

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 03/31/2024
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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	<div>PHA Name: <u>Brazoria County Housing Authority, TX</u> PHA Code: <u>TX484</u></div> <div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2024</u></div> <div>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</div> <div>Number of Housing Choice Vouchers (HCVs) <u>612</u></div> <div>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</div> <div>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.</div> <div>How the public can access this PHA Plan: The Brazoria County Housing Authority Annual Plan will be available for review at BCHA Administrative Offices at 1524 E. Mulberry, Suite 162, Angleton, TX 77515. The plan will also be posted and available at the BCHA website at this link: https://www.brazoriacountytx.gov/departments/housing-and-urban-development/housing. Availability of the plan was also published in the local newspaper- The Facts, and in the local Spanish newspaper - La Voz. Proof of publication and posting is provided in the Additional Plan Attachments section.</div> <div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</div> <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program										
				PH	HCV									

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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> Financial Resources. <input type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> Operation and Management. <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> Homeownership Programs. <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input checked="" type="checkbox"/> Substantial Deviation. <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Operation and Management. Changes have been made to the BCHA Administrative Plan to add updates related to HOTMA and NSPIRE. See attachment for summary of Administrative Plan changes.</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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p><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 the PHA 5-Year and Annual Plan. BCHA identified four goals in its 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 new landlords were added to the program during the last fiscal 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 training included HOTMA and NSPIRE trainings. 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</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?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p> <p>(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?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(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. Advisory board members were provided with a copy of the Annual Plan, Annual Plan Summary and Summary of Changes to the Administration Plan. A survey of current board members were mailed to them, and follow-up calls were made to obtain comments. All comments were accepted and considered, but no changes were made to the PHA Plan.</p>		
C.2	<p>Certification by State or Local Officials. <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. 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. (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.	Affirmatively Furthering Fair Housing (AFFH).		
D.1	<p>Affirmatively Furthering Fair Housing (AFFH). 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.</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.</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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Form identification: TX484-Brazoria County Housing Authority, TX Form HUD-50075-HCV (Form ID - 319) printed by Daphne Lemelle in HUD Secure Systems/Public Housing Portal at 06/27/2024 12:06PM EST

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 3/31/2024
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**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, L.M. "Matt" Sebesta, Jr., the County Judge certify that the 5-Year PHA Plan for fiscal years 2024-2028 and/or Annual PHA Plan for fiscal year 2024 of the TX484 - Brazoria County Housing Authority, TX is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Brazoria County pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.
The BCHA Annual Plan contents are consistent with the Brazoria County's Consolidated Plan by supporting and expanding access to affordable housing throughout Brazoria County.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official:	L.M. "Matt" Sebesta, Jr.	Title:	County Judge
Signature:		Date:	

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Form identification: TX484-Brazoria County Housing Authority, TX form HUD-50077-SL (Form ID - 359) printed by Daphne Lemelle in HUD Secure Systems/Public Housing Portal at 05/10/2024 03:21PM EST

**Certification of Compliance with PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and High Performer PHAs)**

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2024

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director	MS Daphne Lemelle	Name Board Chairman	L.M. "Matt" Sebesta, Jr.
Signature	Date	Signature	Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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Form identification: TX484-Brazoria County Housing Authority, TX form HUD-50077-ST-HCV-HP (Form ID - 46) for CY 2024 printed by Daphne Lemelle in HUD Secure Systems/Public Housing Portal at 05/10/2024 03:23PM EST

Brazoria County Housing Authority (BCHA) 2025 Annual Plan Update and Summary of Administrative Plan Changes

The BCHA 2025 Annual Plan and Administrative Plan are posted for public comment through July 1, 2024. The full Plan document is available for review at this website: <https://www.brazoriacountytx.gov/departments/housing-and-urban-development/housing>

2025 Annual PHA Plan Summary

BCHA identified four goals in its 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.

**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.

End of summary- 5/15/2024 (Draft PHA Annual Plan)

Administrative Plan Summary of Changes (2024-2025)

Description: Several changes are proposed to the BCHA Administrative Plan. These plan updates are based on HUD rule changes, current operations, and BCHA staff and leadership recommendations. All changes are highlighted in the updated 2024-2025 Administrative Plan that is available for public review along with the 2025 PHA Annual Plan.

Provided below is a summary of the changes. Please note that this summary does not include every minor change made to the Admin Plan but is a summary of the substantial changes that are reflective of the rule changes made through the Housing Opportunities Through Modernization Act (HOTMA) that are effective today, updates to the housing inspection section to reflect HUD's National Standards for Physical Inspection of Real Estate (NSPIRE), and other updates necessary to reflect actual policies implemented by BCHA.

Summary of Changes—

- **Section I. E.—Privacy Rights and Consent Form (HUD Form 9886)**—updated section to be consistent with HOTMA rule that requires consent only once at admission to program for new admissions, and at recertification at current participants. Rule was effective January 1, 2024.
- **Section I. G. Program Administered by BCHA**—updated section to add new programs administered by BCHA. Programs include the Emergency Housing Voucher program and the Stability Voucher program.
- **Section III. J. Definition of Family Designation and Household. M) Joint Custody of Child/Children.** —updated this section to clarify that exceptions may be made to allow family to be included on the voucher if court ordered custody requires the child be included in the household.
- **Section III. M. Housing Authority's Options Regarding Denial/Termination of Assistance for Drugs, Alcohol Abuse and Criminal Activity. 10. Component of Screening Process**— This section updated to reflect current procedure and process used to obtain a criminal history report for an applicant. BCHA no longer requests reports from law enforcement agencies directly but completes the screening process using a Computerized Criminal History (CCH) database, as well as a search of the Brazoria County Criminal Record database.
- **Section IV. E. Occupancy Standards and Voucher Issuance.** – This section is updated to clarify that occupancy standard determines voucher size. Also removed paragraph reflective of an older policy changes in 2013.

- **Section V. E. Earned Income Disallowance** – This section updated to comply with HOTMA. The Earned Income Disallowance (EID) is discontinued effective January 1, 2024, by law.
- **Section V. I. Prorated Assistance for “Mixed” Families 3. Voucher Size-** Added section to clarify how voucher size is calculated for pro-rated assistance based on number of eligible family members in the household.
- **Section V. K. Zero Income or Very Low Income** – Updated section to add procedure that allows contributors to the family to submit written statements with valid identification regarding amounts provided to participants households to BCHA by electronic mail.
- **Section V. M. Total Tenant Payment Exceeds Gross Rent/Zero HAP Assistance**—Updated this section to comply with standard 60 day notice period prior to move.
- **Section VI. B. Verification Tiers Required by HUD and Required File Documents**—Updated this section to comply with new HOTMA guidance regarding Level 4 Written Third-Party Verification. Also update procedure to include verification documents may be provided by applicant or participant through hand delivery, mail, fax or electronic mail.
- **Section VI. D. Release of Information-** Updated this section to be consistent with HOTMA implementation and regarding the submission of the HUD 9886 form only once and not annually.
- **Section VI. E. Authority to Obtain Criminal History Records-** Updated this section to clarify the use of a Criminal Conviction Database to obtain criminal record history, and that such histories will be obtained at annual certification, when adding a household member over the age of 18, or when a family moves.
- **Section VI. G. Receipt of Information from Law Enforcement Agency or Computerized Criminal History (CCH) Databases-** Updated this section to reflect use of computerized criminal history databases.
- **Section VII. National Standards for the Physical Inspection of Real Estate (NSPIRE) – formerly Housing Quality Standards (HQS)-** This section renamed from HQS to NSPIRE the newly issued standards to be effective October 1, 2024. Throughout the document HQS has been replaced with NSPIRE.
- **Section VIII. B. Eligible Unit Types.** Removed Congregate Housing and Single Room Occupancy as eligible unit types from this section to be consistent with Section I. M. Eligible Housing Types Not Administered by Brazoria County.
- **Section VIII. H. Execution of HAP Contract. 3.** Added statement that Director may approved lease dates other than the first of the month.

- **Section VIII. J. Manufactured Homeowners Leasing Space**—Added statement that BCHA has established utility allowances for manufactured home space rental.
- **Section XI. Payments to Owners/Landlords C. Change of Ownership/Payee**— Updated this section to reflect current process for change of ownership and paperwork required.
- **Section XII. Annual and Interim Re-Certification.** Added process for annualizing income for shorter periods of time when it is not feasible to calculate a level of anticipated income over 12-month period, for example when income is seasonal or cyclic.
- **Section XIII. Termination of Assistance, B. Housing Authority Termination of Assistance**— This section reorganized to clarify rules regarding when BCHA may terminate assistance.
- **Section XVI. Portability- A. Outgoing Housing Choice Vouchers (Initial PHA) (Port Out).** – Revised paragraph 8 to be consistent with PIH Notice 2016-09 to add required policies in how families will be informed if portability is denied due to insufficient funding, how long the family’s request will remain open for consideration, and how families will be notified of when funds become available to port out.

Glossary:

Added:

- **HOTMA**– Housing Opportunities Through Modernization Act
- **NSPIRE**– National Standards for the Physical Inspection of Real Estate

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 chose to engage the 2024-2025 Resident Advisory Board (RAB) via individual calls and surveys to obtain comments regarding BCHA operations, 2024-2025 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:

Seven (7) of the ten RAB members returned survey forms, and all members were directly engaged by staff to discuss program operations and comments regarding the Annual Plan and Administrative Plan. This year's survey covered four areas of focus: Program Experience, Inspection Services, Fair Housing and Annual Plan/Administrative Plan changes. Respondents rated their BCHA Program Experience on average 9.7 out of 10, and Inspection Services 9.3 out 10. All respondents agreed with the proposed changes to the Administrative Plan and Annual Plan for Fiscal Year 2025. Other added comments to the survey included appreciation for the notifications provided by BCHA regarding inspections and rent increases, and for what the program does. One Board member added the comment "Y'all feel like family." Comments regarding areas of improvement included ensuring property owners make quality repairs in units and recommendation to provide participants more time for completion of renewal paperwork.

Analysis:

RAB comments were carefully read and logged. No comments specifically requested changes to the Admin Plan nor PHA Annual plan thus it was determined that no changes be made prior to seeking approval of the documents. BCHA will review internal operations to determine any changes necessary to address comments provided by the RAB.

Attachment: 2025 Survey Form

Brazoria County Housing Authority Resident Advisory Board Survey- For 2025 Annual Plan & Participant Experience

- ❖ 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 979-864-1860 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
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. Annual Plan and Administrative Plan Updates:
BCHA has prepared its Annual Plan and is updating its Administrative Plan. Please review the **attached summary of Plan updates and changes.**

Do you agree with the recommended Annual Plan Goal updates and Administrative Plan changes?

☐ Yes

☐ No

If no, what do you disagree with or what other changes would you like to see? _____

5. Other Comments:
What other comments, recommendations, or input would you like to provide?

Please use back of page to continue your response if needed.

**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.**



P. O. BOX 549
CLUTE TX 77531
979-265-7411


STATE OF TEXAS COUNTY OF BRAZORIA

Cindy Cornette, being duly sworn, says:

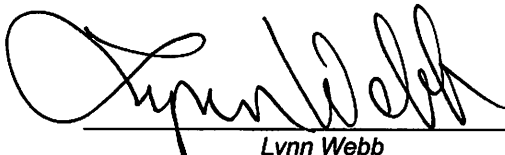
That she is Classifieds Leader of the **The Facts**, a daily newspaper of general circulation, printed and published in **Brazoria County, Texas**; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

05/15/2024

That said newspaper was regularly issued and circulated on those dates.

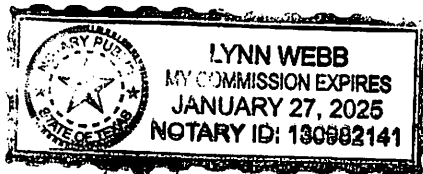

Advertising Director

Subscribed to and sworn to me this 15th day of May, 2024.



Lynn Webb

Notary Public, State of Texas, Brazoria County, Texas
My commission expires January 27, 2025



Brazoria Co Community Development
Attn: Daphne Lemelle
1524 E Mulberry Ste 162
Angleton, TX 77515

Acct #16540 Ad #1223047

Affidavit of Publication

PUBLIC COMMENT & PUBLIC HEARING NOTICE BRAZORIA COUNTY 2025 ANNUAL PHA PLAN

A Public hearing will be held on Thursday, June 6, 2024 at 9:00 a.m. and Wednesday June 19, 2024 at 5:30 p.m. at the Brazoria County Housing Authority located at 1524 E. Mulberry, Angleton, Texas. The purpose of the hearings will be to receive citizen comments and input regarding the Brazoria County 2025 Annual PHA Plan.

On May 15, 2024, a copy of the 2025 Annual PHA Plan will be available for public viewing on our website at:

<https://www.brazoriacountytx.gov/departments/housing-and-urban-development/housing>

Non-English speaking, sign language, and any other persons needing special accommodations and wishing to attend this public hearing should contact Daphne Lemelle at (979) 864-1860, prior to the hearing so that accommodations can be made.

Written comments can be submitted to the Brazoria County Housing Authority, by mail or hand delivery at 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, by email to BCCD@brazoriacountytx.gov, or by fax to (979) 864-1089. Please submit any comments by 4:00 pm July 1, 2024. For general information, please call Daphne Lemelle at (979) 864-1860.

Los comentarios por escrito pueden enviarse o entregarse a la Autoridad de Vivienda del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515. Por correo electrónico a BCCD@brazoriacountytx.gov, o por fax al (979) 864-1089. Por favor de enviar sus comentarios antes de las 4:00 p.m. del 1 de julio, 2024. Para información general, por favor llame a Daphne Lemelle al (979) 864-1860.

Published on May 15, 2024



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Public Notice

BRAZORIA COUNTY NOTICE OF PUBLIC HEARING
HOME CHDO AND HOME AMERICAN RESCUE PLAN (ARP) USE OF FUNDS HOME-ARP SUBSTANTIAL AMENDMENT
MAY 15, 2024

NOTICE is given that Brazoria County will hold a public hearing on the use of funds for the HOME-CHDO and HOME-ARP programs, and the Substantial Amendment to the HOME-ARP Allocation Plan. Brazoria County has received funding from the U. S. Department of Housing and Urban Development in the amount of \$1,874,707 under the HOME-ARP program and \$248,390.25 under the HOME Program for Community Housing Development Organizations (CHDOs). After completion of a Request for Applications (RFA) process, the list of proposed projects is available on the Brazoria County Community Development Department website at:

<https://www.brazoriacountytx.gov/departments/housing-and-urban-development/public-notices>

HOME- ARP Allocation Plan Substantial Amendment
As a result of the RFA process, the County is proposing to amend its HOME-ARP Allocation Plan- Use of Funds section as follows:

- Supportive Services funding is increased to \$456,887/ 24%
- Non-Congregate Shelter is increased to \$806,078/43%
- Tenant Based Rental Assistance is added and funded at \$300,000/16%
- Development of Affordable rental is decreased to \$0/0%
- Non-Profit Capacity Building is decreased to \$20,000/1%
- Non-Profit Operating is decreased to \$10,536/0.6%

A copy of the amended HOME-ARP Allocation Plan is available for public viewing at the Brazoria County Community Development Department, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515; and online at:

<https://www.brazoriacountytx.gov/departments/housing-and-urban-development/public-notices>

PUBLIC COMMENT & PUBLIC HEARING: Written comments will be accepted through June 17, 2024, and can be submitted to BCCD@brazoriacountytx.gov, in person or through mail to the Brazoria County Community Development Department, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, or by fax to (979) 864-1089. Please submit all written comments by 4:00 pm June 17, 2024.

A **public hearing** will be held on **Wednesday, May 29, 2024 at 5:30 pm** at the Brazoria County East Annex located at 1524 E. Mulberry, Angleton, Texas. The purpose of the hearing will be to receive citizen comments and input regarding the proposed use of funds and substantial amendment.

The venue is accessible for persons with physical disabilities. Handicapped, non-English speaking, sign language, and any other persons needing special accommodations and wishing to attend this public hearing should contact Daphne Lemelle at (979) 864-1860, at least 48 hours prior to the hearing so that accommodations can be made.

For general information, please call Daphne Lemelle at (979) 864-1860. In addition, written comments may be submitted to Brazoria County Community Development Department, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515 or faxed to (979) 864-1089. Please submit any comments by 4:00 p.m. on June 17, 2024.

Para información general, por favor llame a Daphne Lemelle al (979) 864-1860. Además, pueden presentarse observaciones por escrito al Departamento de Desarrollo de Comunidad del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515 o por fax al (979) 864-1089. Por favor de enviar cualquier comentario antes de las 4:00 p.m. del 17 de junio del 2024.

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Special Notices

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"All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free telephone number for the hearing impaired is 1-800-927-9275.

Public Notice

BRAZORIA COUNTY SHERIFF'S OFFICE. REGISTERED SEX OFFENDER NAME: JENNINGS, SEAN; ADDRESS: 4817 LAKE DR BRAZORIA, TX 77422; RACE, SEX, DOB: W/M/05/25/1993; CONVICTION ENGLISH/SPANISH: SEXUAL ASSAULT OF A CHILD X2; ATAQUESEXUAL CON UN NINO X2

BRAZORIA COUNTY SHERIFF'S OFFICE. REGISTERED SEX OFFENDER NAME: GARZA JR., RAMIRO; ADDRESS: 23102 HWY 36 DAMON, TX 77430; RACE, SEX, DOB: H/M/04/23/1985; CONVICTION ENGLISH/SPANISH: SEXUAL ASSAULT OF A CHILD; ATAQUE SEXUAL CON UN NINO

Public Notice

Public Notice

PUBLIC COMMENT & PUBLIC HEARING NOTICE BRAZORIA COUNTY 2025 ANNUAL PHA PLAN

A Public hearing will be held on Thursday, June 6, 2024 at 9:00 a.m. and Wednesday June 19, 2024 at 5:30 p.m. at the Brazoria County Housing Authority located at 1524 E. Mulberry, Angleton, Texas. The purpose of the hearings will be to receive citizen comments and input regarding the Brazoria County 2025 Annual PHA Plan.

On May 15, 2024, a copy of the 2025 Annual PHA Plan will be available for public viewing on our website at:

<https://www.brazoriacountytx.gov/departments/housing-and-urban-development/housing>

Non-English speaking, sign language, and any other persons needing special accommodations and wishing to attend this public hearing should contact Daphne Lemelle at (979) 864-1860, prior to the hearing so that accommodations can be made.

Written comments can be submitted to the Brazoria County Housing Authority, by mail or hand delivery at 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, by email to BCCD@brazoriacountytx.gov, or by fax to (979) 864-1089. Please submit any comments by 4:00 pm July 1, 2024. For general information, please call Daphne Lemelle at (979) 864-1860.

Los comentarios por escrito pueden enviarse o entregar a la Autoridad de Vivienda del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515. Por correo electronico a BCCD@brazoriacountytx.gov, o por fax al (979) 864- 1089. Por favor de enviar sus comentarios antes de las 4:00 p.m. del 1 de julio, 2024. Para información general, por favor llame a Daphne Lemelle at (979) 864- 1860.

Published on May 15, 2024

EQUAL HOUSING OPPORTUNITY

CONDADO DE BRAZORIA AVISO DE AUDIENCIA PÚBLICA
HOME CHDO Y HOME AMERICAN RESCUE PLAN (ARP) USO DE FONDOS HOME-ARP ENMIENDA SUSTANCIAL
15 DE MAYO DE 2024

Se NOTIFICA que el Condado de Brazoria tendra una audiencia pública sobre el uso de fondos para los programas HOME-CHDO y HOME-ARP, y la Enmienda Sustancial al Plan de Asignación HOME-ARP. El Condado de Brazoria ha recibido fondos del Departamento de Vivienda y Desarrollo Urbano de EE.UU. por un importe de \$1,874.707 en el marco del programa HOME-ARP y \$248,390,25 en el marco del Programa HOME para Organizaciones de Desarrollo Comunitario de la Vivienda (CHDO). Tras la finalización de un proceso de Solicitud de Solicitudes (RFA), la lista de proyectos propuestos está disponible en el sitio web del Departamento de Desarrollo Comunitario del Condado de Brazoria en:

<https://www.brazoriacountytx.gov/departments/housing-and-urban-development/public-notices>

HOME- ARP Plan de Asignación Enmienda Sustancial
Como resultado del proceso RFA, el Condado propone modificar su Plan de Asignación HOME-ARP - sección Uso de Fondos de la siguiente manera:

- Servicios de Apoyo de financiación se incrementa a \$ 456,887 / 24%.
- Alojamiento no colectivo se incrementa a \$ 806,078/43%.
- Se añade la ayuda al alquiler para inquilinos y se financia con \$300,000 \$/16%.
- El desarrollo de alquileres asequibles se reduce al \$0/0%.
- La creación de capacidad sin ánimo de lucro se reduce a \$20,000 /1%.
- El funcionamiento sin ánimo de lucro se reduce a \$10,536 /0,6%.

Una copia de la enmienda HOME-ARP Plan de Asignación está disponible para su visualización pública en el Condado de Brazoria Departamento de Desarrollo Comunitario, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515; y en línea en:

<https://www.brazoriacountytx.gov/departments/housing-and-urban-development/public-notices>

COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA: Se aceptarán comentarios por escrito hasta el 17 de junio del 2024, y pueden enviarse a BCCD@brazoriacountytx.gov, en persona o por correo al Departamento de Desarrollo Comunitario del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, o por fax al (979) 864-1089. Por favor entregue todos los comentarios por escrito antes de las 4:00 p.m. del 17 de junio de 2024.

Se llevará a cabo una **audiencia pública el miércoles 29 de mayo de 2024 a las 5:30 pm** en el edificio East Annex del Condado de Brazoria ubicado en 1524 E. Mulberry, Angleton, Texas. El propósito de la audiencia será recibir comentarios y opiniones de los ciudadanos con respecto al uso propuesto de los fondos y la enmienda sustancial.

El lugar es accesible para personas con discapacidades físicas. Las personas discapacitadas, que no hablan inglés, lenguaje de señas, y cualquier otra persona que necesite acomodaciones especiales y desee asistir a esta audiencia pública debe contactar a Daphne Lemelle al (979) 864-1860, por lo menos 48 horas antes de la audiencia para que se puedan hacer las acomodaciones.

Para información general, por favor llame a Daphne Lemelle al (979) 864-1860. Además, pueden presentarse observaciones por escrito al Departamento de Desarrollo de Comunidad del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515 o por fax al (979) 864-1089. Por favor de enviar cualquier comentario antes de las 4:00 p.m. del 17 de junio del 2024.

For general information, please call Daphne Lemelle at (979) 864-1860. In addition, written comments may be submitted to Brazoria County Community Development Department, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515 or faxed to (979) 864-1089. Please submit any comments by 4:00 p.m. on June 17, 2024.

EQUAL HOUSING OPPORTUNITY

La Voz Newspapers

Informando a la comunidad




P.O. Box 19457 Austin, Texas 78760

(512) 944-4123 Email: lavoztexas@gmail.com

INVOICE

Mari Reyes
Project Coordinator Brazoria County
Community Development & Welfare Dept
East Annex Building
1524 East Mulberry, Suite 162
Angleton, Texas 77515
Phone: 979-864-1710

Date: May 21st. 2024

Quantity	Item	Unit Cost	Total Cost
1	Public Notice spot in the June 2024 issue of La Voz.	\$412.50	\$412.50
<div> <div>  <p>Page 6 La Voz Newspaper - June 2024</p> <p>A TODAS LAS PERSONAS Y PARTES INTERESADAS:</p> <p>Freeport LNG Development, L.P. ha solicitado a la Comisión de Calidad Ambiental de Texas (TCEQ) por la renovación del permiso de calidad del aire número 55464, que autorizaría la continuación del funcionamiento de la Freeport LNG Regasification Plant situada en 1500 Lamar Street, Quintana, Condado de Brazoria, Texas 77541. Información adicional sobre esta solicitud está contenida en la sección de avisos públicos de este periódico.</p> </div> <div>  <p>AVISO DE AUDIENCIA PÚBLICA PLAN ANUAL PHA 2025 DEL CONDADO DE BRAZORIA</p> <p>Una audiencia pública se llevará a cabo el jueves, 6 de junio, 2024 a las 9:00 a.m. y el miércoles 10 de junio, 2024 a las 2:30 p.m. en la oficina de la Autoridad de Vivienda del Condado de Brazoria localizada en 1524 E. Mulberry, Angleton, Texas. El objetivo de la audiencia será para recibir comentarios de los ciudadanos y aportes relacionados al Plan Anual PHA 2025 del Condado de Brazoria.</p> <p>Una copia del Plan Anual PHA 2025, estará disponible para el público en nuestra página de red el 15 de mayo, 2024 en la siguiente dirección: https://www.brazoriacountytx.gov/departments/housing-and-urban-development/housing</p> <p>Personas que no hablan Inglés, necesitan lenguaje de señas, y cualquier otra persona necesitando adaptaciones especiales y desean asistir esta audiencia pública deben comunicarse con Daphne Lemelle al (979) 864-1860, antes de la audiencia para que puedan hacer las adaptaciones.</p> <p>Los comentarios por escrito pueden enviarse a la Autoridad de Vivienda del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515. Por correo electrónico al BOCD@brazoriacountytx.gov, o por fax al (979) 864-1089. Por favor de enviar sus comentarios antes de las 4:00 p.m. del 1 de julio, 2024. Para información general, por favor llame a Daphne Lemelle al (979) 864-1860.</p> <p>Written comments can be submitted to the Brazoria County Housing Authority, by mail or hand delivery at 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, by email to BOCD@brazoriacountytx.gov, or by fax to (979) 864-1089. Please submit any comments by 4:00 pm July 1, 2024. For general information, please call Daphne Lemelle at (979) 864-1860.</p> <p>Published on May 15, 2024</p>  </div> </div> <p>Paid in full with a check.</p>			
Please Remit:			\$412.50



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Brazoria County Community Development is funded in whole by a Housing and Urban Development (HUD) grant. We have funds available for Public Facility and Public Service projects in Brazoria County. We also offer assistance for Housing Rehabilitation/Reconstruction for low to moderate income families.

What's New

[FY 2025 PHA Annual Plan 50075-hcv](#)

[Fair Housing Proclamation 2024](#)

[FAIR HOUSING POSTER ENG](#)

[FAIR HOUSING POSTER SP](#)

[FHRights-Brochure](#)

[FHRights-Brochure-es](#)

[VETERAN POSTERS](#)

[HOME REPAIR APPLICATION 2024](#)

[Brazoria County HOME ARP Allocation Plan](#)

[Brazoria Housing Guidelines updated including GLO](#)

Free viewers are required for some of the attached documents.
They can be downloaded by clicking on the icons below.



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[FY 2025 Ann PHA Plan Notice - English](#)

[FY 2025 Ann PHA Plan Notice - Spanish](#)

[FY 2025 PHA Annual Plan 50075-hcv](#)

[Brazoria County HOME ARP Allocation Plan Draft Subst. Amendment 1 6.2024](#)

[2024 Public Notice HOME-CHDO Use of Funds and HOME-ARP Sub Amendment Use of Funds 5.15.2024](#)

[2024 Public Notice HOME-CHDO Use of Funds and HOME-ARP Sub Amendment Use of Funds 5.15.2024 Spanish](#)

[CDBG-MIT Application](#)

[CDBG-MIT Public Notice - English](#)

[CDBG-MIT Public Notice - Spanish](#)

[CDBG- DR CR 25](#)

[HOME-ARP & HOME-CHDO RFA NOFA \(WEBSITE\) 12.15.23](#)

[2022 CAPER for public comment 11.17.23](#)

[2022 CAPER Notice - English](#)

[2022 CAPER Notice - Spanish](#)

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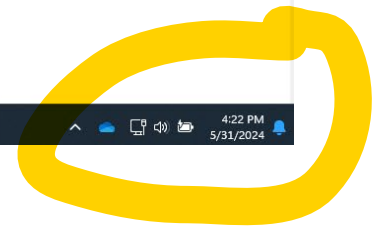
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PUBLIC COMMENT & PUBLIC HEARING NOTICE BRAZORIA COUNTY 2025 ANNUAL PHA PLAN

A Public hearing will be held on Thursday, June 6, 2024 at 9:00 a.m. and Wednesday June 19, 2024 at 5:30 p.m. at the Brazoria County Housing Authority located at 1524 E. Mulberry, Angleton, Texas. The purpose of the hearings will be to receive citizen comments and input regarding the Brazoria County 2025 Annual PHA Plan.

On May 15, 2024, a copy of the 2025 Annual PHA Plan will be available for public viewing on our website at:

<https://www.brazoriacountytx.gov/departments/housing-and-urban-development/housing>

Non-English speaking, sign language, and any other persons needing special accommodations and wishing to attend this public hearing should contact Daphne Lemelle at (979) 864-1860, prior to the hearing so that accommodations can be made.

Written comments can be submitted to the Brazoria County Housing Authority, by mail or hand delivery at 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, by email to BCCD@brazoriacountytx.gov, or by fax to (979) 864-1089. Please submit any comments by 4:00 pm July 1, 2024. For general information, please call Daphne Lemelle at (979) 864-1860.

Los comentarios por escrito pueden enviarse o entregar a la Autoridad de Vivienda del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, Por correo electronico a BCCD@brazoriacountytx.gov, o por fax al (979) 864-1089. Por favor de enviar sus comentarios antes de las 4:00 p.m.del 1 de julio, 2024. Para información general, por favor llame a Daphne Lemelle at (979) 864-1860.

Published on May 15, 2024



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AVISO DE AUDIENCIA PÚBLICA PLAN ANUAL PHA 2025 DEL CONDADO DE BRAZORIA

Una audiencia pública se llevará a cabo el jueves, 6 de junio, 2024 a las 9:00 a.m. y el miércoles 19 de junio, 2024 a las 5:30 p.m. en la oficina de la Autoridad de Vivienda del Condado de Brazoria localizada en 1524 E. Mulberry, Angleton, Texas. El objetivo de la audiencia será para recibir comentarios de los ciudadanos y aportes relacionados al Plan Anual PHA 2025 del Condado de Brazoria.

Una copia del Plan Anual PHA 2025, estara disponible para el publico en nuestra pagina de red el 15 de mayo, 2024 en la siguiente direccion:

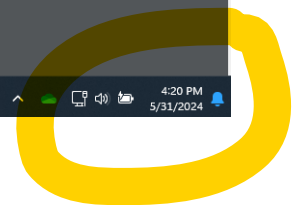
<https://www.brazoriacountytx.gov/departments/housing-and-urban-development/housing>

Personas que no hablan Ingles, necesitan lenguaje de señas, y cualquier otra persona necesitando adaptaciones especiales y desean atender esta audiencia publica deben comunicarse con Daphne Lemelle al (979) 864-1860, antes de la audiencia para que puedan hacer las adaptaciones .

Los comentarios por escrito pueden enviarse a la Autoridad de Vivienda del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, Por correo electronico al BCCD@brazoriacountytx.gov, o por fax al (979) 864-1089. Por favor de enviar sus comentarios antes de las 4:00 p.m.del 1 de julio, 2024. Para información general, por favor llame a Daphne Lemelle at (979) 864-1860.

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Published on May 15, 2024



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 03/31/2024

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 inform 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 **as defined** 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	<table><tr><td>PHA Name: <u>Brazoria County Housing Authority, TX</u></td><td>PHA Code: <u>TX484</u></td></tr><tr><td colspan="2">PHA Plan for Fiscal Year Beginning (MM/YYYY): <u>10/2024</u></td></tr><tr><td colspan="2">PHA Inventory (Based on Fiscal Contributions Contract (FCC) units or time of FY beginning, above):</td></tr><tr><td>Number of Housing Choice Vouchers (HCVs):</td><td><u>322</u></td></tr><tr><td colspan="2">PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</td></tr><tr><td colspan="2"><small>Availability of Information. In addition to the items listed in this form, PHAs must have the documents 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 housing 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's policies contained in the standard Annual PHA Plan included here (not necessarily submitted), as 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.</small></td></tr><tr><td colspan="2"><small>How the public can access this PHA Plan. The Brazoria County Housing Authority Annual Plan will be available for review at BCHA Administrative Offices at 1524 E. Shalbury, Suite 102, Angleton, TX 77515. The plan will also be posted and available at the BCHA website at this link: https://www.brazoriacountytx.gov/government/housing-and-affordable-development</small></td></tr><tr><td colspan="2"><input type="checkbox"/> PHA Consenting (Check box if submitting a final PHA Plan and completing table below)</td></tr><tr><td>Participating PHAs</td><td>PHA Code</td><td>Program(s) in the Consortium</td><td>Program(s) not in the Consortium</td><td colspan="2">No. of Units in Each Program</td></tr><tr><td></td><td></td><td></td><td></td><td>PH</td><td>HCV</td></tr></table>	PHA Name: <u>Brazoria County Housing Authority, TX</u>	PHA Code: <u>TX484</u>	PHA Plan for Fiscal Year Beginning (MM/YYYY): <u>10/2024</u>		PHA Inventory (Based on Fiscal Contributions Contract (FCC) units or time of FY beginning, above):		Number of Housing Choice Vouchers (HCVs):	<u>322</u>	PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission		<small>Availability of Information. In addition to the items listed in this form, PHAs must have the documents 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 housing 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's policies contained in the standard Annual PHA Plan included here (not necessarily submitted), as 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.</small>		<small>How the public can access this PHA Plan. The Brazoria County Housing Authority Annual Plan will be available for review at BCHA Administrative Offices at 1524 E. Shalbury, Suite 102, Angleton, TX 77515. The plan will also be posted and available at the BCHA website at this link: https://www.brazoriacountytx.gov/government/housing-and-affordable-development</small>		<input type="checkbox"/> PHA Consenting (Check box if submitting a final PHA Plan and completing table below)		Participating PHAs	PHA Code	Program(s) in the Consortium	Program(s) not in the Consortium	No. of Units in Each Program						PH	HCV
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