across various income categories, the County can gain a

comprehensive understanding of the overall housing needs within Brazoria County.

According to HUD guidelines, “disproportionately greater need” exists when the percentage of individuals in a category of need who belong to a particular racial or ethnic group is at least ten percentage points higher than the percentage of individuals in the category as a whole. HUD also defines "housing problems" as whether or not a household lacks one of the following: complete kitchen facilities, complete plumbing, overcrowding (more than one person per room), or housing costs (rent or mortgage) that exceed 30% of the household’s income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	7,395	3,747	0
White	3,794	1,668	0
Black / African American	833	531	0
Asian	285	79	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	2,367	1,480	0

Table 8 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2019-2023 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	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	6,222	4,941	0
White	3,141	2,828	0
Black / African American	872	206	0
Asian	90	45	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	2,012	1,763	0

Table 9 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2019-2023 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	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	4,631	11,494	0
White	2,160	6,115	0
Black / African American	378	1,063	0
Asian	159	214	0
American Indian, Alaska Native	40	204	0
Pacific Islander	0	0	0
Hispanic	1,851	3,751	0

Table 10 - Disproportionally Greater Need 50 - 80% AMI

Data Source:

2019-2023 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	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	1,664	7,869	0
White	795	4,276	0
Black / African American	230	667	0
Asian	100	170	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	468	2,642	0

Table 11 - Disproportionally Greater Need 80 - 100% AMI

Data Source:

2019-2023 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%

Disproportionately Greater Need: Severe Housing Problems

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

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	5,323	5,800	0
White	2,762	2,689	0
Black / African American	553	811	0
Asian	195	164	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	The household has no/negative income but none of the other housing problems.
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,732	2,115	0

Table 12 - Severe Housing Problems 0 - 30% AMI

Data Source:

2019-2023 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	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	2,414	8,757	0
White	1,271	4,685	0
Black / African American	290	789	0
Asian	0	135	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	857	2,936	0

Table 13 - Severe Housing Problems 30 - 50% AMI

Data Source: 2019-2023 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	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	1,213	14,945	0
White	506	7,782	0
Black / African American	75	1,372	0
Asian	19	349	0
American Indian, Alaska Native	40	204	0
Pacific Islander	0	0	0
Hispanic	531	5,087	0

Table 14 - Severe Housing Problems 50 - 80% AMI

Data Source: 2019-2023 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	The household has no/negative income but none of the other housing problems.
Jurisdiction as a whole	618	8,914	0
White	278	4,791	0
Black / African American	155	742	0
Asian	25	245	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	159	2,948	0

Table 15 - Severe Housing Problems 80 - 100% AMI

Data Source:

2019-2023 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%

Disproportionately Greater Need: Housing Costs Burdens

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

Introduction

Housing cost burden is generally defined as paying more than 30% of income for housing. In the table below, data is analyzed to show how many households in Brazoria County meet this definition. When households pay greater than 30% of income on housing, other needs will go unmet which may lead to further housing instability and cause further challenges to living a healthy and stable life.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	64,716	12,175	7,357	1,102
White	38,263	5,594	3,984	482
Black / African American	7,081	1,541	963	63
Asian	1,506	500	210	44
American Indian, Alaska Native	272	0	15	0

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Pacific Islander	0	0	0	0
Hispanic	17,074	4,283	2,082	498

Table 16 - Greater Need: Housing Cost Burdens AMI

Data Source: 2019-2023 CHAS

Disproportionately Greater Need: Discussion

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?

In the 0%-30% AMI category, 66.36% of all households in the jurisdiction experience at least one of the four housing problems. Among racial and ethnic groups, no group demonstrates a disproportionately greater need. White households experience housing problems at a rate of 69.45%, slightly above the jurisdiction's overall rate but not exceeding the threshold for disproportionate need. Hispanic households have a rate of 61.53%, and Black/African American households have a rate of 61.07%, both slightly below the overall jurisdiction rate. However, Asian households report housing problems at a rate of 78.29%, which is 11.93 percentage points higher than the jurisdiction's overall rate, indicating a disproportionately greater need for this group. Other groups, such as American Indian/Alaska Native and Pacific Islander households, either have no recorded housing problems or insufficient data for analysis.

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

The northern areas of the county, such as Pearland and Alvin, are diverse, with growth among Hispanic and Asian populations. In Brazoria, White residents are concentrated in the eastern, more established parts of neighborhoods. Hispanic populations predominantly reside in the western part of the county, where housing is of lower cost.

Homeless Needs Assessment

Introduction:

The Homeless Coalition of Brazoria County is part of the Texas Balance of State Continuum of Care and coordinates with the Texas Homeless Network to further their efforts in identifying and planning for the needs of homeless individuals and families.

The Homeless Coalition of Brazoria County is a group of local and regional non-profit organizations, governmental entities, and faith-based entities that serve the cities and rural areas of Brazoria County by providing support services, emergency shelter, and housing.

The Texas Homeless Network (THN) is a non-profit membership organization that serves as the lead agency for the Continuum of Care planning, coordination, 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 homelessness that require a comprehensive approach using a community-based planning structure.

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):

Nature and Extent of Homelessness: (Optional)

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

Targeted Populations	#	% of Total Persons Counted	Sheltered		Unsheltered	
			#	%	#	%
Chronically* Homeless Persons	11	8.5%	0	0%	11	100%
Adult Domestic Violence Survivor	11	8.5%	8	72.7%	3	27.3%
Veterans	47	36.4%	44	93.6%	3	6.4%
Unaccompanied Youth & Young Adults	4	3.1%	1	25%	3	75%

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

Black or African American individuals represent a substantial portion of the homeless population, reflecting broader systemic inequities such as economic disparities, limited access to affordable housing, and historical discrimination. Hispanic or Latino individuals also face heightened vulnerability to homelessness, often due to barriers like language access, immigration status, and economic challenges.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Unsheltered homelessness, which includes individuals living in places not meant for habitation, such as streets, parks, or encampments, is prevalent and driven by a lack of emergency shelter beds and affordable housing options. These individuals often face heightened exposure to weather extremes, safety risks, and limited access to basic hygiene facilities, exacerbating their vulnerability.

Sheltered homelessness, on the other hand, involves individuals and families residing in temporary facilities such as emergency shelters, transitional housing, or hotel voucher programs. Facilities like Families in Crisis and the Brazoria County Homeless-to-Housed Village provide critical support to these populations, offering basic shelter alongside case management and access to resources. However, capacity remains a significant challenge, with shelters frequently operating at or near full occupancy, leaving many without immediate options for safe housing.

Non-Homeless Special Needs Assessment

Introduction

Describe the characteristics of special needs populations in your community:

Individuals with disabilities represent a significant portion of the population, often encountering barriers to employment, transportation, and accessible housing that meets ADA standards. This group requires affordable housing with features such as ramps, wider doorways, and proximity to medical services. Seniors, particularly those aged 65 and older, face housing cost burdens due to fixed incomes, limited public transportation, and the need for home modifications and healthcare access. Programs such as home-delivered meals and transportation services play a critical role in maintaining their independence.

Victims of domestic violence and human trafficking in the county often need emergency shelter, transitional housing, and supportive services like counseling and legal advocacy. However, limited resources mean many victims face long waiting lists or must seek assistance outside the county. Financial instability, housing challenges, and trauma recovery further hinder their path to stability. The homeless population, which includes individuals experiencing chronic homelessness, families with children, veterans, and unaccompanied youth, also faces a shortage of emergency shelters and transitional housing. Contributing factors such as lack of affordable housing, unemployment, mental health conditions, and substance use disorders exacerbate their struggles.

Individuals with mental health or substance use disorders encounter significant service gaps, particularly for those who are uninsured or low-income. These challenges are compounded by stigma, unemployment, and difficulty maintaining stable housing. To address the needs of these vulnerable groups, Brazoria County provides some support programs, including subsistence payments, mental health services, and transportation for seniors and individuals with disabilities. However, the demand for these services frequently exceeds the available resources. Expanding affordable housing, improving public transit, and increasing funding for supportive services are critical steps to better address the needs of special populations in Brazoria County.

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

There is a shortage of affordable and accessible housing, particularly for elderly residents, individuals with disabilities, and those recently released from incarceration. The rising cost of living makes stable housing unaffordable for many low-income households. Non-congregate shelters are a high priority, as they provide private accommodations to reduce risks associated with traditional shelters. Certain populations, such as unaccompanied youth and families, have been identified as having the greatest needs, with unaccompanied youth particularly lacking resources, transportation, and knowledge of available assistance. Victims of domestic violence need both temporary and transitional housing in addition to affordable long-term housing. Barriers such as eviction histories, lack of rental deposits, and criminal backgrounds further hinder many from accessing stable housing. The needs were determined through stakeholder consultations, workshops, online and in-person surveys, gap analyses using data from HUD's Point-In-Time counts and Housing Inventory Count, and feedback analysis from previous related documents, such as the HOME-ARP Allocation Plan, which collectively identified service gaps and informed prioritization.

Housing Market Analysis- Key Components

Housing Market Analysis Overview:

The Balanced Housing Model

The Balanced Housing Model calculates housing needs based on projected household growth at each income level, using past trends and anticipated changes in social, economic, and demographic factors. This includes considerations like housing stock age, immigration, and population changes. Its projections can be summarized as follows:

- 1. Using census data, population projections, and key indicators, establish the forecasted number of housing units needed by 2029.*
- 2. Subtract The County's existing number of housing units from the county's 2029 projected housing units.*

By 2029, The County is projected to grow from 398,938 in 2023 to 425,251 by 2029. The number of households is expected to rise from 138,692 to 164,440, with an average of 2.80 persons per household.

By 2029, the population under 25 years old is expected to represent the largest group at 37.0% of the total population, reflecting growth from 130,110 in 2023 to 157,305. The population aged 25-44 is projected to represent 26.3%, while those aged 45-64 will comprise 21.1%. Seniors aged 65 and older will grow to 66,194, accounting for 15.6% of the population, highlighting an increasing need for age-appropriate services and housing.

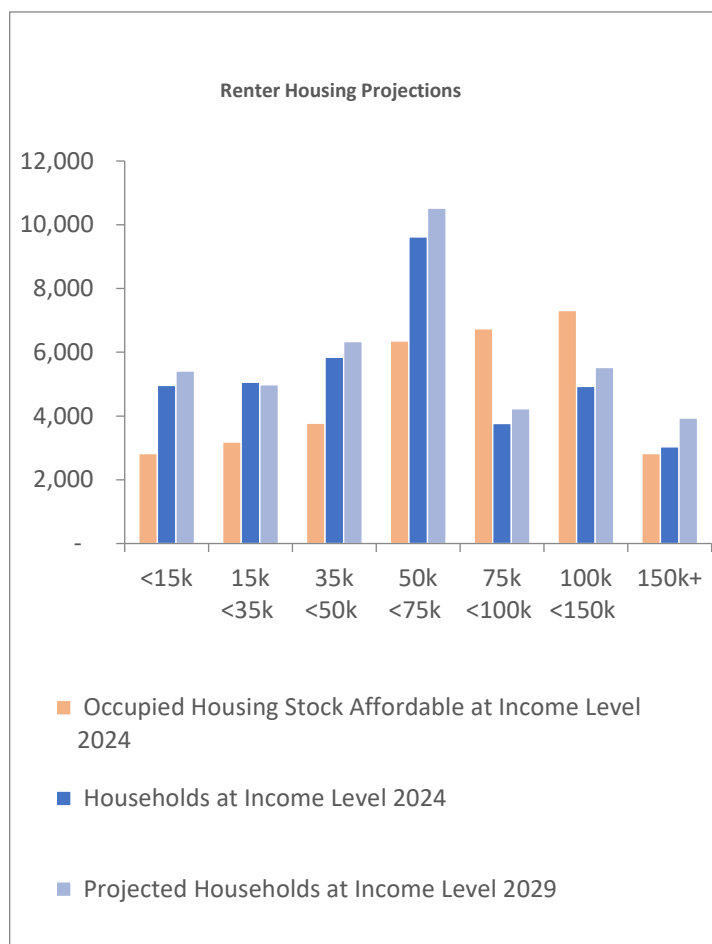
Housing data indicates a total of 138,692 units, with 73% owner-occupied and 27% renter occupied. Among owner-occupied units, 90% are detached single-family homes, and 8% are mobile homes, suggesting limited diversity in housing types. Renter-occupied units include a broader range of housing types, with 36% being detached homes and 15% in buildings with 10-19 units. Mobile homes account for 11% of renter-occupied housing, and larger apartment complexes with 50 or more units make up 13%.

Most owner households earn higher incomes, with 32% earning \$150,000 or more, while renter households predominantly fall within lower income brackets, with 39% earning less than \$35,000 annually. This emphasizes the affordability gap and potential challenges for renters in accessing stable and affordable housing. These insights point to a growing demand for diverse, affordable housing options and targeted services to meet the needs of a changing population.

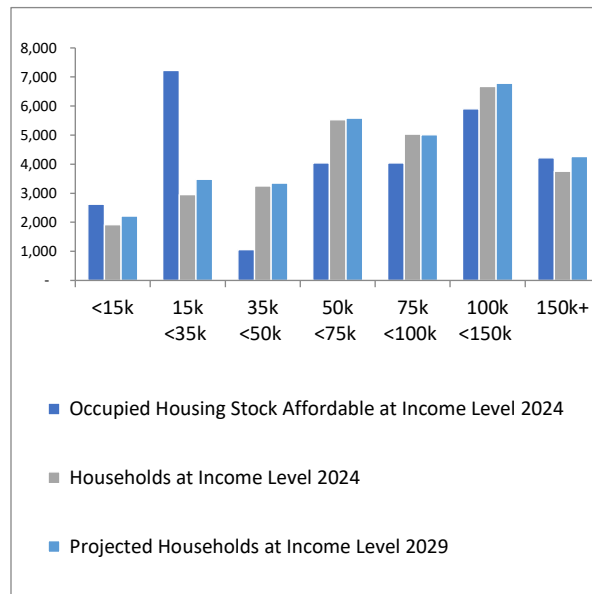
Renter Housing Demand by 2029, Brazoria County will require an additional 10,561 rental units to meet projected demand across all income levels and to replace obsolete stock. This includes demand driven by population growth and changing income distributions. The specific breakdown shows that the largest needs are in the following income ranges:

- <15k: 5,616 additional units
- 35k <50k: 3,160 additional units
- 50k <75k: 5,573 additional units
- 150k+: 1,333 additional units

To achieve this goal over the next five years, an average of approximately 2,678 units per year will need to be built or allocated.



Owner Housing Demand Based on the Balanced Housing Model projections, Brazoria County will need an additional 20,840 owner-occupied housing units to meet projected demand and replace obsolete stock across income levels. This total includes:



Needs and Market Analysis Discussion

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

For this discussion, areas were considered to have a concentration of multiple housing problems if they fell within the top quintile of Census Tracts for the percent of households experiencing more than one of the following housing problems reported in CHAS data: cost burden, overcrowding (more than 1.5 persons per room), and incomplete plumbing or kitchen facilities. The areas with multiple housing problems, particularly renter-occupied housing, include the majority of the fringes of the county - north northwest, east, south southwest - and the area inland from Freeport northwest through Lake Jackson toward Baileys Prairie. There were no census tracts where more than 40% of owner-occupied housing had multiple problems.

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

There is no block-level information on race/ethnicity later than the 2010 Decennial Census. Block groups are the smallest geography for post-2010 data. The block groups of high minority concentration (greater than 60%) are located in south of Pearland; west between Pearland and the Brazos River; East of Rosharon; areas in and around Freeport; south side of Lake Jackson; northwest of Lake Jackson and CR 521; and south and west Angleton; small pockets in Freeport, Lake Jackson, Angleton, northeast of East Columbia in the west-central area of the county, around Sweeny and south southeast of

Pearland. Additional areas with a majority of minority population are scattered throughout the county. The County has defined “high concentration” as greater than 60% minority, with areas of 50-60% being moderately concentrated.

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

For the most part, the concentrations of minorities are in and around the larger cities in the County - Pearland, Alvin, Angleton, Clute, Lake Jackson, and Freeport. These are the areas with urban/suburban amenities such as jobs, retail and medical establishments, social service agencies, access to transportation and post-secondary education. There is a high concentration of higher-income professional African Americans in the Manvel/Rosharon area. These areas are the Manvel/Rosharon/Iowa Colony area and are the fastest growing areas with several new subdivisions. They are within close proximity of the highest concentration of medical facilities (Pearland), eating and retail establishments and in close proximity to the University of Houston-Clear Lake-Pearland campus.

Are there any community assets in these areas/neighborhoods?

The area along the western fringe of the county south of Pearland contains, or is adjacent to, the fastest growing housing, retail, medical and educational amenities in the county. The area is along SH 288 (South Freeway) and is just south of a large hospital and medical center. The Pearland campus of the University of Houston-Clear Lake is close to this area. Other areas of minority concentration are near other larger Brazoria County cities where the majority of the employment opportunities are located, particularly in the petrochemical and construction sectors. These areas have a number of smaller retail and commercial centers. Brazosport College, Brazosport CHI hospital, commercial mall, new hotels, and restaurants are the major assets in these areas.

Additionally, there are two community colleges in the County - Alvin and Brazosport. Both colleges have a number of certification programs and pathways to 4-year universities and careers in addition to continuing education and community enrichment classes. Alvin Community College and University of Houston Clear Lake - Pearland serves this area

with various college courses. Shadow Creek High School is in the northwest corner of the county, and Alvin ISD's JB Hensler College & Career Academy in Manvel. The college also has dual credit enrollment at a number of high schools in Brazoria County.

Strategic Plan-

Strategic Plan Overview

The 2025-2029 Strategic Plan for Brazoria County outlines a comprehensive approach to addressing the most pressing housing, infrastructure, and public service needs of low- to moderate-income (LMI) residents across the County, excluding Pearland, Hillcrest Village, Liverpool, and Quintana. Building on the momentum and lessons learned from the 2020-2024 plan, the County continues to use CDBG and HOME funds to support housing stability, increase affordable housing options, and improve essential infrastructure in designated low-income areas. The Strategic Plan is informed by extensive public consultation, updated needs assessments, and institutional coordination with local stakeholders, including municipalities, housing providers, service agencies, and the Texas Homeless Network.

High-priority needs have been reaffirmed through stakeholder engagement and data analysis. These include cost-burdened renter and owner households, the lack of non-congregate shelter options, aging infrastructure, and unmet service needs among special populations such as the elderly, persons with disabilities, veterans, and unaccompanied youth. As in the previous plan, a central focus remains on the rehabilitation and reconstruction of deteriorating housing, improving public facilities and infrastructure in CDBG-eligible areas, and funding services that prevent homelessness and support at-risk individuals and families.

The County has also integrated findings from the HOME-ARP Allocation Plan and updated Hazard Mitigation and Housing Market Analyses into this Strategic Plan. This enhances its capacity to respond to both chronic and emerging challenges, including housing instability, disaster resilience, and economic shocks such as inflation and rising rents. With stronger data coordination and expanded use of the Coordinated Entry System, the County is better positioned to align its resources with the needs of its most vulnerable residents.

Priority Housing Needs (excerpt from Brazoria County 2025-2029 Consolidated Plan)

1	Priority Need Name	Owner Housing Rehabilitation/Reconstruction
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Housing Rehabilitation/Reconstruction
	Description	Provide housing rehabilitation, including energy efficiency improvements and retrofits for people with disabilities, 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	Downpayment/closing cost assistance
	Description	In order to assist renters in becoming homebuyers without a housing cost burden, down payment and closing cost assistance is often needed for the low- to moderate-income. Credit counseling and housing counseling is a pre-requisite for FTHB assistance.
	Basis for Relative Priority	The priority is based on the results of resident surveys, 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 (including CHDO Set Aside)
	Priority Level	High
	Population	Extremely Low Moderate Large Families Families with Children Low Families
	Geographic Areas Affected	Brazoria County Service Area

	Associated Goals	New Affordable Units
	Description	Provide funds to CHDOs for new housing construction, first time homebuyer 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.
16	Priority Need Name	Subsistence/TBRA Programs
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Low
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Subsistence/TBRA Payments
	Description	Programs help families in need of assistance in times of layoff, termination, or other financial hardship. Emergency, short-term payment(s) of utility and/or rent assistance.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to households that have fallen on financial hardship and face eviction or utility service termination

Strategic Plan- Addressing Barriers to Affordable Housing

Brazoria County faces a series of interrelated barriers to affordable housing, deeply rooted in local policy, economic trends, and environmental risks. Zoning ordinances—such as minimum square footage requirements and mandates for garages or carports in cities like Lake Jackson and Freeport—have historically restricted the construction of smaller, more affordable homes. Although these requirements have been successfully challenged in some jurisdictions, they persist elsewhere. Tax burdens, especially from school districts, disproportionately affect fixed-income populations like seniors and people with disabilities. Environmental insurance costs are another substantial barrier. Due to the county's proximity to the Gulf of Mexico and increasing floodplain designations, residents are often required to purchase costly windstorm and flood insurance. Additionally, infrastructure needs, rising construction and property costs, and the expiration of affordability restrictions on hundreds of subsidized housing units further restrict access to affordable housing. Compounding these issues, individuals with criminal histories or prior evictions face systemic barriers to rental housing, and uncoordinated support services limit access to case management and housing navigation support.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Brazoria County has adopted both proactive and remedial strategies to reduce these barriers. These include allocating over \$350,000 annually housing rehabilitation, along with \$15,000 for emergency assistance for the prevention of eviction. Policy advocacy has proven effective; the County has successfully persuaded cities like Lake Jackson and Freeport to amend ordinances that restricted smaller home construction. It continues to monitor zoning changes and advocate for equitable, flexible regulations. The County also supports the

use of State disaster recovery funds to assist homeowners in repairing or rebuilding housing damaged by storms like Hurricane Harvey. Public-private partnerships with nonprofits and service providers enhance program reach and case management. Additionally, the County Housing Authority prioritizes Housing Choice Vouchers for elderly, disabled, and low-income working residents. Finally, strategies from the County's Analysis of Impediments report emphasize increasing the availability of subsidized rental units, preserving existing affordability contracts, and expanding education around tenant rights and fair housing practices.

Strategic Plan- Addressing Homelessness

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Homeless Coalition of Brazoria County is a collaboration of service and housing agencies and others in the public sector that meet monthly to analyze existing needs to identify and address funding gaps. The Homeless Point-In-Time (PIT) Count annually assesses the characteristics of the homeless population in Brazoria County. This is important information used by the Coalition and its stakeholders to track the changing needs of the homeless population in Brazoria County.

In Brazoria County, some agencies provide outreach services for the specific population that they serve (i.e., MHMR, victims of domestic violence), but there are no agencies whose mission is outreach only. Service and housing information is distributed by local agencies, local churches that operate food pantries, and governmental entities. The County will continue to work with local agencies to identify those that could provide outreach services, especially

to persons that Brazoria County has developed a Coordinated Entry Planning Entity that has resulted in a Coordinated Entry system with 3 intake facilities (Gulf Coast MHMR Street Outreach, Salvation Army Emergency Shelter and United Way). This Coordinated Entry system allows for the identification and assessment of homeless persons, followed by entry into the HMIS system, and then referrals to agencies that can address their needs.

Addressing the emergency and transitional housing needs of homeless persons.

The Women's Center of Brazoria County provides emergency shelter and supportive services to victims of domestic violence and sexual assault. The Women's Center has two emergency shelters located within the County providing a total of 23 beds for women and their children. The Salvation Army provides eight emergency shelter beds for families with children and 26 beds for single adults.

The County will continue to work with the 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. The County and homeless providers are aware of the lack of housing choice within the County and are committed to working with agencies that are interested in constructing affordable housing.

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 uses CDBG funding to assist local non-profits in meeting the needs of the low- to moderate-income residents including those experiencing homelessness or who are at-risk of homelessness. The County will continue to work with local providers, the Coalition, and Texas Homeless Network to identify strategies to develop additional affordable and supportive housing in an effort to make homelessness rare, short-lived and non-recurring. Continuum of Care funding is accessed through the Texas Homeless Networks' Balance of State funding. Additionally, the County allocates CDBG funding to local supportive service agencies that provide a variety of services and programs such as prescription assistance, youth programs, counseling, homebound meals, transportation assistance, food banks/pantries, and continuing education programs.

The County maintains a dialogue with local agencies, mainstream providers and Workforce Solutions to assist people in securing permanent employment with a living wage. Staff at these service agencies assist, or at least refer, clients with applications when they are eligible for mainstream benefits. Agencies have been encouraged to have staff complete the SSI/SSDI Outreach, Access and Recovery (SOAR) training that is now offered on-line. 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.

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, as the lead agency for the Balance of State CoC and a statewide planning agency, continues to work with local coalitions, the Texas Interagency Council on Homelessness, and the Department of State Health Services to develop statewide discharge plans to ensure that people have appropriate and stable housing upon discharge from a public institution. Child Protective Services has discharge policies in place to coordinate community-wide assistance to address youths aging out of foster care.

There are six prisons in Brazoria County that are operated by the Texas Department of Criminal Justice: Darrington Unit, Clemens Unit, Ramsey Unit, Wayne Scott Unit, Stringfellow Unit, and Terrell Unit. All of the prisons have reentry programs for inmates who have completed their sentence, are being paroled, or who have an early release.

The Texas Homeless Network, along with local coalitions and publicly funded institutions and systems of care, are working create or modify discharge plans to prevent discharging people into homelessness by:

- Identifying local discharge plans or practices that are leading to homelessness
- Engaging each system and discussing data and alternatives
- Utilizing data to inform broader strategic planning process

2025-2029 Five Year Plan and 2025 PHA Annual Plan – Attachment: Resident Advisory Board Comments

Overview:

Given that Brazoria County Housing Authority operates no public housing and all program participants are Housing Choice Voucher or Emergency Housing Voucher program participants, BCHA selected and engaged the 2025-2026 Resident Advisory Board (RAB) via individual calls and surveys to obtain comments regarding BCHA operations, Five Year Plan, 2025-2026 Annual Plan and Administrative Plan changes. This method of engagement was also practical since Brazoria County has limited public transportation and most of the advisory board members expressed concerns with traveling to the BCHA office centrally located within the county.

Summary:

35 of the 60 (58%) RAB members selected and surveyed responded to the RAB survey. RAB members were contacted via email, phone and regular mail, and follow-up calls were made to ensure responses were received. The 2025-2026 survey covered seven areas of focus: Program Experience, Inspection Services, Fair Housing, BCHA Mission and Goals, Program Preferences, Streamlining Processes and Program Fraud. Ratings and summaries of these surveyed area are as follows:

- **Program Experience--** Respondents rated their BCHA Program Experience on average 9.5 out of 10.
- **Inspection Services--** Respondents rated Inspection Services 9.4 out 10.
- **Fair Housing--**RAB members noted that BCHA should make policies clearer and more available to participants, and bring more awareness to how participants can communicate their needs to someone who will address them.
- **Mission Statement:** 33 of the 35 RAB members that responded indicated that they agree with the proposed Mission statement. Two members suggested changes to the mission statement.
- **Five Year Goals:** Nearly all agreed with the five-year goals with the exception that high SEMAP scores does not always mean the program is truly meeting the needs of families and individuals.
- **Program Preferences:** Generally, members agreed with program preferences, with the working preference being the one most disagreed with.
- **Technical Improvements:** 22 of 35 (63%) RAB respondents agreed that BCHA should move its annual paper process online; and 27 of 35 (77%) agreed that BCHA should move to email communication as the primary communication method.
- **Fraud Prevention—**33 of the 35 (94%) respondents believed BCHA has been providing a high level of fraud prevention and reduction services.

Other added comments to the survey included appreciation for in persons meetings (BCHA implemented in-person meetings during calendar year 2025 due to HOTMA implementation). Comments regarding areas of improvement included ensuring property owners make quality repairs in units, consideration of procedures that allow participants adequate time to find a new unit, and recommendation to provide more program to assist families with achieving independence from government assistance.

Analysis:

RAB comments were carefully read and logged. The five year program goals were further analyzed based on RAB comments and reviewed for the public comment period. BCHA will continue to review internal operations to determine any changes necessary to address comments provided by the RAB.

Attachment: Five Year Plan Survey Form, 2025

Brazoria County Housing Authority Resident Advisory Board Survey- For Five-Year Plan/Annual Plan Survey

- ❖ Please answer the questions below and return the completed questionnaire to Brazoria County Housing Authority **by mail** to 1524 E. Mulberry, Angleton, TX, 77515, **by email** to BCHA@brazorcountytexas.gov, or **by fax to 979-864-1089**. You may also call 979-864-1937 and submit your response to this survey verbally.

Public Housing Agency: Brazoria County Housing Authority

Public Housing Agency Code: TX484

Name: _____

Date of Survey Completion: _____

1. Program Experience:

On a scale of 0 to 10 where 0 is very unsatisfied and 10 is very satisfied, based on your experience in the past year with BCHA program staff, how satisfied were you with the below services. **(Circle Number in table below)** Please mark N/A for not applicable if the question does not apply to your situation or if you have not had any interaction with BCHA staff:

Question	Very Unsatisfied-----Very Satisfied										N/A
The way you were treated by staff?	1	2	3	4	5	6	7	8	9	10	
Their timeliness in returning your telephone calls	1	2	3	4	5	6	7	8	9	10	
Their responsiveness to your questions and concerns about your rent?	1	2	3	4	5	6	7	8	9	10	
Their responsiveness to your questions and concerns about your lease responsibilities, policies and procedures?	1	2	3	4	5	6	7	8	9	10	

2. Inspection Services

On a scale from 1 to 10 where 0 is very unsatisfied and 10 is very satisfied, when your home was last inspected by BCHA, how satisfied were you with the following **(circle number below)**: Please respond N/A if the question does not apply to you.

Question	Very Unsatisfied-----Very Satisfied										N/A
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How you were notified about the inspection scheduled?	1	2	3	4	5	6	7	8	9	10	
The way you were treated by staff conducting the inspection?	1	2	3	4	5	6	7	8	9	10	
Follow-through by property management in completing repairs, if any?	1	2	3	4	5	6	7	8	9	10	
If you were required to complete repairs, the timeframe you were allowed to make repairs?	1	2	3	4	5	6	7	8	9	10	

Please add further comments here: _____

3. Fair Housing:

Federal laws require Housing Authorities to treat all applicants and participants equally. It is illegal to discriminate in housing provision or transactions based on seven protected classes which include a person's race, national origin, color, religion, sex, familial status, or a disability. BCHA is responsible for ensuring fair treatment and nondiscrimination in all areas of the Housing Choice Voucher program.

Before reading the statement above, were you aware of the seven (7) protected classes in cases of housing discrimination?

- ☐ Yes
☐ Yes, some of them
☐ No

Do you think BCHA participants need more information on housing discrimination?

- ☐ Yes
☐ No
☐ I don't know

Have you or someone you know experienced or witnessed housing discrimination in BCHA programs?

- ☐ Yes
☐ No
☐ I am not sure

What actions should the Housing Authority take to ensure fair housing is upheld?_____

4. BCHA Mission:

“To help Brazoria County families and individuals with low incomes achieve greater housing stability and self-reliance through the efficient operation and provision of housing programs. “

Do you agree with the above mission statement?

☐ Yes

☐ No

If no, how would you change it? _____

5. Five Year Plan Goals:

BCHA is proposing the below four (4) five-year Plan Goals. Please indicate if you agree or disagree with the goal.

Goal	Agree with Goal	Disagree with Goal
1. Increase housing choice for assisted housing by reaching out to and recruiting more property owners to participate in the program.		
2. Expand supply of assisted, affordable housing by applying for additional vouchers when available, and participating in special purpose voucher programs.		
3. Maintain high quality level of service by maintaining High Performance SEMAP scores.		
4. Improve operations and customer service through formal staff training and certification, when available.		

If you disagree, with any proposed Goals, please tell us why, or what is it about the goal that you do not like or want changed? _____

Any there any new goals that BCHA should consider to add to its five-year plan? _____

6. Program Preferences:

BCHA has adopted five (5) program preferences. Do you agree or not agree with these?

Preference	Agree with Preference	Disagree with Preference
1. Brazoria County Resident- Brazoria County residents will be eligible to receive a voucher before an applicant that lives outside of Brazoria County		
2. Elderly and/or Disabled —An applicant that is elderly or disabled will receive a voucher before an applicant that is not elderly or disabled.		
3. Veteran —An applicant that is a veteran will receive a voucher before an applicant that is not a veteran.		
4. Working- An applicant that is working at least 20 hours per week will receive a voucher before an applicant that is not working.		
5. Homeless —BCHA has created a preference to reserve up to 50 vouchers for applicant households that meet the federal definition of homeless and are referred through the local Coordinated Entry (CE) system.		

If you do not agree, please tell us why. Are there any other preferences that BCHA should add? _____

7. Ability to complete paperwork online?

Currently, BCHA only has an online application process Applications. Should the annual paperwork process also be done online?

- ☐ Yes
☐ No

8. Use of Electronic Mail (Email) communication with participants.

BCHA currently uses the US Postal Service (USPS) for all communication. Do you agree or not agree that BCHA should add an option to use Email instead of USPS?

- ☐ Yes
- ☐ No

9. Program Fraud:

Fraud detection and prevention is critical to the operations of the Housing Authority to ensure funds are provided to eligible persons, and that funds are not wasted. BCHA will investigate all allegations of suspected fraud, waste and abuse, and handle and evaluate all such allegations thoroughly and as quickly as possible.

Is the Housing Authority providing a high level of fraud prevention and reduction actions?

- ☐ Yes
- ☐ No

What other actions can the Housing Authority take to ensure fraud does not occur? _____

10. Other Comments:

What other comments, recommendations, or input would you like to provide?

**THANK YOU FOR YOUR PARTICIPATION ON THE RESIDENT ADVISORY BOARD
AND FOR COMPLETING THIS SURVEY.**

**IF YOU HAVE QUESTIONS, PLEASE CONTACT DAPHNE LEMELLE, BCHA
DIRECTOR, AT 979-864-1860.**

Brazoria County Housing Authority (BCHA) Five 2025-2029 Five Year Plan and 2025 Annual Plan Update and Summary of Changes

The BCHA Five Year Plan and 2025 Annual Plan are posted for public comment through June 30, 2025. The full Plan document is available for review at this website: <https://www.brazoriacountytx.gov/departments/housing-and-urban-development/housing>

2025-26 Annual PHA Plan Summary

BCHA identified four goals in its previous 5-year Plan. Provided below is an update on each of those goals:

Goal 1: Increase housing choice for assisted housing.

Progress: BCHA has continued to reach out and recruit new landlords to promote greater housing choice. Eight (8) new property owners were added to the program during the last program year.

Goal 2: Evaluate Payment Standards.

Progress: Payment standards and utility allowances were reviewed and adjusted to make housing more affordable for the applicants on the program.

Goal 3: Maintain High Performance SEMAP Scores:

Progress: BCHA continued to manage and operate an effective and efficient housing program as demonstrated by maintaining a SEMAP High Performer rating with HUD.

Goal 4: Staff shall continue to receive formal training.

Progress: Staff have participated in several new and refresher training courses. New U.S. Department of Housing and Urban Development's (HUD) training included HOTMA and NSPIRE trainings. HOTMA is the Housing Opportunities Through Modernization Act, approved by Congress in 2016, and is now being implemented by HUD. HOTMA is making substantial changes to the Housing Choice Voucher program operations. NSPIRE is the National Standards for Physical Inspection of Real Estate. NSPIRE updates how housing inspections will evaluate housing conditions.

Additional Actions: BCHA continues to expand housing opportunities for persons who are homeless by collaborating with the local homeless coalition and by pursuing funding opportunities to expand housing resources locally. Within this last year BCHA pursued a Memorandum of Understanding with Texas Health and Human Services, state welfare agency, which will position BCHA to seek Foster Youth to Independence (FYI) vouchers.

**SEMAP- Section 8 Management Assessment Program*

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Fair Housing Goal: Address shortage of rental housing in general and affordable rental housing specifically.

Describe fair housing strategies and actions to achieve the goal:

BCHA will continue to recruit new landlords to participate in the Housing Choice Voucher program to expand the availability of affordable rental housing throughout Brazoria County. During the last fiscal year, eight (8) new landlords/owners listed properties with BCHA.

Fair Housing Goal: Address shortage of rental subsidies through Section 8 Housing Choice Vouchers by pursuing opportunities to add new vouchers and subsidies.

Describe fair housing strategies and actions to achieve the goal:

BCHA will continue to pursue opportunities to add vouchers and expand subsidies in our local program.

2025-2029 Five-Year Plan Goals

In the next Five years, BCHA is proposed to adopt the following new set of goals:

Goal 1. Expand supply of assisted housing by seeking and applying for additional rental vouchers when available;

Goal 2. Increase assisted housing choices by increasing outreach efforts and actively recruiting new landlords to participate in the program;

Goal 3. Improve staff knowledge, customer service, resident relations and technology for the program.

Goal 4. Promote self-sufficiency and asset development of assisted households.

Goal 5. Maintain and support compliance with Fair Housing laws and regulations.

End of summary- 5/15/2025 (Draft Five Year Plan and PHA Annual Plan)