MA-05 OVERVIEW

Housing Market Analysis Overview:

The Balanced Housing Model

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

1. *Using census data, population projections, and key indicators, establish the forecasted number of housing units needed by 2029.*

2. *Subtract The County's existing number of housing units from the county's 2029 projected housing units.*

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

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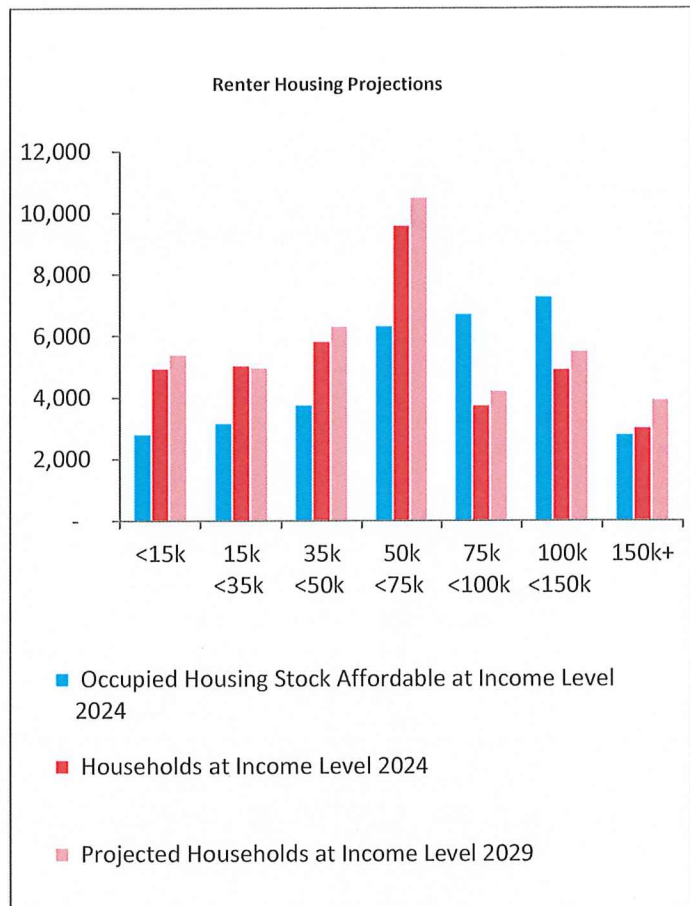
accounting for 15.6% of the population, highlighting an increasing need for age-appropriate services and housing.

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

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

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

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

Renter Housing Projections

■ Occupied Housing Stock Affordable at Income Level 2024

■ Households at Income Level 2024

■ Projected Households at Income Level 2029

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

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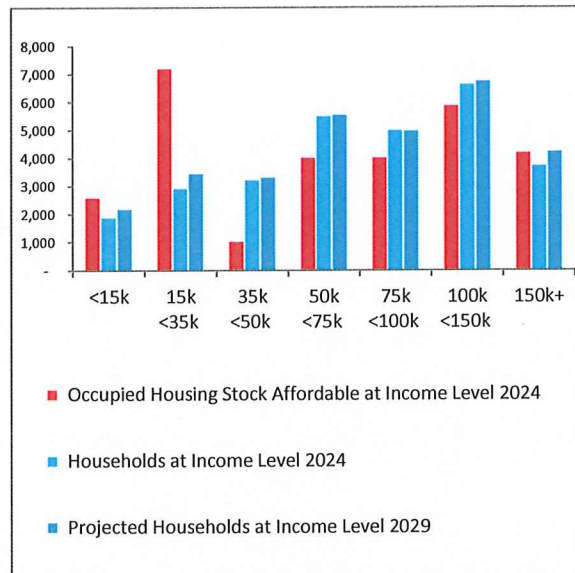
Introduction

Brazoria County's housing stock totals approximately 98,121 units, with a large majority—70%—consisting of single-family detached homes. Smaller shares include mobile homes and similar units at 13%, apartment complexes with 5-19 units at 9%, and only modest portions in other configurations like 1-unit attached structures or large multifamily buildings. The housing composition leans heavily toward larger homes, with 86% of owner-occupied units having three or more bedrooms, while rental housing is more evenly distributed: 22% are one-bedroom and 39% two-bedroom units, yet still 36% of rentals offer three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	68,430	70%
1-unit, attached structure	1,296	1%
2-4 units	2,187	2%
5-19 units	8,935	9%
20 or more units	4,330	4%
Mobile Home, boat, RV, van, etc.	12,943	13%
Total	98,121	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	343	1%	704	3%
1 bedroom	1,308	2%	5,121	22%
2 bedrooms	7,223	12%	9,274	39%
3 or more bedrooms	52,834	86%	8,493	36%
Total	*61,708*	*101%*	*23,592*	*100%*

Table 26 – Unit Size by Tenure

Data
Source: 2019-2023 ACS

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

The Brazoria County Housing Authority (BCHA) administers approximately 612 units through public housing programs, including Section 8 Housing Choice Vouchers. These programs primarily serve low- and moderate-income households, with eligibility often determined by income thresholds relative to the area's median income.

In addition to BCHA's efforts, there are over 191 affordable housing opportunities in the county, encompassing units designated for seniors and persons with disabilities. These units are distributed across various municipalities within the county, each targeting specific populations based on income and family composition.

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

Of the 1,001 federally assisted units, approximately 152 units could transition to market-rate housing within the next year if affordability agreements are not renewed.

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

The availability of housing units in Brazoria County does not fully meet the needs of the population, with significant disparities between income levels and corresponding affordable housing units. Households earning less than $15,000 annually face a deficit of 1,233 units, as there are only 6,720 affordable units for 7,953 households in this income bracket. Similarly, households earning $35,000 to $50,000 experience a shortfall of 2,036 units, while those earning $50,000 to $75,000 face an even larger gap of 9,891 units. Conversely, there is a surplus of 11,436 units for households earning $15,000 to $35,000 and a slight surplus for households earning $150,000 or more. These patterns highlight critical unmet needs for households earning below $50,000, emphasizing the demand for affordable housing options for low- and moderate-income families. At the same time, surpluses in higher-income brackets point to a mismatch in housing distribution relative to income levels.

Describe the need for specific types of housing:

The housing needs in Brazoria County reflect a diverse and growing population facing challenges related to affordability, accessibility, and recovery from natural disasters. There is a critical shortage of affordable rental units, particularly for

households earning less than 50% of the Area Median Income (AMI). This includes a demand for both larger multi-bedroom homes for families and smaller efficiency units for individuals. The lack of multi-family housing options forces many renters into larger, less affordable single-family homes, increasing financial strain on low-income households.

Specialized housing is also needed to support vulnerable populations, including the elderly and individuals with disabilities. Affordable and accessible units that accommodate physical limitations and provide proximity to essential services, such as healthcare, are in short supply. Additionally, housing options for individuals experiencing homelessness or at risk of homelessness remain insufficient, with a need for more emergency shelters, transitional housing, and permanent supportive housing.

Natural disasters, particularly Hurricane Harvey and more recently Hurricane Beryl, have worsened the housing crisis in Brazoria County, with over 15,000 homes damaged or destroyed. Many residents are still waiting for reconstruction or repairs, further straining the housing market. The influx of temporary workers in construction and industrial sectors has added additional pressure, leading to increased rents and displacement of low-income families.

Addressing these needs requires substantial investment in affordable housing construction, repair, and rehabilitation. Expanding access to Housing Choice Vouchers, developing Low-Income Housing Tax Credit properties, and increasing the availability of affordable multi-family housing are essential strategies.

Discussion

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MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.410, 91.210(A)

Introduction

The median home price in Brazoria County is approximately $213,100, among the lowest in the region, making it relatively affordable compared to nearby cities like Pearland, Manvel and Iowa Colony. However, even at this price, homeownership remains out of reach for many. Assuming a 30-year mortgage with a 6% interest rate, a buyer would need to pay around $1,200 per month, including property taxes and insurance. To afford this under the standard affordability guideline (where housing costs should not exceed 30% of gross income), a household would need an annual income of at least $48,000. Yet nearly 40% of Brazoria County households earn less than $50,000 annually, meaning a large segment of the population cannot reasonably afford to buy a home. Renters, single-parent households, and those relying on fixed incomes, such as retirees and low-wage workers, are especially vulnerable to housing instability.

Cost of Housing

	Base Year: 2017	Most Recent Year: 2023	% Change
Median Home Value	152,900	213,100	39%
Median Contract Rent	727	990	36%

Table 27 - Cost of Housing

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

Rent Paid	Number	%
Less than $500	3,603	15.3%
$500-999	11,630	49.3%
$1,000-1,499	6,056	25.7%
$1,500-1,999	1,574	6.7%
$2,000 or more	628	2.7%
Total	*23,491*	*99.5%*

Table 28 - Rent Paid

Data
Source:
2019-2023 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,051	No Data
50% HAMFI	8,785	8,630
80% HAMFI	18,079	19,855
100% HAMFI	No Data	28,186
Total	*28,915*	*56,671*

Table 29 - Housing Affordability

Data
Source:
2019-2023 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$960	$1,194	$1,340	$1,744	$2,274
High HOME Rent	$960	$1,194	$1,340	$1,744	$2,043
Low HOME Rent	$960	$1,045	$1,253	$1,448	$1,616

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Adjusted Income Ranges	Actual Households	Housing Units Affordable	Surplus/Deficit
Extremely Low (<$31,900)	14,776	19,261	4,485
Very Low ($31,901 - $53,150)	13,522	18,222	4,700
Low ($53,151 - $85,050)	28,983	18,074	(10,909)
Moderate ($85,051 - $106,300)	7,823	6,196	(1,627)

The ACS reclassified income ranges include Extremely Low Income (<$31,900), Very Low Income ($31,901 - $53,150), Low Income ($53,151 - $85,050), Moderate Income ($85,051 - $106,300), and Above AMFI ($106,301+). For households earning less than $31,900 (Extremely Low Income), there is a surplus of 4,485 units, with 19,261 affordable units available for 14,776 households. Similarly, the Very Low-Income group ($31,901 - $53,150) has a surplus of 4,700 units, with 18,222 units available for 13,522 families, indicating sufficient housing availability for these income brackets.

However, the Low-Income Group ($53,151 - $85,050) faces a significant deficit, with 28,983 households and only 18,074 units available, resulting in a shortfall of 10,909 units. Moderate Income households ($85,051 - $106,300) also experience a housing deficit, with 7,823 households and only 6,196 units, leaving a gap of 1,627 units. Additionally, households earning above $106,301 (Above AMFI) face a shortfall of 8,877 units, as there are 73,585 households and 64,708 units available.

Overall, while housing is sufficient for Extremely Low and Very Low-Income groups, significant shortages exist for Low, Moderate, and Above AMFI households. The most critical need is for the Low-Income group, with a deficit of 10,909 units.

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

Home prices have consistently increased in recent years, outpacing income growth for many residents. This trend reflects heightened demand for suburban housing due to population growth and proximity to employment hubs, particularly in areas close to Houston. As a result, the gap between home prices and affordability continues to widen, disproportionately affecting low- and moderate-income households who are unable to access homeownership.

Rental housing affordability is similarly under pressure, with Fair Market Rents (FMRs) rising in alignment with increasing demand. For instance, the FMR for a two-bedroom unit has risen to $1,260, which poses significant cost burdens for households earning less than 50% of the Area Median Income (AMI). The projected population growth in Brazoria County will likely intensify this demand, as more residents seek rental housing amid limited affordable housing stock. This shortage is particularly concerning for vulnerable populations, such as seniors, individuals with disabilities, and low-income families, who already face severe cost burdens.

Additional pressures come from the lingering impacts of natural disasters, such as Hurricane Harvey, which damaged thousands of homes in Brazoria County. Recovery and rebuilding efforts have contributed to increased construction costs

and higher insurance premiums, further raising housing expenses. These costs, combined with inflation and rising interest rates, make it more expensive for developers to construct affordable housing and for residents to maintain housing stability.

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

2023 American Community Survey (ACS). The ACS median rents for studio and one-bedroom units are $1,450, two-bedroom units are $1,671, and three-bedroom units are $1,955. These figures consistently exceed both the FMR and High HOME Rent limits. For example, the FMR for a one-bedroom unit is $1,194, while the ACS median rent is $1,450. Similarly, the median rent for a three-bedroom unit is $1,955, compared to an FMR of $1,744 and a High HOME Rent of $1,744.

The discrepancy highlights and affordability gap, particularly for low- and moderate-income households. Low HOME Rent limits, which are even lower than FMR, provide the deepest affordability but fall far below the median rents. For instance, the Low HOME Rent for a one-bedroom unit is $1,045, which is significantly lower than the median rent of $1,450.

This disparity underscores the need for targeted strategies to produce or preserve affordable housing. One approach could be to prioritize developments that adhere to Low HOME Rent limits to ensure housing affordability for the lowest-income households. Additionally, rent subsidies could bridge the gap between market rents and what low-income tenants can afford. Incentives for developers to include

affordable units in new or rehabilitated housing projects could also help meet the demand for housing priced below market rates.

Discussion

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MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING - 91.410, 91.210(A).

Introduction

Describe the jurisdiction's definition of "substandard condition" and "substandard condition but suitable for rehabilitation:

The county defines "substandard conditions" as housing units that fail to meet local or state housing codes or pose health and safety risks to occupants. Such conditions may include structural deficiencies, outdated or failing electrical and plumbing systems, or inadequate sanitation. Units classified as "substandard but suitable for rehabilitation" are those that, despite requiring repairs, can be restored to habitable and code-compliant standards through cost-effective renovations. This category typically includes homes with manageable structural or system issues, allowing them to serve as affordable housing once rehabilitated.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	11,878	19%	9,290	39%
With two selected Conditions	585	1%	609	3%
With three selected Conditions	10	0%	14	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	49,279	80%	13,674	58%

	Owner-Occupied		Renter-Occupied	
Condition of Units	Number	%	Number	%
Total	*33,946*	*100%*	*30,831*	*100%*

Table 30 - Condition of Units

Data Source: 2019-2023 ACS

Year Unit Built

	Owner-Occupied		Renter-Occupied	
Year Unit Built	Number	%	Number	%
2000 or later	21,237	34%	5,850	25%
1980-1999	18,188	29%	7,506	32%
1950-1979	19,956	32%	8,804	37%
Before 1950	2,326	4%	1,451	6%
Total	*61,707*	*99%*	*23,611*	*100%*

Table 31 – Year Unit Built

Data Source: 2019-2023 CHAS

Risk of Lead-Based Paint Hazard

	Owner-Occupied		Renter-Occupied	
Risk of Lead-Based Paint Hazard	Number	%	Number	%
Total Number of Units Built Before 1980	22,282	36%	10,255	43%

Housing Units build before 1980 with children present	10,702	17%	7,920	34%

Table 32 - Risk of Lead-Based Paint

Data Source: 2019-2023 ACS (Total Units) 2019-2023 CHAS (Units with Children present)

Vacant Units- Data Not available from HUD

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 33 - Vacant Units

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Approximately 31% of owner-occupied and 49% of renter-occupied units report at least one substandard condition, such as overcrowding, inadequate facilities, or structural issues. Although severe conditions involving three or more deficiencies are rare, the prevalence of units with one or two issues highlights ongoing maintenance needs, particularly in renter-occupied housing. Additionally, 43% of renter-occupied and 18% of owner-occupied units were built before 1980, which aligns with higher risks for outdated systems and deferred maintenance.

Rehabilitation efforts for rental housing are especially critical, as these units serve a larger proportion of lower-income residents who may lack alternative options.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families and contain lead-based paint hazards. 91.205(e), 91.405

Among owner-occupied units, 19% (11,878 units) have at least one housing condition issue, while 1% (585 units) have two selected conditions. For renter-occupied units, the situation is more pronounced, with 39% (9,290 units) having at least one issue and 3% (609 units) having two conditions. This disparity highlights that renter-occupied housing is in greater need of attention, as a higher percentage of these units face multiple conditions requiring rehabilitation.

Additionally, the age of housing stock further underscores the necessity for rehabilitation efforts. A significant portion of both owner-occupied (36%, or 22,282 units) and renter-occupied (43%, or 10,255 units) housing units were built before 1980, putting them at risk for issues such as structural degradation and lead-based paint hazards. Notably, renter-occupied units are more likely to face these risks, with 34% of units built before 1980 having children present, compared to 17% of owner-occupied units. This poses serious health risks and highlights an urgent need to prioritize rehabilitation in older rental properties, especially those housing families with children.

Efforts to address these needs should focus on improving the quality and safety of renter-occupied units, given their higher incidence of housing problems and risk factors. Programs offering grants or low-interest loans for repairs, coupled with initiatives to address lead-based paint hazards, are critical. Owner-occupied

units also require attention, particularly for older housing stock, to ensure longevity and safety.

Discussion

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MA-25 PUBLIC AND ASSISTED HOUSING - 91.410, 91.210(B)

Introduction

The Brazoria County Housing Authority manages 612 vouchers under the Housing Choice Voucher Program. Special purpose vouchers, such as the Stability Voucher (SV) program, provide an additional 5 units for persons who are homeless or at risk of homelessness.

Totals Number of Units

				Program Type					
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available				612		612			
# of accessible units									
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 34 - Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing units in the county.

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

n/a

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 35 - Public Housing Condition

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

N/a

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

N/a

Discussion:

Intentionally left blank

MA-30 HOMELESS FACILITIES AND SERVICES - 91.410, 91.210(C)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	12				
Households with Only Adults	50				
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 36 - Facilities Targeted to Homeless Persons

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

Health services are provided through organizations like the Gulf Coast Center, which offers mental health and substance use disorder treatment. These services are essential for addressing the immediate and underlying needs of homeless individuals and families, including those with mental health challenges or those recovering from trauma.

Employment services also significantly impact homeless populations by enhancing their economic stability. For instance, Brazosport College's Continuing Education Program uses CDBG funding to support low- to moderate-income residents in gaining job skills through short-term training programs. This initiative directly helps individuals transition out of homelessness by improving their employability and income potential.

Organizations like the Salvation Army provide integrated services, including rental and utility assistance, to prevent homelessness and stabilize at-risk households. Additionally, the Coordinated Entry system ensures that homeless individuals are assessed and referred to appropriate services based on their needs, such as housing, counseling, or financial aid.

Together, these mainstream services enhance the impact of targeted homeless services by addressing the broader factors that contribute to homelessness, such as health, mental health, and economic challenges.

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

Chronically Homeless Individuals and Families

- **Salvation Army Shelter**: This facility provides emergency shelter and supportive services, including case management and connections to housing stability programs. For chronically homeless individuals and families, the Salvation Army focuses on immediate housing solutions while also addressing barriers to long-term stability, such as employment and mental health care.
- **Gulf Coast Center**: As the regional mental health and substance use authority, the Gulf Coast Center addresses the unique challenges faced by chronically homeless individuals, such as mental health disorders and substance abuse. They also provide street outreach and case management services to ensure these individuals can access coordinated support.
- **United Way of Brazoria County**: This organization leads the local Continuum of Care efforts and facilitates the Coordinated Entry system, which assesses homeless individuals and families using the VI-SPDAT tool. Chronically homeless persons are prioritized for housing resources through this system, ensuring that those with the highest needs receive assistance first.
- **Stability Vouchers and HOME-ARP Housing and Services**: The Brazoria County Housing Authority and Brazoria County Community Development administers SVs and HOME-ARP services, respectively, for those who are homeless or at risk of homelessness. The SVs provide long term rental

assistance and HOME-ARP provides short- and medium-term assistance with case management and connection to mainstream services for persons facing housing instability.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES - 91.410, 91.210(D)

Introduction

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

The Brazoria County Housing Authority offers housing assistance programs tailored for the elderly, ensuring access to affordable and safe living environments. Additionally, facilities like Alvin Memorial Gardens provide housing specifically designed for elderly individuals, incorporating features that cater to their unique needs.

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

Brazoria County offers several programs to ensure persons discharged from mental and physical health institutions receive appropriate supportive housing. Coordination between the Brazoria County Community Development Department and various non-profit organizations plays a key role. The county uses programs like the HOME Investment Partnerships Program and HOME-ARP (American Rescue Plan) funds to create supportive housing options. Emergency Housing Vouchers (EHVs) administered by the Brazoria County Housing Authority (BCHA) are tailored to individuals at risk of homelessness, including those discharged

from institutional settings. Additionally, partnerships with the Gulf Coast Center provide mental health and substance abuse treatment linked with housing stability services.

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

During the next year, Brazoria County plans to undertake the following activities to address the needs of non-homeless persons with special needs:

Senior Services:

- The ActionS Homebound Meals Program will deliver meals to 70 elderly individuals, addressing nutritional needs and reducing isolation.
- The ActionS Transportation Program will provide mobility assistance for 65 seniors, ensuring access to essential services and community resources.

Mental Health Services:

- The Gathering Place Alzheimer's Program will provide respite care and therapeutic activities for 60 individuals with Alzheimer's and dementia.
- Counseling Connections for Change will offer mental health counseling and trauma support for approximately 22 individuals.

Housing Rehabilitation:

- The Housing Rehabilitation/Reconstruction Program will address the needs of low- to moderate-income homeowners by rehabilitating or

reconstructing two homes, improving living conditions and housing stability.

Job Training and Education:

- The Brazosport College Continuing Education Program will provide tuition and fees for 10-15 low- to moderate-income residents, helping them gain valuable job skills and enhance economic stability.

MA-40 BARRIERS TO AFFORDABLE HOUSING - 91.410, 91.210(E)

Describe any negative effects of public policies on affordable housing and residential investment.

Analysis of Impediments in regard 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 currently finds that few overt policies are contributing to the concentration of racial/ethnic minorities and the shortage of affordable housing. Unincorporated areas do not have zoning, but the areas within the Extraterritorial Jurisdiction of various cities may have land plating 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 the cost of living for all households. Combined with a high rental market and the increase in housing sales prices, many households are left with few affordable housing choices. They generally have little income to purchase necessities, with little to none left over for repairs to their existing housing or renting a newer, better-maintained unit. Those who suffer the most are elderly or disabled households, who live on fixed incomes and find it increasingly difficult to secure affordable housing.

Environmental issues also pose barriers to affordable housing. With proximity to the Gulf of Mexico, housing units with a mortgage in Brazoria County are required to carry windstorm insurance, and those inside the 100-year floodplain must have flood insurance. Flood maps have been updated, and many homeowners now find they are considered to be in some form of a flood zone. Insurance premiums have risen due to the increasing frequency and cost of natural disasters nationwide. More than 15,000 dwellings have been damaged or destroyed since

Hurricane Harvey in 2017 and other natural disasters, including the 2021 Texas Severe Winter Weather freeze and Hurricane Beryl in 2024.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS - 91.410, 91.210(F)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,272	1,250	3	2	0
Arts, Entertainment, Accommodations	10,111	6,528	11	11	0
Construction	11,854	11,469	13	19	6
Education and Health Care Services	12,377	6,284	14	10	-3
Finance, Insurance, and Real Estate	4,832	2,622	5	4	-1
Information	950	443	1	1	0
Manufacturing	11,605	10,958	13	18	5
Other Services	2,855	1,913	3	3	0
Professional, Scientific, Management Services	7,997	3,600	9	6	-3
Public Administration	0	0	0	0	0
Retail Trade	10,251	8,035	11	13	2
Transportation and Warehousing	3,823	2,112	4	3	-1
Wholesale Trade	4,800	1,886	5	3	-2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	83,727	57,100	--	--	--

Table 37 - Business Activity

Data Source: 2019-2023 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	29,530
Civilian Employed Population 16 years and over	27,902
Unemployment Rate	3.2
Unemployment Rate for Ages 16-24	10%
Unemployment Rate for Ages 25-65	5%

Table 38 - Labor Force

Data Source: 2019-2023 ACS

Occupations by Sector	Number of People
Management, business, and financial	27,092
Farming, fisheries, and forestry occupations	3,459
Service	10,820
Sales and office	22,196
Construction, extraction, maintenance, and repair	15,299
Production, transportation, and material moving	6,778

Table 39 – Occupations by Sector

Data Source: 2019-2023 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	55,662	53%
30-59 Minutes	37,228	35%
60 or More Minutes	12,028	11%
Total	*104,918*	*100%*

Table 40 - Travel Time

Data Source: 2019-2023 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

	In Labor Force		
Educational Attainment	Civilian Employed	Unemployed	Not in the Labor Force
Less than a high school graduate	9,433	840	7,497
High school graduate (includes equivalency)	24,140	1,216	13,925
Some college or associate's degree	33,665	1,353	11,085
Bachelor's degree or higher	27,275	469	3,926

Table 41 - Educational Attainment by Employment Status

Data Source: 2019-2023 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	387	858	1,679	3,912	3,200
9th to 12th grade, no diploma	2,815	2,412	3,307	5,655	2,191
High school graduate, GED, or alternative	8,239	11,009	9,486	18,789	9,164
In some colleges, no degree	7,218	9,836	8,959	15,133	8,023
Associate's degree	1,468	3,847	2,537	5,842	2,013
Bachelor's degree	1,509	5,951	6,072	9,360	4,443
Graduate or professional degree	69	1,738	3,788	4,848	2,579

Table 42 - Educational Attainment by Age

Data Source: 2019-2023 ACS

Educational Attainment - Median Earnings in the Past 12 Months

	Brazoria	Texas	United States
Total:	$41,385	$50,145	$51,288
Less than a high school graduate	$30,770	$30,788	$31,660
High school graduate (includes equivalency)	$34,517	$37,290	$39,428
Some college or associate's degree	$38,814	$44,080	$45,924
Bachelor's degree	$53,117	$64,911	$67,256
Graduate or professional degree	$68,769	$84,118	$86,524
Male:	$48,162	$56,539	$59,820
Less than a high school graduate	$35,059	$35,428	$36,740

High school graduate (includes equivalency)	$40,487	$43,403	$45,709
Some college or associate's degree	$47,765	$53,020	$54,496
Bachelor's degree	$66,177	$78,869	$81,218
Graduate or professional degree	$80,253	$103,049	$104,054
Female:	$35,280	$42,094	$43,945
Less than a high school graduate	$23,546	$23,370	$24,766
High school graduate (includes equivalency)	$27,660	$30,411	$31,508
Some college or associate's degree	$32,257	$36,994	$38,541
Bachelor's degree	$46,102	$54,913	$57,055
Graduate or professional degree	$62,285	$72,582	$74,815

Table 43 – Median Earnings in the Past 12 Months

Data Source: 2019-2023 ACS

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

Chemical manufacturing is a major sector, with companies like Dow Chemical, Phillips 66, Olin Corporation, and BASF leading the way and contributing to employment opportunities in high-skilled technical roles. The demand for engineers, chemists, and specialized technicians has been on the rise as companies invest in more advanced production and sustainability initiatives.

Education is another major sector in Brazoria County, supported by Independent School Districts (ISDs) such as Alvin ISD, Pearland ISD, and Brazosport ISD. The growth in educational services reflects the increasing need for education

professionals as population growth drives demand for more teachers, administrative staff, and support personnel.

The healthcare sector is rapidly expanding, with employers such as Kelsey-Seybold, UTMB Health, and Memorial Hermann driving significant increases in employment. This expansion aligns with the national trend of increased demand for healthcare services due to aging populations. Professional occupations such as nurses, doctors, and healthcare administrators are in high demand in Brazoria County.

Construction and contracting also play a vital role in the county's economy, driven by companies like Zachry Group, Turner Industries, and ICS, Inc. The growth in this sector is reflected in the expansion of both residential and commercial developments, as well as large-scale industrial projects related to energy and petrochemicals.

Professional, scientific, and technical services are growing rapidly, with major employers like Chevron Phillips Chemical and Ascend Performance Materials contributing to the county's economy. This sector is particularly critical for high-value roles such as engineers, project managers, environmental scientists, and technicians.

Energy and utility services continue to be a major driver of employment in Brazoria County, with companies like Freeport LNG terminal, Chevron Phillips Chemical, and Schlumberger contributing to the robust demand for skilled labor in the oil, gas, and petrochemical industries.

Government employment is also significant in Brazoria County, with 1,475 people employed by the county and several city governments also contributing a notable share of jobs. This reflects the county's continued investment in infrastructure and public services to meet the needs of its expanding population.

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

1. **Skilled Labor**: Many businesses in Brazoria County, particularly in the petrochemical and manufacturing industries, require highly skilled workers in areas such as engineering, process technology, and maintenance. Training programs, apprenticeships, and partnerships with local institutions like Brazosport College help address this demand, but gaps remain in filling technical positions.
2. **Healthcare Professionals**: With a growing population, there is an increased need for healthcare workers, including nurses, technicians, and specialists. Expanding training programs and offering incentives to attract healthcare professionals are priorities.
3. **Technology and Innovation**: As businesses increasingly rely on technology, there is a need for workers skilled in IT, cybersecurity, and data management. Developing programs to upskill the existing workforce and attract talent in these areas is crucial.
4. **Logistics and Transportation**: The county's location along major trade routes create demand for workers in logistics, warehousing, and transportation. Training programs for commercial drivers and logistics managers are needed to support these industries.

5. **Workforce Housing**: Affordable housing for workers remains a challenge, particularly for low- and moderate-income employees. This issue affects workforce retention and recruitment, making it a priority for business sustainability.

Infrastructure Needs

1. **Transportation Networks**: Efficient transportation is critical for Brazoria County's business operations. Upgrades to highways, bridges, and local roadways are necessary to reduce congestion and improve access to industrial hubs and ports, including the Port of Freeport.
2. **Port and Maritime Infrastructure**: The Port of Freeport is a vital economic driver, and ongoing improvements to accommodate larger vessels and increase capacity are essential. Expanding rail and intermodal facilities connected to the port can further boost its competitiveness.
3. **Utilities and Energy**: The county's industrial sectors require reliable access to electricity, natural gas, and water. Upgrades to utility infrastructure, including renewable energy investments, can enhance sustainability and meet future demand.
4. **Broadband Access**: Expanding broadband infrastructure is critical for businesses, particularly in rural areas of the county. Improved internet access can support remote work, technology-based industries, and education programs for workforce development.
5. **Flood Mitigation and Resilience**: Given the county's susceptibility to flooding, investments in drainage systems, levees, and flood control infrastructure are needed to protect businesses and attract investment.

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

The petrochemical industry has invested over $30 billion in the region, creating one of the largest petrochemical complexes in the world. This investment highlights the county's importance as an industrial hub and is anticipated to generate substantial employment opportunities.

In the transportation sector, the Texas Department of Transportation (TxDOT) has finalized the buyback of State Highway 288. This move is expected to remove the toll burdens and improve traffic flow between Brazoria County and Houston, enhancing connectivity for local businesses and commuters. Additionally, the U.S. Environmental Protection Agency has awarded Port Freeport a $1.487 million Clean Ports Program grant to support zero-emissions equipment, infrastructure improvements, and climate resilience planning. These enhancements aim to increase the port's efficiency and sustainability, further boosting its economic contributions to the region.

To support these economic advancements, workforce development initiatives are crucial, particularly in the petrochemical and transportation sectors. Programs such as the Skills Development Fund provide customized training opportunities to meet the specific needs of employers and the regional market. Collaboration among businesses, community colleges, and economic development organizations is essential to equip workers with the necessary skills to fill new positions effectively.

Infrastructure improvements are equally critical. Expanding highways, upgrading bridges, and enhancing port facilities will support the anticipated growth and ensure the efficient movement of goods and people. These upgrades will accommodate the increased industrial and logistical activities tied to the county's economic expansion.

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

The median income for individuals with less than a high school education is $30,770, slightly below the state and national averages. High school graduates earn a median of $34,517, which also trails behind Texas ($37,290) and the U.S. ($39,428).

For individuals with some college education or an associate degree, the median income is $38,814, significantly below the state average of $44,080 and the national average of $45,924. The disparity is more pronounced for those holding bachelor's or graduate degrees. Bachelor's degree holders in Brazoria County earn a median of $53,117 compared to $64,911 in Texas and $67,256 nationally. Those with graduate or professional degrees earn a median of $68,769, far below the Texas average of $84,118 and the U.S. average of $86,524.

When segmented by gender, Brazoria County has lower earnings for both men and women than state and national figures. Male workers in the county earn a median income of $48,162, compared to $56,539 statewide and $59,820 nationally. Similarly, female workers earn a median income of $35,280, compared to $42,094 in Texas and $43,945 across the U.S. The income gap is also evident

across education levels, with women consistently earning less than men, regardless of educational attainment.

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

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Workforce Solutions Gulf Coast: This regional Workforce Investment Board provides job placement, career counseling, and training services. It collaborates with employers to identify skill shortages and offers training programs in high-demand sectors such as healthcare, petrochemicals, and logistics. Customized training initiatives help workers acquire certifications and skills aligned with local industry needs.

Brazosport College Programs: Brazosport College is a vital partner in workforce development, offering technical education and job training programs. Its partnerships with industries like Dow Chemical and Freeport LNG ensure that programs align with employer needs. The college's short-term certificate programs in areas like process technology, welding, and logistics help workers secure higher-paying jobs.

Skills Development Fund: Supported by the Texas Workforce Commission, this fund offers grants to community colleges and technical schools to develop customized training programs for businesses. These programs address specific skill gaps, benefiting both employers and workers.

Youth Career Pathways: Programs such as Junior Achievement focus on equipping younger residents with job readiness, financial literacy, and leadership skills, preparing them for future employment.

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

No

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

Initiatives Impacting Economic Growth:

- **Port Freeport Expansion**: The expansion of Port Freeport, supported by investments in infrastructure and environmental upgrades, positions the county as a major trade hub. Increased port capacity and efficiency attract logistics and distribution businesses, creating new jobs.
- **TxDOT Infrastructure Projects**: Upgrades to State Highway 288 and other transportation networks improve connectivity, facilitating economic activity and reducing logistical barriers for businesses.
- **Petrochemical Industry Investments**: Over $30 billion in investments by the petrochemical industry have made Brazoria County a global leader in this sector. These developments generate direct employment and support secondary industries such as construction and logistics.
- **Affordable Housing Development**: The county's efforts to expand affordable housing through partnerships with CHDOs and other housing programs ensure that workers can live closer to employment centers, reducing commuting burdens and enhancing economic participation.

- **Gulf Coast Growth Ventures**: Regional initiatives to attract advanced manufacturing and technology sectors diversify the economic base and provide high-paying jobs, reducing reliance on traditional industries like petrochemicals.

Discussion

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MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

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

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

There is no block-level information on race/ethnicity later than the 2010 Decennial Census. Block groups are the smallest geography for post-2010 data. The block groups of high minority concentration (greater than 60%) are located in south of Pearland; west between Pearland and the Brazos River; East of Rosharon; areas in and around Freeport; south side of Lake Jackson; northwest of Lake Jackson and CR 521; and south and west Angleton; small pockets in Freeport, Lake Jackson, Angleton, northeast of East Columbia in the west-central area of the county, around Sweeny and south southeast of Pearland. Additional areas with a majority of minority population are scattered throughout the county. The County has defined "high concentration" as greater than 60% minority, with areas of 50-60% being moderately concentrated.

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

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

Are there any community assets in these areas/neighborhoods?

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

Additionally, there are two community colleges in the County - Alvin and Brazosport. Both colleges have a number of certification programs and pathways to 4-year universities and careers in addition to continuing education and community enrichment classes. Alvin Community College and University of Houston Clear Lake - Pearland serves this area with various college courses. Shadow Creek High School is in the northwest corner of the county, and Alvin

ISD's JB Hensler College & Career Academy in Manvel. The college also has dual credit enrollment at a number of high schools in Brazoria County.

Are there other strategic opportunities in any of these areas?

The job markets throughout the county are growing. The expansion of petrochemical plants and a harbor port to the south, along with retail, commercial, and medical developments to the north, is providing additional jobs at livable wages. One of the greatest strategic opportunities in the older, lower-income areas is the new Federal Opportunity Zone designation. With the 2017 Tax Cuts and Jobs Act came the institution of Opportunity Zones in economically distressed communities, allowing investors to qualify for a tax deferment or waiver for developing commercial real estate projects within the zones. Brazoria County has several Opportunity Zones that will allow for incentives to enhance commercial development in the communities.

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income families and neighborhoods.

Dark Green Areas (100 Mbps+): These areas enjoy the best broadband access, with speeds of 100 Mbps or higher. This level of speed is generally considered suitable for most online activities, including streaming, gaming, and video conferencing.

Light Green Areas (25-99 Mbps): These areas have decent broadband access, capable of handling most online tasks, though heavy usage or multiple users might experience some slowdown.

Yellow Areas (10-24 Mbps): Broadband access in these areas is considered adequate for basic internet use, such as browsing and email, but might struggle with more demanding activities.
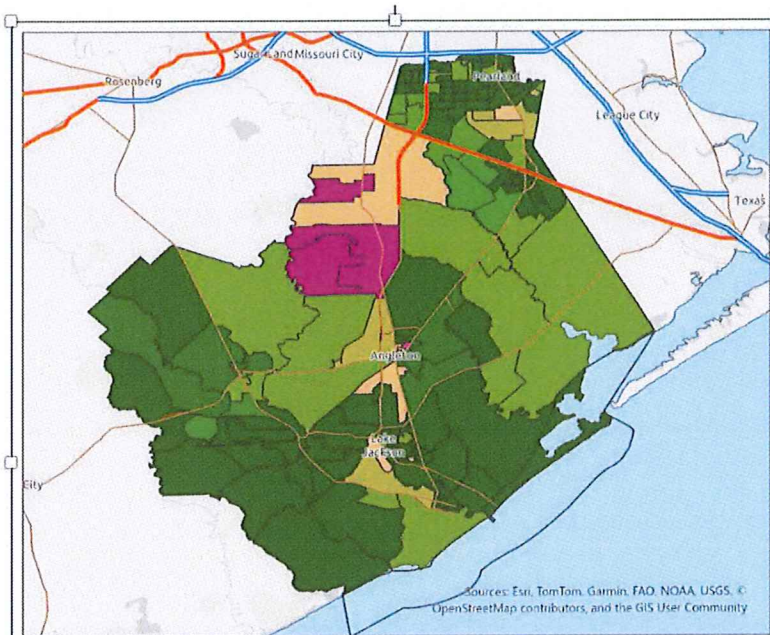
Red Areas (Sub-10 Mbps): These areas have the worst broadband access, with speeds below 10 Mbps. This level of speed is generally considered insufficient for many modern online activities, making it challenging for residents to fully participate in the digital economy and access online education, healthcare, and other essential services.

The map shows that residents in rural or less densely populated areas of Brazoria County, particularly in the northwestern and northeastern parts, are more likely to face significant limitations in broadband access, putting them at a disadvantage compared to those living in more urbanized areas like Pearland and Lake Jackson. These disparities highlight the need for targeted investment in broadband infrastructure to ensure equitable access to the Internet for all residents, enabling them to participate in the digital economy and access modern services like online education, telemedicine, and remote work opportunities.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Many neighborhoods, especially those in underserved areas, lack competitive options, leaving residents with expensive or low-quality internet services. Increased competition among ISPs would drive down prices, improve service reliability, and encourage innovation in broadband technology. Areas with high concentrations of minority populations and low-income households, such as those highlighted in the Opportunity Zone and Qualified Census Tracts map, would benefit significantly from additional providers entering the market.

MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Brazoria County is located on the Gulf Coast, and coastal erosion is a major concern for Brazoria County communities such as Freeport. During 2016-2019, Brazoria County experienced four major disasters that received Presidential Disaster Declarations. Two were major floods, one was a severe storm, and one was a hurricane. This is compared to only 11 in over 40 years prior to 2016. Flooding is the most prevalent and destructive natural hazard in Brazoria County. While windstorm damage from major hurricanes is also a common hazard, the occurrences are less frequent than flooding.

As storms occur more frequently, the County is left with the problem of not being able to fully recover from one disaster before the next one occurs. Inadequate local budgets and delays in accessing Federal funds are one of the biggest issues in addressing the risks. More than 15,000 homes have been destroyed or severely damaged by floods and storms since 2016, with more than 13,000 by Hurricane Harvey alone. According to the latest Brazoria County Hazard Mitigation Plan (2017), there are 1,356 properties with repetitive losses and 376 with severe repetitive losses due to flooding and storms. The Hazard Mitigation Plan reports the probable effects of flooding in various areas of the county. The unincorporated areas of Brazoria County have a 142% chance that a flood event will occur within a year. Angleton, Brazoria, and Iowa Colony have more than a 40% chance of a flood event within a year, while the rest of the county has between a 29% and 35% chance. Alvin, Angleton, Bonney, Brazoria, Brookside Village, Danbury,

Holiday Lakes, Manvel, Oyster Creek, Richwood, Sweeny, and West Columbia had significantly larger areas flooded than other areas within the floodplain, some as much as 5 times Brazoria County's floodplain area.

The major impacts of flooding are roadways being blocked, lack of shelters, shortage of first responders, economic loss for cities and the County, businesses, and individuals, including loss of property and loss of employment.

Coastal erosion is a major concern, however, there have been no recorded erosion events between 2000 and 2017, though slow erosion ultimately will pose a problem.

Brazoria County is located in an area of Texas with high frequency of expansive soil. Expansive soils are those that have a moderate to very high potential to contract and expand, causing damage to foundations, water lines, wastewater lines and other underground utilities. Drought is another serious natural disaster that has affected Brazoria County. However, of the three severe droughts since 2000, none have resulted in injuries or deaths, and no crop or property damage was reported. Because of the number of industrial and chemical sites in the county, any fire may lead to a technical hazard with extreme property damage and serious injuries or loss of life. Other hazards that can affect small areas of the county are hail and lightning. Resulting fires can destroy significant areas of the county.

Describe the vulnerability to risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Brazoria County Hazard Mitigation Plan 2017 identified the County's vulnerability to each hazard in each locale. Part of the vulnerability assessment is the identification of critical facilities and residential/commercial buildings. The

assessment identified 416 critical facilities and an additional 45 shelters. Additionally, 95,480 residential buildings and 14,267 commercial units were identified. While no information is given on the risks to low- to moderate-income households, the age and condition of the housing that is affordable to this population indicates that these dwellings are at greater risk than units built to more restrictive building and windstorm codes. Based on the flooding that occurred between 2000 and 2017, it can be estimated that at least 60% of low- to moderate-income households were affected to some degree and this estimation is likely to be the same or worse when another major flooding event occurs. H-GAC developed a Vulnerable Population Index for Brazoria County that identifies areas that may not have the means or resources to act when a natural disaster occurs. These populations include households without a car, single mother households, individuals living below poverty, individuals who are elderly and minority individuals.

STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

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

consultation, updated needs assessments, and institutional coordination with local stakeholders, including municipalities, housing providers, service agencies, and the Texas Homeless Network.

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

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

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 44 - Geographic Priority Areas

1	Area Name:	Alvin
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
2	Area Name:	Angleton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	

	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
3	Area Name:	Brazoria
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
4	Area Name:	Brazoria County Service Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - County wide
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	City and County combined surveys and input
	Identify the needs in this target area.	Public Infrastruture, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastruture, Public Service
	Are there barriers to improvement in this target area?	No
5	Area Name:	Holiday Lakes

	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
6	Area Name:	Lake Jackson
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas

	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
7	Area Name:	Sandy Point
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service

	Are there barriers to improvement in this target area?	No
8	Area Name:	Sweeny
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
9	Area Name:	West Columbia
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
10	Area Name:	Bailey's Prairie
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service

	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
11	Area Name:	Bonney
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
12	Area Name:	Brookside Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	

	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
13	Area Name:	Clute
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas

	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
14	Area Name:	Danbury
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
15	Area Name:	Freeport
	Area Type:	Local Target area
	Other Target Area Description:	

	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
16	Area Name:	Jones Creek
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
17	Area Name:	Manvel
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
18	Area Name:	Oyster Creek

	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
19	Area Name:	Richwood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas

	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service
	Are there barriers to improvement in this target area?	No
20	Area Name:	Surfside Beach
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A - Citywide based on L/M areas
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Surveys determined Citywide needs and areas
	Identify the needs in this target area.	Public Infrastructure, Public Facility, Public Service
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Facility, Public Service

	Are there barriers to improvement in this target area?	No	
21	Area Name:	Unincorporated County	
	Area Type:	Local Target area	
	Other Target Area Description:		
	HUD Approval Date:		
	% of Low/ Mod:		
	Revital Type:	Comprehensive	
	Other Revital Description:		
	Identify the neighborhood boundaries for this target area.	Unincorporated areas of Brazoria County	
	Include specific housing and commercial characteristics of this target area.	N/A	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Local requests to Commissioners/County Judge from citizens	
	Identify the needs in this target area.	Public Infrastructure, Public Service	
	What are the opportunities for improvement in this target area?	Public Infrastructure, Public Service	
	Are there barriers to improvement in this target area?	No	

General Allocation Priorities

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

The County allocates investments to each Participating City (amounts based on population) on a 3-year rotation cycle. Each County Commissioner and

the County Judge also receives a small amount of funds every year to allocate to unincorporated areas and public service agencies. This process provides an effective method for identifying and addressing the greatest needs while being fair and equitable to each jurisdiction. The proposed projects are then reviewed and approved by the County's Community Development staff based on eligibility of the proposed subrecipients, their clientele, and the locations for area-based projects. Area-based projects are determined to be geographically eligible being in a Census Block Group that HUD has determined to be greater than 51% low- to moderate-income or by door to door surveys. With these projects covering a smaller geographic area than the Block Group method, a determination must be made that the service area is predominately low- to moderate-income through door-to-door surveys of the residents. Then, the CD Department prepares the Annual Action Plan based on those proposed projects and submits it to Commissioners Court for approval.

Priorities for the various needs and strategies are based on a number of criteria:

- Input from residents and housing/service providers through the use of on-line and paper copies of English and Spanish surveys
- Input from residents and housing/service providers through public hearings and meetings

SP-25 PRIORITY NEEDS - 91.415, 91.215(A)(2)

Priority Needs

Table 45 - Priority Needs Summary

1	Priority Need Name	Owner Housing Rehabilitation/Reconstruction
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Housing Rehabilitation/Reconstruction
	Description	Provide housing rehabilitation, including energy efficiency improvements and retrofits for people with disabilities, as well as reconstruction, for low- to moderate-income homeowners in Brazoria County.
	Basis for Relative Priority	The priority is based on the results of resident surveys, stakeholder interviews, code enforcement results, City staff knowledge of the housing conditions in Brazoria County, and the number of applicants received on a yearly basis.
2	Priority Need Name	Down payment / closing cost assistance
	Priority Level	High
	Population	Low Moderate Large Families Families with Children

Geographic Areas Affected	Brazoria County Service Area
Associated Goals	Downpayment/closing cost assistance
Description	In order to assist renters in becoming homebuyers without a housing cost burden, down payment and closing cost assistance is often needed for the low- to moderate-income. Credit counseling and housing counseling is a pre-requisite for FTHB assistance.
Basis for Relative Priority	The priority is based on the results of resident surveys, stakeholder interviews including interviews with mortgage lenders, Census data regarding rental housing by income and cost burden, and the knowledge of County staff members concerning the rental population.

3	Priority Need Name	New Affordable Housing (including CHDO Set Aside)
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Brazoria County Service Area

	Associated Goals	New Affordable Units
	Description	Provide funds to CHDOs for new housing construction, first time homebuyer education and other CHDO-eligible activities
	Basis for Relative Priority	Requirement of HUD for HOME funds as well as need for affordable housing as indicated by surveys and stakeholder interviews.
4	Priority Need Name	Public Infrastructure Improvements
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Infrastructure Improvements
	Description	Provide assistance to Participating Cities to upgrade old, substandard water/sewer lines, water towers, lift stations, treatment plants, drainage improvements, street and sidewalk improvements, street, and sidewalk lighting improvements.
	Basis for Relative Priority	The high priority is based on the results of resident surveys, CDAB input, and local plans of participating cities.
5	Priority Need Name	New or Improved Public Facilities

	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Public Facility Improvements
	Description	There is a need for additional or improved community and multi-service centers for seniors, youth, disabled, and the general population in Brazoria County Service Areas
	Basis for Relative Priority	The high priority has been given based on the resident and CDAB surveys and stakeholders to increase the availability of multi-service centers and facilities.
6	Priority Need Name	Public Parks
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	

	Description	The enhancement, expansion, and addition of public parks, especially neighborhood parks, to serve low- to moderate-income residents are a major focus for Brazoria County. Parks provide important neighborhood amenities for the under-resourced. Improvements may include additional lighting and parking, as well as additional or improved playgrounds and other facilities.
	Basis for Relative Priority	The high priority is based on the results of resident and CDAB surveys and stakeholder interviews.
7	Priority Need Name	Fire/Emergency Services Equipment/Vehicles
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Fire/Emergency Services, Equipment, Vehicles
	Description	Provide funding for additional fire building improvements, Fire/EMS equipment, supplies, and vehicles
	Basis for Relative Priority	The high priority is based on the results of resident surveys, CDAB input and local plans of participating cities.
8	Priority Need Name	Code Enforcement
	Priority Level	High

	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Code Enforcement
	Description	Code enforcement is an integral part of maintaining desirability and values in residential neighborhoods. Code enforcement officers, who conduct windshield surveys to identify violations, receive/investigate complaints, cite violators and pursue the citation through to completion help to make the neighborhoods safer and more desirable.
	Basis for Relative Priority	The priority is rated as high based on the results of the resident surveys and stakeholder interviews
9	Priority Need Name	Clearance and Demolition
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Brazoria County Service Area

	Associated Goals	Clearance and Demolition
	Description	Clearing vacant lots, dilapidated structures, and abandoned cars, along with assisting those who are unable to dispose of debris in their yards helps to improve the health, safety, welfare, and viability of older deteriorating neighborhoods.
	Basis for Relative Priority	The high priority is based on the growing need for specialized disposal of tires, vehicles, yard equipment, paint, and other debris as well as to maintain a safe and healthy environment in the neighborhood. This need was expressed through resident surveys, and CDAB input.
10	Priority Need Name	Services to Abused/Neglected Youth & Children
	Priority Level	High
	Population	Families with Children Unaccompanied Youth Other
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Youth & Children Services
	Description	The County's most vulnerable population is children who have been abandoned, abused, or neglected. Services to address and provide for the abuse, neglected, or abandoned children in the County.

	Basis for Relative Priority	Information provided by area service agencies and other stakeholders, and the results of the surveys.
11	Priority Need Name	Youth and Children Services
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	Youth & Children Services
	Description	Educational, recreational, counseling services, food, as well as school supplies, uniforms, and backpacks for at-risk youth to reduce drop-out rates, gang, and criminal activity, and improve either post-secondary education success and/or job success. Daycare services are also a need in the County.
	Basis for Relative Priority	Input from stakeholders and youth agencies indicates that there is a high number of at-risk youths, including homeless, in Brazoria County who need services to prevent low grades, dropping out of school, and criminal activity. Services are also needed to allow the family to obtain employment to become self-sufficient
12	Priority Need Name	Senior Services
	Priority Level	High

	Population	Extremely Low Low Moderate Elderly Frail Elderly
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Senior Services
	Description	The elderly in Brazoria County have need for a number of services, including home-delivered meals and medical care for the home-bound and for those who are mobile, congregate activities such as recreational activities, physical fitness classes, safety classes, educational classes, congregate lunches, among other services specific to the elderly.
	Basis for Relative Priority	The survey results indicate that senior services are a high priority in the community. Input from stakeholders, senior service agencies, and secondary data indicates that there is a high number of seniors in need of services to help them maintain independent living.
13	Priority Need Name	Services for Special Needs Populations
	Priority Level	High

	Population	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Services to Special Needs Populations
	Description	Individuals who are disabled, mentally ill, chronic substance abusers, or are living with HIV/AIDS are generally low- to moderate-income due to their inability to secure employment at a livable wage. Additionally, they often need mobility assistance and/or transportation services. Medical care and counseling, as well as other supportive services, are often out of reach for these population groups.
	Basis for Relative Priority	Based on Census data, state, and local statistics, the gap between the number of individuals who are classified as non-homeless/non-elderly special needs versus the services available is high. In addition, the stakeholders interviewed indicated the need for services to be high.
14	Priority Need Name	Food Insecurities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle	Low
	Geographic Areas Affected	Brazoria County Service Area	
	Associated Goals	Food Insecurities	
	Description	Provide assistance to local food distribution programs to assist with purchasing food for distribution to families that qualify through local pantries	
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to local families in need of food and toiletries.	
15	Priority Need Name	Health Services	
	Priority Level	High	
	Population	Extremely Low Low Moderate Middle	Low
	Geographic Areas Affected	Brazoria County Service Area	
	Associated Goals	Health Services	

	Description	The need for affordable health care and prescription assistance is a growing one throughout the Nation. Brazoria County needs affordable health care solutions to help alleviate this growing problem.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to local families in need of affordable health care and prescription assistance.
16	Priority Need Name	Subsistence/TBRA Programs
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Subsistence/TBRA Payments
	Description	Programs help families in need of assistance in times of layoff, termination, or other financial hardship. Emergency, short-term payment(s) of utility and/or rent assistance.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to households that have fallen on financial hardship and face eviction or utility service termination

17	Priority Need Name	Employment Training/Placement
	Priority Level	High
	Population	Extremely Low Low Moderate Low
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Adult Education & Job Training
	Description	Employment at a livable wage is required for individuals to be self-sufficient. In order to prepare for adequate employment, many adults require literacy education, GED preparation, job readiness assistance, and job training. Agencies to provide such services are a high priority for Brazoria County.
	Basis for Relative Priority	Based on Census data, the number of adults with limited English proficiency and the number without a high school diploma indicate a high need for services to prepare them for employment. Additionally, specific job readiness and training is a high priority to move many into self-sufficiency. Surveys rate adult education as a high priority.
18	Priority Need Name	Economic Development
	Priority Level	High

	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Economic Development
	Description	Micro-enterprise programs, facade improvements, and other assistance to businesses, particularly small businesses, and Section 3 businesses, can stabilize and enhance mixed use neighborhoods and create jobs.
	Basis for Relative Priority	Survey respondents and stakeholders interviewed place a high priority on providing assistance to local businesses to create jobs and reduce poverty.
19	Priority Need Name	Transportation Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Transportation Services
	Description	Demand-response and fixed-route transportation within Brazoria County.
	Basis for Relative Priority	The surveys, stakeholders, CDAB input coupled with the number of current users of the programs indicate its need and high priority both for continuing the existing service and also expanding fixed route services to the remainder of the County.
20	Priority Need Name	Disaster Mitigation and Recovery
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Disaster Mitigation & Recovery
	Description	Administer and oversee any funding and activities related to the prevention of or mitigation and recovery from natural, man-made, or pandemic disasters
	Basis for Relative Priority	The number of Federally designated disasters that have struck Brazoria County in the past 5 years along with the amount of damage to properties

21	Priority Need Name	Historic Preservation
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Historic Preservation
	Description	Residential and non-residential rehabilitation of historic buildings to preserve the history of the County
	Basis for Relative Priority	Even though this may not be a high priority, it is not only very important to the history of the County, but historically designated structures must be rehabilitated in compliance with the state and federal laws governing them
22	Priority Need Name	Homeless and Domestic Violence Facilities
	Priority Level	High

	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Homeless & Domestic Violence Facilities
	Description	Homeless shelters and transitional housing are keys to ending homelessness in Brazoria County.
	Basis for Relative Priority	Homeless shelters and transitional living centers have been given a high priority based on the needs identified by the service providers, Homeless Coalition of Brazoria County, and the results of the Point in Time and Housing Inventory enumerations.
23	Priority Need Name	Homeless and Domestic Violence Services
	Priority Level	High

Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence
Geographic Areas Affected	Brazoria County Service Area
Associated Goals	Homeless and Domestic Violence Services
Description	In addition to providing shelter to the homeless and victims of domestic violence, there is a priority need to provide crisis intervention, counseling, medical care, education, job training, childcare, food, clothing, transportation, legal assistance, and other services to those who are sheltered and unsheltered.

	Basis for Relative Priority	A high priority is given to services to the homeless and victims of domestic violence and their children who are in need of shelter with supportive services in order to become self-sufficient. The stakeholder interviews and input from service providers indicated a need for additional services to the homeless and victims of domestic violence.
24	Priority Need Name	Homeless Prevention
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	Homeless Activities
	Description	Providing short-term subsistence assistance (rent and utilities) to those who are currently housed but in eminent danger of eviction or losing utilities.
	Basis for Relative Priority	The surveys, stakeholder interviews, and Community Development staff input were the basis for the high priority rating.
25	Priority Need Name	Rapid Re-housing
	Priority Level	High

Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence	
Geographic Areas Affected	Brazoria County Service Area	
Associated Goals	Homeless Activities	
Description	Providing funds to support tenant-based rental assistance for homeless households.	
Basis for Relative Priority	Point In Time and Housing Inventory data, Balance of State Continuum of Care application, stakeholder interviews.	
26	Priority Need Name	HMIS
	Priority Level	High

	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Brazoria County Service Area
	Associated Goals	HMIS
	Description	Manage the collection and maintenance of homeless data provided by agencies serving homeless populations
	Basis for Relative Priority	Requirement of HUD for ESG funding
27	Priority Need Name	CDBG Program Administration/Planning
	Priority Level	High
	Population	Other
	Geographic Areas Affected	

	Associated Goals	CDBG Administration/Planning
	Description	Provide program administration/management activities for the CDBG program
	Basis for Relative Priority	N/A
28	Priority Need Name	HOME Program Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	HOME Program Administration
	Description	Provide program administration/management activities for the HOME program
	Basis for Relative Priority	N/A
29	Priority Need Name	ESG Program Administration
	Priority Level	High
	Population	Other

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

Narrative (Optional)

SP-30 INFLUENCE OF MARKET CONDITIONS - 91.415, 91.215(B)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The need for TBRA in Brazoria County is significantly influenced by economic pressures such as unemployment, underemployment, and inflation. These conditions, especially post-pandemic, have left many low-income households with insufficient income for stable housing, intensifying the need for rental support.
TBRA for Non-Homeless Special Needs	Individuals with disabilities or elderly residents who can live independently continue to require TBRA. Yet, the use of TBRA for this population is shaped by the limited availability of Housing Choice Vouchers and a lack of accessible units. The county's strategy suggests a pivot toward unit-based solutions and supportive housing development instead of expanding tenant-based subsidies
New Unit Production	Brazoria County faces a significant shortage of affordable, quality housing stock. The expansion of petrochemical industries has led to population and workforce growth, increasing the demand for housing. Simultaneously, natural disasters have damaged or destroyed over 15,000 homes in the last decade.
Rehabilitation	A substantial portion of Brazoria County's housing stock is aging, with a high percentage of units built before 1980—43% of renter-occupied and 36% of owner-occupied units. Many of these units have at least one housing deficiency, and disasters have exacerbated their deterioration.

Acquisition, including preservation	While the County does not directly engage in acquisition activities, it supports private and nonprofit developers who seek to preserve or convert existing units into affordable housing.

Table 46 – Influence of Market Conditions