

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c) (1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,427,334	0	0	\$1,427,334	\$5,709,336	This is the first year of the 5-year Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$440,636	0	0	444,763	\$1,762,546.	This is the first year of the 5-year Consolidated Plan.

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Table 47 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied. If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Federal Funds will be leveraged with private, local and/or City funds in order to complete, create, and/or expand projects and services throughout Brazoria County. Habitat for Humanity (HfH) and the SETH bond for Costa Verde provide matching funds for Brazoria County's HOME program. Additional match dollars come through eligible matching grants and waived permit/filing fees. Homes built by HfH use donations, sweat equity, and in-kind professional services.

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

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

Discussion

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BRAZORIA COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 48 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

The Consolidated Plan is implemented by Brazoria County, the Public Housing Authority. A key strength is the County's extensive experience managing HUD funds, with the same staff overseeing CDBG/HOME/ESG and Housing Choice Voucher programs, ensuring coordination. The Community Development Advisory Board, made up of mayors or their representatives and elected

County officials, fosters collaboration throughout the process. Given the County's large geographic size and limited role in incorporated areas, CDBG funds are allocated to participating cities, with oversight from the four County Commissioners and County Judge to ensure funds are used according to HUD eligibility, promoting equitable distribution and addressing priority needs.

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

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

Supportive Services			
Mental Health			
Counseling	X	X	X
Transportation	X	X	X
Other			
Access to Food	X	X	X

Table 49 - Homeless Prevention Services Summary

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

All services in the system are available to people experiencing homelessness, including chronically homeless individuals and families. There are few agencies in Brazoria County targeting the homeless population, but the County is confident that will change with the institution of a county-wide homeless coalition that will have access to more Continuum of Care funds. The VA has a local clinic that provides a comprehensive array of medical services and can provide referral to the larger VA Medical Center if necessary. The Women's Center of Brazoria County and the ActionS agency have offices that provide services in multiple locations throughout the County making it easier for residents to access those particular services. As part of the Balance of State Continuum of Care and Brazoria County ESG, service providers are linked through HMIS and collaborative processes inherent to the Continuum of Care system. Though, there are currently no providers in Brazoria County receiving Continuum of Care funds, with the institution of the new county coalition, it is anticipated that agencies will be able to secure CoC funding.

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

Though there are few agencies targeting the homeless, the existing mainstream service agencies have a successful network of collaboration and cooperation. As the network continued to strengthen, it became feasible for

Brazoria County to establish its own homeless coalition rather than remain as part of the multi-county Gulf Coast Homeless Coalition. This brings control of homeless services and funding back to Brazoria County. The largest gap in the delivery system is geographic. Many agencies serving and sheltering the homeless are located in Harris County or the City of Galveston. The economies of scale have been such that agencies with capacity to address the comprehensive needs of the homeless have not found it feasible to locate a satellite program in Brazoria County. There are currently very few agencies that are within Brazoria County's jurisdiction. Compounding the problem, is the shortage of Housing Choice Vouchers and adequate TBRA or Rapid Re-housing funding.

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

The strategies for overcoming gaps and capacity issues in the service delivery system require additional funding and a more densely populated community to make the development of a strong service delivery system economically feasible. Brazoria County will continue to grow its new county homeless coalition, and will continue to work with the Texas Homeless Network, participating cities, and Social Service Agencies to identify strategies for developing new programs, identifying funding, and building the capacity of these local agencies. Additionally, the County will continue to work with agencies in the region, particularly in Houston and Galveston that are interested in developing satellite programs and service slots for Brazoria County residents in their current programs.

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

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation/ Reconstruction	2025	2029	Affordable Housing	Brazoria County Service Area	Owner Occupied Housing Rehabilitation/ Reconstruction	HOME	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Down Payment/closing cost assistance	2025	2029	Affordable Housing	Brazoria County Service Area	Down payment assistance	HOME	Direct Financial Assistance to Homebuyers: 0 Households Assisted
3	New affordable units	2025	2029	Affordable Housing	Brazoria County Service Area	Construct new affordable housing for purchase	HOME-CHDO	Homeowner Housing added: 2 Housing Units/ Households
4	Infrastructure Improvements	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Improvements to public infrastructure, including water, wastewater, streets, side walks and street lighting	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
5	Public Facility Improvements	2025	2029	Non-Housing Community Development	Brazoria County Services Area	Improvements to public facilities (including fire equipment) in Brazoria County Service Area	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Park Improvements	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Improvements to public parks in CDBG eligible areas	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	Fire/Emergency Services, Equipment, Vehicles	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Other: Fire/Emergency Services Equipment, Vehicles	CDBG:	Other: 1 Other
8	Code Enforcement	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Code Enforcement	CDBG:	Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit
9	Clearance and Demolition	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Youth & Children Services	CDBG:	Buildings Demolished: 1 Buildings
10	Youth and Children Services	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Youth & Children Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
11	Senior Services	2025	2029	Non-homeless Special Needs	Brazoria County Service Area	Youth & Children Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Services for Special Needs Populations	2025	2029	Non-Homeless Special Needs	Brazoria County Service Area	Services for Special Needs	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
13	Food Insecurities	2025	2029	Non-housing Community Development	Brazoria County Service Area	Provide food for low- and moderate income families	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
14	Health Services	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Health and Mental Health Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
15	Subsistence/TBRA Payments	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Subsistence/TBRA Payments	CDBG, HOME	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Abused and Neglected	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Services for Abused and Neglected Children	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
17	Crime Awareness	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Crime Awareness Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
18	Adult Education & Job Training	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Employment Training/Placement	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
19	Economic Development	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Economic Development	CDBG	Economic Development activities: 0 businesses assisted/ 0 job created

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Transportation Services	2025	2029	Non-Housing Community Development; Special Needs Populations	Brazoria County Service Area	Services to the elderly & disabled	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
21	Disaster Recovery & Mitigation	2025	2029	Non-Housing Community Development	Brazoria County Services Area	Disaster Mitigation & Recovery	CDBG	Other: 0
22	Historic Preservation	2025	2029	Non-Housing Community Development	Brazoria County Service Area	Other: Historical Preservation	CDBG	Other: 0
23	Homeless & Domestic Violence Facilities	2025	2029	Homeless	Brazoria County Service Area	Homeless	CDBG	Shelter facilities: 1
24	Homeless & Domestic Violence Services	2025	2029	Homeless	Brazoria County Service Area	Homeless	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
25	General Program Administration - 21A	2025	2029	N/A		N/A	CDBG; HOME	N/A

Table 50 - Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation/Reconstruction
	Goal Description	The County will fund the rehabilitation or reconstruction of owner-occupied housing to assist low- to moderate-income residents improve and maintain their homes. If necessary, the County will retrofit homes for the disabled as needed and will provide energy efficiency improvements. If applicable, lead based paint will be identified and addressed as required.
2	Goal Name	Down payment/closing cost assistance
	Goal Description	The County will provide funding for down payment and closing cost assistance to first time homebuyers.
3	Goal Name	New affordable units
	Goal Description	The County will fund CHDOs with CHDO set-aside funds to construct new affordable units for purchase by low- to moderate-income families.
4	Goal Name	Infrastructure Improvements
	Goal Description	The County will add or improve sidewalks, sidewalk/street lighting, failing water/sewer lines, improve drainage, improve water towers and wastewater treatment facilities in Brazoria County Service Areas, including making curb cuts and sidewalks ADA compliant.
5	Goal Name	Public facility improvements
	Goal Description	The County will use CDBG funds to support public facility improvements, including neighborhood and senior center improvements in low- to moderate-income areas.
6	Goal Name	Park Improvements
	Goal Description	The County will use CDBG funds to support park improvements in areas that benefit low- to moderate-income residents.

7	Goal Name	Fire/Emergency Services, Equipment, Vehicles
	Goal Description	The County will use CDBG funds to improve fire stations, purchase supportive equipment, or new emergency response vehicles.
8	Goal Name	Code Enforcement
	Goal Description	The County will provide funding for salaries or costs for inspections, resulting in citations and court appearances.
9	Goal Name	Clearance and Demolition
	Goal Description	The County will provide CDBG funds for neighborhood clean-ups, particularly in participating cities.
10	Goal Name	Youth & Children Services
	Goal Description	The County will use CDBG and/or ESG funds to support youth enrichment, counseling, day care, school supplies, or drop-out prevention activities for at-risk or abused/neglected youth.
11	Goal Name	Senior Services
	Goal Description	The County will use CDBG funds to provide various services such as homebound meals, transportation, and other services to low- to moderate-income elderly.
12	Goal Name	Services for Special Needs Population
	Goal Description	The County will use CDBG funds to provide various services (such as transportation, medical care, and counseling) to the disabled, mentally ill, chronic substance abusers, or HIV individuals.
13	Goal Name	Food Insecurities
	Goal Description	The County will use CDBG funds to assist non-profit agencies purchase food and staple goods for low-income families
14	Goal Name	Health Services

	Goal Description	The County will use CDBG funds to assist families and individuals with physical and mental health costs and prescription assistance.
15	Goal Name	Subsistence/TBRA Payments
	Goal Description	The County will use CDBG or HOME funds to assist low- to moderate-income families with emergency, short-term rent/utility assistance.
16	Goal Name	Abuses and Neglected Children
	Goal Description	The County will use CDBG funds to assist with services to abused and neglected children through the provision supportive services to assist with ongoing court cases in response to reported abuse and neglect.
17	Goal Name	Crime Awareness
	Goal Description	The County will use CDBG to assist with awareness and education campaigns targeting the reduction of crime in targeted neighborhoods and communities.
18	Goal Name	Adult Education and Job Training
	Goal Description	The County will fund agencies to provide adult literacy education, GED preparation, job readiness training, and/or job training, and post-secondary education programs.
19	Goal Name	Economic Development
	Goal Description	The County will support various economic development activities in Brazoria County Service Areas including possible façade improvements, micro-enterprise businesses, Section 3 employment opportunities, small business start-ups or expansions
20	Goal Name	Transportation Services
	Goal Description	The County will fund demand-response transportation for elderly, disabled, and low-income.
21	Goal Name	Disaster Mitigation & Recovery
	Goal Description	The County will use CDBG funds and special allocations to reduce the potential effects of natural, man-made, pandemic hazards and to mitigate any dangers and assist in the recovery in the wake of hazards and disasters
22	Goal Name	Historic Preservation
	Goal Description	The County will use CDBG funds to restore historic buildings.

23	Goal Name	Homeless and Domestic Violence facilities
	Goal Description	The County will assist homeless and domestic violence shelters and other facilities in improvements and/or expansions including responding to changing regulations
24	Goal Name	Homeless and Domestic Violence services
	Goal Description	The County will assist homeless and domestic violence agencies in providing services to the victims of homelessness, domestic violence and/or sexual assault
25	Goal Name	General Program Administration/Planning
	Goal Description	The County will provide CDBG funds to support salaries, training, direct costs and other cost to manage/administer the CDBG program

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

The need for affordable housing far exceeds the available resources. The County anticipates providing assistance to 10 low- to moderate-income households with down payment assistance, 25 with TBRA and or Rapid Re-housing assistance, 8 with housing rehabilitation, and 25 with short-term (1-3 consecutive months) rent/utility assistance.

**SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT -
91.415, 91.215(C)**

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

There are no public housing developments in Brazoria County. There is a significant need for more private rentals for the HCV holders in need of accessibility accommodations. In general, there is a shortage of multi-family rentals, and individual landlords of one or two properties are not compelled to adhere to Section 504 regulations.

Activities to Increase Resident Involvement

Not Applicable. There are no public housing developments in Brazoria County.

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

No

Plan to remove the 'troubled' designation.

Not Applicable

**SP-55 STRATEGIC PLAN BARRIERS TO AFFORDABLE HOUSING -
91.415, 91.215(H)**

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 to homeownership programs and housing rehabilitation, along with \$75,000 for Tenant-Based Rental Assistance (TBRA) and another \$60,000 in ESG funds for rapid re-housing and homelessness prevention. 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 AI report emphasize increasing the availability of subsidized rental units, preserving existing affordability contracts, and expanding education around tenant rights and fair housing practices.

SP-60 HOMELESSNESS STRATEGY - 91.415, 91.215(D)

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 and ESG 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. The County is no longer a direct recipient of ESG funding from the U.S. Department of Housing and Urban Development and provides funding to local agencies for emergency shelter, homeless prevention and rapid re-housing programs. 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

SP-65 LEAD-BASED PAINT HAZARDS - 91.415, 91.215(I)

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

Each qualified owner-occupied home is inspected for lead-based paint before rehabilitation. If a hazard is found, it is mitigated per federal regulations. Homes built before 1979 that receive funding from Brazoria County's HOME program must be visually checked for lead-based paint and mitigated if needed before assistance is granted. All homes receiving rehabilitation or first-time homebuyer assistance with children will receive a pamphlet on lead hazards from structural paints, toys, pottery, clothing worn by factory workers, and other sources of lead.

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

Though a large percentage of the homes were built before 1980, the majority of the applicants for housing rehabilitation are elderly with no children in the home. However, the housing rehabilitation and first-time homebuyer assistance programs will continue to provide information to applicants on the dangers of lead in the home. All rehabilitated homes through the CDBG and HOME programs will be tested and remediated when necessary and all reconstructed homes will be built lead-free.

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

The County's CDBG, HOME and PHA policies and procedures address the requirement of assessing or testing for and mitigating lead-based paint in every house built before 1979 that is receiving federal funds for rehabilitation,

demolition, first time homebuyer's assistance, or rental assistance. All recipients of Housing Choice Vouchers or Tenant Based Rental Assistance must have the chosen unit inspected to ensure that it meets Housing Quality Standards set by HUD. Brazoria County Housing Authority conducts a HQS inspection annually of all HCV units. One of the elements of the HQS inspection is a LBP hazard visual assessment.

SP-70 ANTI-POVERTY STRATEGY - 91.415, 91.215(J)

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

Brazoria County's programs to reduce the number of poverty-level families are related to preparing the labor force for employment at a livable wage. Through supporting basic adult education, GED preparation, post-secondary scholarships, and job training/placement, the County is supporting agencies in addressing the gap between available jobs and qualified applicants. Brazosport and Alvin Community College provides a number of certifications and Associate's Degree programs to ready the available labor force for appropriate jobs that will raise them out of poverty. Brazoria County is committed to reaching its goals for hiring Section 3 businesses and employees and includes Section 3 requirements in contracts with Cities and non-profits.

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

Brazoria County may continue to fund as in the past upon request both Alvin Community College and Brazosport College's Continuing Education Programs.

This in turn helps the family gain better employment and allow them to afford nicer units in better areas. The County has been diligent in its efforts to revitalize older houses and neighborhoods which keeps the units affordable for future families. Unfortunately, this may cause an increase in property taxes, but brings about beautification of the neighborhood.

SP-80 MONITORING - 91.230

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

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

The County staff utilizes HUD's Monitoring Checklists and adds any project-specific items relevant to properly assess the overall quality of the activities. At the completion of the on-site visit, the staff meets with the subrecipient

director and staff to discuss preliminary findings and possible resolutions. A letter is then sent to the subrecipient outlining areas of compliance and areas for which there are concerns or findings, with a process for remediation, and a timeframe for completion.

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

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

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

home is completed, the CD staff uses a checklist to verify that the home meets Brazoria County's minimum property standards upon project completion.

On a rehabilitation project, the CD staff verifies that the contractor has completed the items on the bid, according to the bid specification, and signs off that the repairs are completed. When the homeowner produces evidence of Homeowners, windstorm, and flood insurance, if applicable, the staff issues a certificate of occupancy, and the homeowner is allowed to move in.

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

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

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES - 91.420(B), 91.220(C) (1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,427,334	0	0	\$1,427,334	\$5,030,069	Total available for remaining Consolidated Plan period calculated by reducing CDBG funding by 5% each year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$440,636	0	0	444,763	\$1,552,972	Total available for remaining Consolidated Plan period calculated by reducing CDBG funding by 5% each year.

Table 51 - Expected Resources - Priority Table

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

Federal funds will be leveraged with private, local and/or city funds in order to complete/create/expand process and services in Brazoria County. Match dollars come through eligible matching grants, bonds, and waived fees.

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

Discussion

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ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES - 91.420, 91.220(C)(3) &(E)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1-1	Flood Drainage Improvements - 03I	2025	2026	Non-Housing Community Development	Brookside Village	Public Infrastructure Improvements- Drainage Improvements	\$191,500	855 persons assisted with improved drainage SLE/AA
1-2	Water/Sewer Improvements - 03J	2025	2026	Non-Housing Community Development	Clute	Public Infrastructure Imp. - Sewer Improvements	\$220,000	175 persons assisted with improved public infrastructure SLE/AA
1-3	Water/Sewer Improvements - 03J	2025	2026	Non-Housing Community Development	Danbury	Public Infrastructure Imp. - Sewer Improvements	\$166,000	1668 persons assisted with improved public infrastructure SLE/AA
1-4	Water/Sewer Improvements - 03J	2025	2026	Non-Housing Community Development	Sweeny	Public Infrastructure Imp. - Sewer Improvements	\$166,000	1905 persons assisted with improved infrastructure SLE/AA
1-5	Water/Sewer Improvements - 03J	2025	2026	Non-Housing Community Development	Surfside Beach	Public Infrastructure Imp. - Water Improvements	\$123,000	85 persons will be assisted with improved infrastructure SLE/AA

2-1	Homeless Facilities (not operating costs) 03C	2025	2026	Non-Housing Community Development	Freeport	Public Facility Improvements	\$60,000	50 persons will be assisted with improved shelter facilities SLE/AA
3-1	Senior Services - 05A	2025	2026	Non-Homeless Special Needs	Brazoria County Service Area	Senior Services	CDBG: \$15,000	75 persons assisted with supportive services SLE/AA
3-2	Senior Services - 05A	2025	2026	Non-Homeless Special Needs	Brazoria County Service Area	Senior Services	CDBG: \$20,000	80 persons assisted with supportive services SLE/AA
4-1	Youth Services- 05D	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Youth & Children Services	CDBG: \$23,900	308 youths assisted with supportive services SLE/S
4-2	Youth Services - 05D	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Youth & Children Services	CDBG: \$20,000	600 youths assisted with supportive services SLE/S
4-3	Youth Services- 05D	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Youth & Children Services	CDBG: \$6,800	300 youths assisted with supportive services SLE/S
5-1	Food Banks - 05W	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Food Insecurities	CDBG: \$23,000	350 persons assisted with supportive services SLE/AA

6-1	Mental Health Services - 05O	2025	2026	Non-Homeless Special Needs	Brazoria County Service Area	Services for Special Needs Populations - Mental Health	CDBG: \$17,200	25 persons assisted with counseling services SLE/AA
6-2	Mental Health Services - 05O	2025	2026	Non-Homeless Special Needs	Brazoria County Service Area	Services for Special Needs Populations - Mental Health	CDBG: \$14,700	60 Alzheimer/Dementia patients assisted with supportive services SLE/AA
7-1	Victim Services-05G	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Homeless and Domestic Violence Services - Human Trafficking	CDBG: \$18,500	16 persons assisted with supportive services SLE/AA
8-1	Subsistence Payments - 05Q	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Subsistence Program	CDBG: \$14,000	20 families (40 persons) assisted with supportive services SLE/AA
9-1	Abused and Neglected - 05N	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Services for Abused and Neglected Children	CDBG: \$18,000	75 children assisted with supportive services SLE/AA
10-1	Crime Awareness- 05I	2025	2026	Non-Housing Community Development	Brazoria County Service Area	Crime Awareness	CDBG: \$17,200	1500 persons assisted with crime awareness training SLE/AA

11-1	General Program Administration - 21A	2025	2026	N/A	Brazoria County Service Area	N/A	CDBG: \$252,000	N/A
12	Housing Rehab/Reconstruction	2025	2026	Affordable Housing	Brazoria County Service Area	Owner occupied housing rehab/reconstruction	HOME: \$330,477.52	2 Housing Units assisted DH/A
13	HOME CHDO Set- Aside/New Affordable Units	2025	2026	Affordable Housing	Brazoria County Service Area	New construction of affordable owner- occupied housing	HOME: \$66096	0 Housing Units DH/A
14	HOME Program Administration	2025	2026	N/A	Brazoria County Service Area	N/A	HOME: \$44063	N/A

Table 52 - Goals Summary

Goal Descriptions

1	Goal Name	Flood Drainage Improvements - 03I
	Goal Description	The city of Brookside Village will improve drainage along Brookside Road between Mykawa Road and Garden Road by re-grading open ditches, and hydro vacuuming of old covered culverts on the north and south sides of the road.

2	Goal Name	Water/Sewer Improvements - 03J
	Goal Description	City of Clute will install approximately 3700 linear feet of new 8" and 2500 linear feet of 10" sanitary sewer lines in the Bryan Subdivision along Old Angleton Road in Clute. This project is another phase of the 2022 Water project and will serve 79 households of which at least 51% qualify as low- and moderate-income.
3	Goal Name	Water/Sewer Improvements - 03J
	Goal Description	The City of Danbury will install an emergency generator back-up at Lift Station #7 to support sanitary sewer operations during a period of power outages.
4	Goal Name	Water/Sewer Improvements - 03J
	Goal Description	The City of Sweeny will rehabilitate and upgrade existing Lift Stations by replacing existing control panels and replace and/or adding additional grinder pumps at four (4) of lift station locations: Kent/Shady, Cedar & Pecan.
5	Goal Name	Water/Sewer Improvements - 03J
	Goal Description	Village of Surfside Beach will install 2300 linear feet of new water line along Seashell Road. Improvements will be made to a 2" waterline replacement with 6" c900 pipe. Project will serve fifty-five households/residents located in this section of the city.
6	Goal Name	Homeless Facilities (not operating costs) 03C
	Goal Description	Salvation Army will install a back-up generator at the Freeport Emergency Shelter to support shelter during periods of power outages; and will complete required accessibility improvements to the shelter to complete with TDLR compliance including improvements to egress and bathroom improvements for wheelchair access in both the women and men bathroom facilities.
7	Goal Name	Senior Services - 05A
	Goal Description	ActionS will provide homebound meals to the homebound elderly within Brazoria County.

8	Goal Name	Senior Services - 05A
	Goal Description	ActionS will provide transportation services to seniors within Brazoria County.
9	Goal Name	Youth Services - 05D
	Goal Description	Boys & Girls Club will implement a comprehensive prevention program at various sites addressing positive outcomes in academic success, good character and citizenship, and healthy lifestyles among at-risk youth in Brazoria County.
10	Goal Name	Youth Services - 05D
	Goal Description	The Dream Center will provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
11	Goal Name	Youth Services - 05D
	Goal Description	Junior Achievement will provide a 5-to-8-week program to instill leadership qualities in the low/mod income youths throughout Brazoria County by providing training on basic money management, career investigation, and benefits of staying in school.
12	Goal Name	Food Banks - 05W
	Goal Description	Brazosport Cares will provide food and staple goods through their Food Pantries in Freeport and Sweeny to assist low/mod people in Brazoria County.
13	Goal Name	Mental Health Services - 05O
	Goal Description	Counseling Connections will provide counseling services for mental health and trauma victims.
14	Goal Name	Mental Health Services - 05O
	Goal Description	The Gathering Place will use funds to provide for salaries, as well as food for their gatherings, which provide respite care, motivational and therapeutic assistance to their clients.

15	Goal Name	Victim Services--05G
	Goal Description	Refuge for Women will use funds for shift leader's salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
16	Goal Name	Subsistence Payments - 05Q
	Goal Description	Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
17	Goal Name	Abused and Neglected - 05N
	Goal Description	Gulf Coast Casa will use funds for personnel salaries, who will provide advocacy to children in the DFPS system.
18	Goal Name	Crime Awareness- 05I
	Goal Description	Demand Disruption will provide educational presentations on awareness and prevention of crime to youth, parents and the community.
19	Goal Name	General Program Administration - 21A
	Goal Description	Funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the CDBG Program, including any direct staff and consulting services.
HOME Program		
20	Goal Name	Housing Rehab/Reconstruction
	Goal Description	The County proposes to either rehabilitate or reconstruct two (2) substandard housing units which are occupied by low/mod income homeowners.
21	Goal Name	HOME CHDO Set-Aside/New Affordable Units

	Goal Description	The County has set-aside 15% of this fiscal year's HOME funds for CHDOs as mandated by the program to provide funding to construct homes to be sold or rented to low/moderate income families. Funding will be allocated to an CHDO-eligible activity.
22	Goal Name	HOME Program Administration
	Goal Description	These funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the HOME Program, including any direct staff and consulting services.

AP-35 PROJECTS - 91.420, 91.220(D)

Introduction

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

Projects

#	Project Name
1	Brookside Village- Drainage Improvements
2	Clute - Sanitary Sewer Improvements
3	Danbury- Sanitary Sewer Improvements/Generators
4	Sweeny Sanitary Sewer Improvements
5	Surfside Beach- Water Improvements
6	Jones Creek Street Improvements
7	Salvation Army Shelter- Shelter Improvements/ Generator
8	ActionS Homebound Meals
9	ActionS Transportation
10	Boys & Girls Club Prevention Program
11	Brazosport Cares Food Program
12	Counseling Connections for Change
13	Gathering Place Alzheimer Program

#	Project Name
14	Junior Achievement
15	Dream Center
16	Refuge for Women
17	Salvation Army Subsistence Program
18	Gulf Coast CASA
19	Demand Disruption
20	CDBG Administration
21	HOME Housing Rehabilitation/Reconstruction Program
22	HOME CHDO Set-Aside
23	HOME General Administration

Table 53 - Project Information

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

The allocation priorities are based on a number of factors:

1. The priorities that were assessed to meet a high priority need as determined through resident surveys, stakeholder interviews, and reported in the 2025-2029 Consolidated Plan;
2. Activities that reviewed and deemed eligible under the CDBG, and HOME regulations;
3. High priority public service activities that were selected were identified by the County Judge and County Commissioners to serve the individuals in greatest need (children services, education, elderly and disabled services) and that could be funded within the 15% cap.

Generally, funding availability is always an obstacle. Many agencies go unfunded, or under-funded, due to the limited resources and the required 15% cap that is imposed on the CDBG funds. With that, the agencies that are applying for the United Way funds have also been reduced due to lack of contributions. This creates more competition for the already limited funds, and many agencies do not receive funding at all. Many more of today's families receive some form of assistance (food stamps, TANF, Children's Medicaid, etc.). Employment, job training, and healthcare remain a high priority. Additionally, rents and cost of housing continue to increase.

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

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

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	Brookside Village Drainage Improvements
	Target Area	Brookside Village
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$191,500
	Description	The city of Brookside Village will improve drainage along Brookside Road between Mykawa Road and Garden Road by re-grading open ditches, and hydro vacuuming of old covered culverts on the north and south sides of the road.
	Target Date	12/31/26
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 855 persons, of which 51% are low/mod, will benefit.
	Location Description	Brookside Road between Mykawa and Garden Road
2	Planned Activities	Improve drainage through re-grading ditches, and hydro vacuuming
	Project Name	City of Clute Sanitary Sewer Improvements
	Target Area	Clute

	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$220,000
	Description	City of Clute will install approximately 3700 linear feet of new 8" and 2500 linear feet of 10" sanitary sewer lines in the Bryan Subdivision along Old Angleton Road in Clute. This project is another phase of the 2022 Water project and will serve 79 households of which at least 51% qualify as low- and moderate-income.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 175 persons, of which 51% are low/mod, will benefit.
	Location Description	City of Clute will install approximately 3700 linear feet of new 8" and 2500 linear feet of 10" sanitary sewer lines in the Bryan Subdivision along Old Angleton Road in Clute.
3	Planned Activities	Install approximately 3700 linear feet of new 8" and 2500 linear feet of 10" sanitary sewer lines
	Project Name	City of Danbury Sanitary Sewer Improvements/ Generator
	Target Area	Danbury
	Goals Supported	Infrastructure Improvements

	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$166,500
	Description	The City of Danbury will install an emergency generator back-up at Lift Station #7 to support sanitary sewer operations during a period of power outages.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1668 persons, of which 51% are low/mod, will benefit.
	Location Description	Danbury
	Planned Activities	Install an emergency generator back-up at Lift Station #7
4	Project Name	City of Sweeny Sanitary Sewer Improvements
	Target Area	Sweeny
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$166,500
	Description	The City of Sweeny will rehabilitate and upgrade existing Lift Stations by replacing existing control panels and replace and/or adding additional grinder pumps at four (4) of lift station locations: Kent/Shady, Cedar & Pecan.

	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1905 people, of which 51% are low/mod, will benefit.
	Location Description	Four (4) of lift station locations: Kent/Shady, Cedar & Pecan.
	Planned Activities	Rehabilitate and upgrade existing Lift Stations by replacing existing control panels and replace and/or adding additional grinder pumps
5	Project Name	Surfside Beach Water Improvements
	Target Area	Surfside Beach
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$123,000
	Description	Village of Surfside Beach will install 2300 linear feet of new water line along Seashell Road. Improvements will be made to a 2" waterline replacement with 6" c900 pipe. Project will serve fifty-five households/residents located in this section of the city.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 85 persons, of which 51% are low/mod, will benefit. (Surveys)
	Location Description	All work will occur along Seashell Road
	Planned Activities	Install 2300 linear feet of new water line along Seashell Road.
6	Project Name	Salvation Army Shelter Improvements/ Generator
	Target Area	Brazoria County Service Area/Freeport
	Goals Supported	Homeless Facilities (no operating costs)
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$80,000
	Description	Salvation Army will install a back-up generator at the Freeport Emergency Shelter to support shelter during periods of power outages; and will complete required accessibility improvements to the shelter to complete with TDLR compliance including improvements to egress and bathroom improvements for wheelchair access in both the women and men bathroom facilities.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 205 persons, of which 51% are low/mod, will benefit. (Estimate-income surveys pending.)
	Location Description	Village of Jones Creek, TX
	Planned Activities	Installation of 5,400 linear feet of asphalt cover, and regrading 582 linear feet of ditches, and culvert replacements.
7	Project Name	ActionS Homebound Meals
	Target Area	Brazoria County Service Area
	Goals Supported	Senior Services
	Needs Addressed	Senior Services
	Funding	CDBG: \$15,000
	Description	Provide funding to ActionS for the provision of home-delivered meals to homebound elderly.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 elderly persons will benefit.
	Location Description	1524 E. Mulberry, Suite 135, Angleton, Texas (serving entire County)

	Planned Activities	Provide home-delivered meals to 70 homebound elderly.
8	Project Name	ActionS Transportation
	Target Area	Brazoria County Service Area
	Goals Supported	Senior Services
	Needs Addressed	Senior Services
	Funding	CDBG: \$20,000
	Description	Provide funding to ActionS for transportation services to seniors.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 seniors will benefit.
	Location Description	1524 E. Mulberry, Suite 135, Angleton, Texas (serving county-wide)
	Planned Activities	Provide funds to ActionS for transportation services to 65 seniors.
9	Project Name	Boys & Girls Club Prevention Program
	Target Area	Brazoria County Service Area
	Goals Supported	Youth & Children Services
	Needs Addressed	Youth and Children Services

	Funding	CDBG: \$23,900
	Description	Boys & Girls Club will implement a comprehensive prevention program at various sites addressing positive outcomes in academic success, good character and citizenship, and healthy lifestyles among at-risk youth in Brazoria County.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 308 low/mod youths will benefit.
	Location Description	4005 Technology Drive, Suite 2130 (serving county-wide)
	Planned Activities	Provide funding to Boys & Girls Club for prevention programs for at-risk youths.
	Planned Activities	Provide funding to Boys & Girls Club for prevention programs for at-risk youths.
10	Project Name	Brazosport Cares Food Program
	Target Area	Sweeny Freeport
	Goals Supported	Food Insecurities
	Needs Addressed	Food Insecurities
	Funding	CDBG: \$24,000
	Description	Brazosport Cares will pay employees in charge of their food and staple goods at their Food Pantry in Freeport and Sweeny to assist low/mod people in Brazoria County.

	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 350 low/mod persons will benefit.
	Location Description	916 N. Gulf Blvd, Freeport, Texas (serving Brazoria County).
	Planned Activities	Provide assistance to the Brazosport Cares Food Pantry (Freeport and Sweeny locations) to provide food and staple goods to approximately 200 low/mod people in Brazoria County.
14	Project Name	Counseling Connections for Change
	Target Area	Brazoria County Service Area
	Goals Supported	Services to Special Needs Populations
	Needs Addressed	Services for Special Needs Populations
	Funding	CDBG: \$17,750
	Description	Provide counseling services for low/mod clients.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 low/mod people will benefit.

	Location Description	2549 Roy Road, Pearland, Texas (serving county-wide)
	Planned Activities	Provide counseling services for low/mod clients.
15	Project Name	Gathering Place Alzheimer Program
	Target Area	Brazoria County Service Area
	Goals Supported	Services to Special Needs Populations
	Needs Addressed	Services for Special Needs Populations
	Funding	CDBG: \$14,700
	Description	The organization will use these funds to provide food for their gatherings which provide respite care, as well as motivational and therapeutic assistance to their clients.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 low/mod individuals will benefit.
	Location Description	200 E. Mulberry, Angleton, Texas (serving County-wide)
	Planned Activities	Provide supportive services to 60 Alzheimer's/Dementia patients.
16	Project Name	Junior Achievement

Target Area	West Columbia Alvin Angleton Brazoria Freeport Unincorporated County
Goals Supported	Youth & Children Services
Needs Addressed	Youth and Children Services
Funding	CDBG: \$7,500
Description	The organization will provide a 5-to-8-week program to instill leadership qualities in the low/mod income youths throughout Brazoria County by providing training on basic money management, career investigation and benefits of staying in school.
Target Date	9/30/2026
Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 low/mod youths will benefit.
Location Description	225 Parking Way, Lake Jackson, Texas (serving Alvin, Angleton, Brazoria, Freeport, West Columbia & Wild Peach)
Planned Activities	Provide funding for leadership and personal development services to 300 low/mod youths.

17	Project Name	Dream Center
	Target Area	Brazoria County Service Area
	Goals Supported	Youth & Children Services
	Needs Addressed	Youth and Children Services
	Funding	CDBG: \$20,000
	Description	The Dream Center will provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 low/mod youths will benefit.
	Location Description	796 Brazosport Blvd South, Clute, Texas (serving county-wide)
	Planned Activities	Provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
18	Project Name	Refuge for Women
	Target Area	Brazoria County Service Area
	Goals Supported	Homeless and Domestic Violence Services
	Needs Addressed	Homeless and Domestic Violence Facilities

	Funding	CDBG: \$20,000
	Description	Refuge for Women will use funds for shift leaders' salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	16 women will benefit.
	Location Description	117 Hwy 332 West, Suite 159, Lake Jackson, Texas 77566 (serving county-wide)
	Planned Activities	Funds for shift leader's salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
19	Project Name	Salvation Army Subsistence Program
	Target Area	Brazoria County Service Area
	Goals Supported	Subsistence/TBRA Payments
	Needs Addressed	Subsistence/TBRA Programs
	Funding	CDBG: \$14,400
	Description	The Salvation Army will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	20 families (40 individuals)
	Location Description	10 families (20 persons) will benefit.
	Planned Activities	Provide emergency rent or utility assistance to prevent homelessness for 10 families (20 persons) at risk of eviction or having utilities cut off.
20	Project Name	Gulf Coast CASA
	Target Area	Brazoria County Service Area
	Goals Supported	Youth & Children Services
	Needs Addressed	Services to Abused/Neglected Youth & Children
	Funding	CDBG: \$18,500
	Description	Gulf Coast CASA will provide an advocate for children in the DFPS. Funding will be used for salaries to assist the program.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 children will benefit.
	Location Description	4005 Technology Drive, Suite 1020, Angleton, Texas (serving countywide)

	Planned Activities	Advocate for Brazoria County Children in the DFPS.
21	Project Name	Demand Disruption
	Target Area	Brazoria County Service Area
	Goals Supported	Youth & Children Services
	Needs Addressed	Youth and Children Services
	Funding	CDBG: \$17,750
	Description	Crime Prevention Awareness
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 people will benefit
	Location Description	3435 Sheldon Drive, Pearland, Texas
	Planned Activities	Provide educational presentations on the prevention of crimes against children.
22	Project Name	CDBG Administration
	Target Area	Brazoria County Service Area
	Goals Supported	CDBG Administration/Planning
	Needs Addressed	CDBG Program Administration/Planning

	Funding	CDBG: \$252,000
	Description	These funds will be used to pay for the administrative costs associated with the general management, oversight, and coordination of the CDBG Program, including any direct staff and consulting services
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	1524 E. Mulberry, Suite 162, Angleton, Texas.
	Planned Activities	Conduct program administration/management for CDBG program; prepare five-year Consolidated Plan.
23	Project Name	HOME Housing Rehabilitation/Reconstruction Program
	Target Area	Brazoria County Service Area
	Goals Supported	Housing Rehabilitation/Reconstruction
	Needs Addressed	Owner Housing Rehabilitation/Reconstruction
	Funding	HOME: \$330,477.52
	Description	The County proposes to either rehabilitate or reconstruct 2 substandard housing units which are occupied by low/mod income homeowners.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	2 low/mod households will benefit.
	Location Description	Locations in Brazoria County to be determined. Services offered in Brazoria County Service Area (excludes Pearland, Liverpool, Quintana, and Hillcrest Village)
	Planned Activities	Assist 2 owner-occupied housing units with varying levels of rehabilitation or reconstruction.
24	Project Name	HOME CHDO Set-Aside
	Target Area	Brazoria County Service Area
	Goals Supported	New Affordable Units
	Needs Addressed	New Affordable Housing (including CHDO Set Aside)
	Funding	HOME: \$66,096
	Description	Provide funding to CHDO for construction of 0 housing units. Total Units to be determined upon project selection.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	TBD; CHDO project pending selection
	Location Description	Location within Brazoria County to be determined.
	Planned Activities	Provide funding to CHDO for the construction of 0 housing units, as we do not currently have a qualified CHDO. (Project selection pending.)
25	Project Name	HOME General Administration
	Target Area	Brazoria County Service Area
	Goals Supported	HOME Program Administration
	Needs Addressed	HOME Program Administration
	Funding	HOME: \$44,063
	Description	These funds will be used to pay for the administrative costs associated with the general management, oversight, and coordination of the PY 2025 HOME Program, including any direct staff and consulting services.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable

	Location Description	1524 E. Mulberry, Suite 162, Angleton, Texas.
	Planned Activities	Conduct program administration/management for PY 2024 HOME program.

AP-50 GEOGRAPHIC DISTRIBUTION - 91.420, 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

Based on the requests by this year's funded cities and within the eligible locations, projects, and priority needs, the County will allocate \$987,800.00, (approximately 65% of the PY 2025 CDBG funds) to projects in seven (7) participating Cities, and one public facility project (transitional sober living facility). The table below shows the amount allocated by city and the map (located in the attachments) shows the locations of those projects. Due to Brazoria County's Urban County service area and the Census Tracts/Block Groups being so spread out, very few projects cover the entire Census Tract and/or Block Group. Therefore, in many cases this requires income surveys to be done to determine service area qualifications. The projects listed in Table 6 show which projects are surveyed. The minority percentages of the surveyed areas are sourced from the 2023 Census data through the Houston-Galveston Area Council's (HGAC) interactive mapping tool based on the block group data. The County has allocated \$226,594, or 15%, to public service agencies, which are located throughout the County. The balance of the PY 2025 CDBG allocation, \$296,238, or 19.6%, is allocated to general administration. Overall, the total PY 2025 CDBG allocation,

excluding administration, is allocated 100% to low- to moderate income projects.

Geographic Distribution

Target Area	Amount	Percentage of Funds	Percentage of Minority	Low-mod Area
Brookside Village	\$191,500	13.0%	57.1%	52.4%
Clute	\$220,000	15.4%	72.0%	51.4%
Danbury*	\$166,500	11.7%	25.0%	65.3%
Freeport	\$60,000	4.2%	78.0%	76.5%
Surfside Beach*	\$123,500	8.7%	18.0%	81.62%
Sweeny*	\$180,500	12.7%	18.0%	68.8%
Brazoria County Service Area	\$485,334	34.0%		
TOTAL	\$1,427,334			

Table 54 - Geographic Distribution

Rationale for the priorities for allocating investments geographically.

N/A

Discussion

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING - 91.420, 91.220(G)

Introduction

Brazoria County will address the affordable housing needs through owner occupied rehab/reconstruction and subsistence assistance. The table below combines CDBG and HOME funded activities that address the affordable housing goals.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	12
Special-Needs	10
Total	22

Table 55 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	
Rehab of Existing Units	2
Acquisition of Existing Units	
Total	22

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

Discussion

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AP-60 PUBLIC HOUSING - 91.420, 91.220(H)

Introduction

The below section is not applicable as Brazoria County does not have public housing units. BCHA is a Housing Choice Voucher only program.

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

Not Applicable - BCHA does not own any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership. If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Not Applicable - BCHA does not participate in the Family Self-Sufficiency Program.

Discussion

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AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES - 91.420, 91.220(I)

Introduction

Brazoria County will utilize CDBG funds to aid the unsheltered, precariously sheltered, and at-risk households who are facing homelessness. Through CDBG funds allocated to Salvation Army, rents and utilities will be paid for those at risk of eviction. It is anticipated that 20 individuals or 10 families will receive rental assistance through this funding. Even though the County did not receive ESG funding this fiscal year, the BCCD has received other grants in order to assist in this endeavor.

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

As part of the Coordinated Entry requirement, homeless persons/families must be assessed by a trained assessor and given a VI-SPDAT score. This assessment will help Brazoria County assist the most vulnerable first. Once a score is obtained, the assessor will then refer them to an agency that has the appropriate service they would need. They may be referred to various other agencies that offer other services, such as food, food stamp applications, clothing, etc. Gulf Coast Center, the local mental health authority, has a street outreach caseworker that will also be assessing individuals on the street and referring them to the necessary agencies to assist them.

Addressing the emergency shelter and transitional housing needs of homeless persons:

Brazoria County will continue to address the needs of the emergency shelters in the County through participation in the Homeless Coalition and through funding when available. The County uses CDBG public service funding to

support Refuge for Women, a nonprofit focused providing safe shelter and services to women who have escaped human trafficking or exploitation.

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

Unfortunately, there is a major housing shortage in Brazoria County as well as the market rents are still high. Many families resort to either doubled-up situations, in shelters, unsheltered, or at risk of homelessness due to their limited income and the cost burden of unsubsidized housing. Brazoria County encourages all families in need to meet with a financial counselor to assist with budgeting and their affordability of a unit, and how the family can sustain itself. Brazoria County coordinates with the homeless liaisons at the school districts and Youth and Family Counseling to assist homeless families in the transition to permanent housing.

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

employment, education, or youth needs.

The County will provide Salvation Army \$15,000 for subsistence payments for at-risk households. The County also works with Youth and Family Counseling, who works with the school district's homeless liaison, to coordinate and partner the housing component with the counseling services they provide.

Discussion

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AP-75 BARRIERS TO AFFORDABLE HOUSING - 91.420, 91.220(J)

Introduction

The analysis of the barriers to affordable housing cannot exclude an analysis of fair housing, as minorities and protected classes tend to have lower incomes. Brazoria County has reviewed and analyzed the Analysis of Impediments in regards to public policies in the major cities within the County (excluding Pearland) affecting the development, availability, and cost of affordable housing. The County's analysis is currently finding that there are few overt policies that are contributing to the concentration of racial/ethnic minorities and shortage of affordable housing.

Unincorporated areas do not have zoning, but the areas within the Extraterritorial Jurisdiction of various Cities may have land platting requirements. Of the 20 incorporated places participating in the HUD programs, 15 have zoning ordinances. Of those 15 cities, all of them allow multi-family units, 11 allow mobile homes, 14 allow manufactured homes, but only 7 allow the elderly to defer property taxes.

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

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

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

Cities that defer property taxes for the elderly, or do not have property tax rates, assist in lowering the housing costs for homeowners. Most Cities' building codes or ordinances do not impede or limit the development or improvement of affordable housing in Brazoria County, but some cities do not allow group homes or defer taxes for the elderly or disabled. Within the last few years, Freeport passed an ordinance that requires a new home to be no less than 1,300 sq. feet. Brazoria County CD staff approached the City of Freeport to help modify this ordinance so that the families that live there can benefit from the HOME program. When building a home for an elderly, single homeowner, it is the CD Department's policy to build a 900 sq. foot home. This assists the homeowner to comply with the taxes and insurance requirement that is imposed on them, gives them a better living environment,

and allows for easier maintenance. Brazoria County CD Dept. was successful in assisting the Freeport City Council in authorizing a change in the ordinance to assist homeowners who qualify for Community Development Department's HUD funding, build a home based on our requirements. This not only benefits the homeowner, but helps increase the City's property values and improve the neighborhood by removing the dilapidated home.

Brazoria County cannot change Council Members views, but they can contact these cities and discuss any issues and their rational behind the policy, especially those with new council members or new requirements. Brazoria County has been successful in changing ordinances and will continue to advocate for the change in policy when it comes to the low-income household. Another strategy for reducing the barriers to affordable housing is to assist owners whose homes had damage from Hurricane Harvey and the winter freeze in applying for State funds to either repair or reconstruct their homes or get reimbursed for repairs made to prevent additional damage.

Discussion

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AP-85 OTHER ACTIONS - 91.420, 91.220(K)

Introduction

All of the actions conducted by the County to manage the three (3) HUD programs - CDBG, HOME and Section 8 HCV program - are aimed at reducing obstacles to meeting the housing, infrastructure, and supportive service needs of the communities within the County. The programs are

aimed at reducing barriers to affordable housing and supportive services; increasing household incomes; and improving coordination and institutional structure for their applicants.

Actions planned to address obstacles to meeting underserved needs.

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

When requested, Letters of Consistency with the Consolidated Plan will be issued to entities supporting those activities that are addressed in the 2025-2029 Con Plan.

Actions planned to foster and maintain affordable housing.

The County and its participating Cities strive to improve infrastructure in low-to moderate-income neighborhoods where lower-cost housing is concentrated and rehabilitate existing owner-occupied housing. Affordable housing is hard to find in any area of Brazoria County, therefore, the CD Dept. supports new multi-family housing in any jurisdiction in Brazoria County. Additionally, using Prior Year HOME funds, the County will partner with a CHDO to develop new for-sale affordable housing for the first time in many years in the county.

Actions planned to reduce lead-based paint hazards.

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

Actions planned to reduce the number of poverty-level families.

All families in need, whether assisted with HUD funds or not, are strongly encouraged to attend a financial stability course to assist with budgeting and areas where save money to better provide for their families.

Actions planned to develop institutional structure.

Program administration funds for all programs will be used in part to provide additional training and technical assistance to the Community Development Department staff. The County staff will also provide technical assistance and training to Subrecipients and agencies considering applying for CDBG and HOME funds to develop their capacity and institutional structure. Efforts will be made throughout the year to enhance coordination and collaboration between Brazoria County and its Subrecipients as well as between Brazoria County and neighboring Entitlement/Participating Jurisdictions.

Actions planned to enhance coordination between public and private housing

and social service agencies.

Efforts will be made throughout the year to enhance coordination and collaboration between Brazoria County, United Way, and their Subrecipients, as well as between Brazoria County and neighboring Entitlement/Participating Jurisdictions. Brazoria County is part of the Coordinated Entry process, and United Way, with the assistance of the CD Dept., is coordinating efforts to link all social service agencies to assist families in obtaining services without the need to travel to various agencies applying for assistance.

Discussion

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PROGRAM SPECIFIC REQUIREMENTS

AP-90 Program Specific Requirements - 91.420, 91.220(l) (1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan
5. The amount of income from float-funded activities

0

Total Program Income:

Other CDBG Requirements

1. The amount of urgent need activities

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

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

100.00%

