

PROGRAM YEAR 2025 PROPOSED PROJECTS

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

| | |
|---|--------------|
| Brookside Village- Drainage Improvements | \$191,500.00 |
| Clute- Sewer Improvidements | \$220,000.00 |
| Danbury - Sewer Improvements | \$166,500.00 |
| Surfside Beach- Waterline Improvements | \$123,500.00 |
| Sweeny- Sewer Improvements | \$180,500.00 |
| Salvation Army Shelter - Generator & Accessibility Improvements | \$60,000.00 |

INFRASTRUCTURE SUBTOTAL: **\$942,000.00**

| | |
|--|---------------------|
| ActionS Homebound Meals | \$15,000.00 |
| ActionS Transportation | \$20,000.00 |
| Boys & Girls Club Prevention Program – Pct. 1 | \$3,500.00 |
| Boys & Girls Club Prevention Program – Pct. 2 | \$6,000.00 |
| Boys & Girls Club Prevention Program – Pct. 3 | \$4,000.00 |
| Boys & Girls Club Prevention Program – Pct. 4 | \$2,500.00 |
| Boys & Girls Club Prevention Program- Juvenile Probation | \$8,500.00 |
| Brazosport Cares Food Pantry | \$14,500.00 |
| Brazosport Cares Food Pantry-Sweeny | \$9,500.00 |
| Counseling Connections for Change | \$17,750.00 |
| Dream Center | \$20,000.00 |
| Gathering Place Alzheimer Program | \$14,700.00 |
| Gulf Coast CASA | \$18,500.00 |
| Junior Achievement – Pct. 1 | \$3,500.00 |
| Junior Achievement – Pct. 4 | \$4,000.00 |
| Refuge for Women | \$20,000.00 |
| Salvation Army Subsistence | \$14,400.00 |
| Demand Disruption | \$17,750.00 |
| PUBLIC SERVICE SUBTOTAL: | \$214,100.00 |

General Administration \$271,234.00

2025 CDBG PROGRAM TOTAL: **\$1,427,334.00**

HOME PROGRAM

| | |
|---|--------------|
| Housing Rehabilitation/Reconstruction Program | \$330,477.52 |
| HOME CHDO | \$66,096.00 |
| HOME General Administration | \$44,063.00 |

2025 HOME PROGRAM TOTAL: **\$440,636.52**

TOTAL PY2025 Funding: **\$1,867,970.52**

The background of the cover is a photograph of a large, mature tree with thick, gnarled branches and dense green foliage. Spanish moss hangs from the branches, creating a serene and natural setting. The image is partially obscured by a white text box on the left.

5 YEAR CONSOLIDATED PLAN 2025- 2029

Brazoria County, Texas

Prepared By JQUAD Planning Group

www.brazoriacountytx.gov

979.849.5711

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ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

A Consolidated Plan is a strategic document prepared by participating jurisdictions receiving HUD entitlement funding. Entitlement communities, including Brazoria County, Texas, in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations must complete this process and submit the plan every 5 years. As an entitlement community, Brazoria County must prepare and submit both the Consolidated Plan and Annual Action Plan to HUD. This entitlement status and requisite plan enables Brazoria County to receive formula grant assistance from HUD for various programs, including the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME) and other funding.

5-Year Consolidated Plan

The Consolidated Plan, submitted to HUD every five years, is created as a result of a collaborative process involving local government, community, residents, industry, economic development, and nonprofit organizations. It incorporates assessing current housing and community development conditions, public participation, and input, analyzing available resources, and identifying priority needs, area needs, and funding priorities. The plan ensures that the proposed strategies align with Brazoria County residents' specific needs and aspirations.

1-Year Annual Action Plan

The Annual Action Plan, which complements the Consolidated Plan, is developed and submitted to HUD annually and provides a detailed breakdown of how the

allocated funds will be utilized in the upcoming 5 years. It outlines specific activities, projects, and programs that will be undertaken to address the identified needs and achieve the established goals. The Action Plan provides flexibility, allowing adjustments and modifications in annual allocations received from HUD on an annual basis in response to changing circumstances and emerging priorities.

The success of the Consolidated Plan relies on collaboration among various stakeholders, including local and regional government agencies, community organizations, business and industry, nonprofits, and residents. By fostering partnerships and engaging in joint efforts, the plan aims to leverage collective resources and expertise to maximize the positive impact on our community.

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

Decent Housing: Approximately 39% of renters and 24% of homeowners with incomes at or below the Area Median Income (AMI) experience some form of housing problem. These include a housing cost burden exceeding 30% of their income, overcrowded conditions with more than one person per room (total rooms in the unit), or a lack of some or all plumbing or kitchen facilities. The primary issue is cost, though somewhat fewer households face overcrowded conditions. The only method to measure substandard conditions using data from the Census Bureau is the count of housing units lacking some or all plumbing or kitchen facilities. However, the HUD definition does not fully capture reality, particularly regarding older housing stock and those impacted by Hurricane Beryl and other flooding or windstorm events in the past five years.

The County will initiate several activities using CDBG and HOME funds to conserve and enhance the housing stock while providing housing opportunities to meet individual, family, and community needs. Anticipated activities will include Rehabilitating existing housing stock: Promoting the rehabilitation and preservation of Brazoria County's current housing through owner-occupied rehabilitation, which will also focus on retrofitting units for accessibility. Reconstruction of unsound housing: Encouraging the demolition and reconstruction of owner-occupied housing units.

3. Evaluation of past performance

Affordable Housing Objectives:

- Two housing rehabilitation/reconstruction projects were completed, and two homeowners received support for septic system replacements funded through CDBG.
- HOME program efforts exceeded annual goals, assisting three households instead of the targeted two. This reflects effective program execution despite funding limitations.

Homelessness Objectives:

- ESG funds supported renovations of the Salvation Army Shelter in Freeport, increasing capacity and improving facilities. Additionally, 56 individuals received rent and utility assistance through CDBG funds, helping to prevent homelessness and stabilize housing.

Non-Housing Community Development:

- Public Facility and Infrastructure Improvements: Approximately \$827,988 was spent on ten projects, including water, sewer, road, and park enhancements, benefiting over 22,344 residents.

- Public Service Programs: Around \$219,630 funded 14 projects, impacting more than 2,600 individuals. Notable initiatives included meal and transportation services for seniors, youth prevention programs, food assistance, and mental health counseling.

Adjustments and Challenges:

- The elimination of direct ESG funding required the county to seek alternative grants for emergency and homelessness prevention programs.
- Rising rental rates and inflation intensified the demand for rental and utility assistance, exceeding the available resources.
- Infrastructure projects faced delays due to capacity and supply chain constraints, leading to the procurement of external project management to ensure timely implementation.

Compliance and Reporting:

- The county-maintained compliance with federal regulations, including affirmative marketing for HOME units, ensuring that low- to moderate-income households benefited from the programs.

5. Summary of public comments

One public comment was received via the County's social media platform. The comment was unrelated to the any specific actions in the Consolidated Plan.

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

All comments were reviewed and considered. After review of the one comment received, no changes were made to the Consolidated Plan as the comment was not related to any specific action in the Consolidated Plan.

7. Summary

The Consolidated Plan community survey received 99 responses. The majority of respondents (52.5%) reported satisfaction with their current housing, though over 77% indicated housing costs had increased in the past three years. The top community needs identified included better roads, sidewalks, and streetlighting (71.9%), more affordable housing (47.5%), and more public safety (38.5%). Nearly 54% of respondents had household incomes below \$75,000, and 54% reported a household size of 1-3 individuals. When asked about barriers to finding affordable, safe housing in desired neighborhoods, 23.7% reported experiencing difficulty, citing income, credit history, or source of income as potential obstacles. Additionally, 21% believe housing discrimination exists locally, with another 25.5% considering it likely.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)

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

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

| Agency Role | Name | Department/Agency |
|--------------------|------------------------|----------------------------------|
| | | |
| CDBG Administrator | Brazoria County, Texas | Community Development Department |

Table 1 - Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Brazoria County Community Development Department is located at 1524 E. Mulberry, Suite 162, Angleton, TX 7515. For questions, comments, or concerns regarding the Consolidated Plan or any subsequent Annual Action Plan, the primary contact is Daphne Lemelle at (979) 864-1860, by email at DaphneL@brazoriacountytexas.gov, or at the office located above between the hours of 8 a.m. and 5 p.m. The office is closed from 12-1 for lunch.

PR-10 CONSULTATION - 91.100, 91.110, 91.200(B), 91.300(B), 91.215(L) AND 91.315(I)

1. Introduction

Brazoria County consulted with multiple entities in preparation for the Consolidated Plan and 2025 Action Plan. The Department hosted planning meetings in December 2024 with its cooperative cities and non-profit agencies. The County conducts at least one public hearing during the development process before the Consolidated Plan and the Action Plan is published, and at least one public hearing during the 30-day comment period to obtain citizens' views and to respond to comments and questions. The County also sends letters to various State and local groups, departments, and organizations as part of the consultation process.

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

In preparing the 2025 - 2029 5-Year Consolidated Plan, the Community Development Department hosted planning meetings in December 2024. Two separate meetings were held, one with cooperative cities and one with non-profit agencies that serve the county. The County issued a public notice on July 1st through the local newspapers, its website and through its social media platforms to announce the opening of the 30-day public comment period. Two public hearings were held at 5:30 p.m. on July 8th and July 23rd to gather public input and address community needs. Additionally, a virtual meeting with members of the Community Development Advisory Committee (CDAC) was conducted on July 16th to review market analysis data, discuss strategic priorities and programmatic

direction. Following these participatory events, the final drafts of the Consolidated Plan and Action Plan were submitted for inclusion on the Commissioners Court agenda by August 5th. The Commissioners' Court reviewed and approved the plans during their meeting on August 12th. The finalized plans were then submitted in the HUD IDIS system on August 14th to meet federal requirements.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The jurisdiction actively participates in the Brazoria County Homeless Coalition, which is part of the Texas Balance of State (BOS) Continuum of Care. The jurisdiction met with both the local Coalition and members of the Texas Homeless Network (THN) for the Texas Balance of State, which the jurisdiction falls in.

The needs of persons experiencing homelessness include the need for better coordination among area agencies receiving funding from HUD under the McKinney-Vento Act and Veterans programs and through the State of Texas. This includes the need for long-term support services, housing with supportive services - both short and long-term, and coordination among those entities participating in the coordinated entry process. Several entities provide homeless services but without knowing what services have already been provided to individuals and families experiencing homelessness, it does not efficiently serve the needs of the individual(s)/families accessing the Coordinated Entry system.

There are ongoing needs for persons experiencing homelessness, including overnight shelter, counseling, housing, and opportunities to revisit life skills functions for individual and family success. This may include the ability to access

benefits, find gainful employment, and manage finances. Agencies who receive no federal funding also serve persons experiencing homelessness in Brazoria County; these agencies may not coordinate with federally funding agencies serving the same/similar population(s) and, therefore, may not know to what level or degree the homeless individuals/families are being served within the community sometimes leading to duplication of services. Programs and services continue to be a priority need in Brazoria County for supporting economically disadvantaged children, families with children, veterans, unaccompanied youth, persons struggling with mental illness, and other significant disabilities. Comprehensive, innovative, and specialized services to all persons can encourage growth, allowing people to build better lives for themselves, their families, and their communities. The overall need for services to persons who are at risk of homelessness should be designed for participants to achieve short- and long-term stability and independence to include guided connection to programs focused on stable income with ongoing supportive services. Also needed are trained professional facilitators to help reduce stressors and aid in developing connections to local services to prevent further stress for the individual or family component. Brazoria County continues an aggressive approach in encouraging the use of the Coordinated Entry system recognized by the Texas Balance of State (TX BOS) for its HUD-funded programs for housing and human service program needs for these special needs priority populations and encourages the use of the Homeless Management Information System (HMIS). The use of HMIS ensures that data collection is accurate and complete and provides an improved ability to serve and track client outcomes. Additionally, the jurisdiction will encourage agencies to provide or collaborate with other entities for increased and longer-term supportive services, education, or training opportunities for homeless clients.

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

The jurisdiction will work toward coordination and collaboration with all agencies receiving funding, including ESG funds, to ensure clients are being fully assessed for housing and supportive service needs. The County will work to ensure agencies receiving ESG funding will work directly with the individuals seeking assistance to establish and complete service prioritization so they will continue with the same service level when they are referred to other service agencies.

The jurisdiction is also considering submittal of an application to the State of Texas Department of Housing and Community Affairs for Emergency Solutions Grant (ESG) funding for the coming program year with the intention of incorporating smaller agencies that have less experience with federal funds to collaborate with the County to address needs of persons and families experiencing homelessness.

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

Table 2 - Agencies, groups, and organizations that participated.

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | Homeless Network of Texas dba Texas Homeless Network |
| | Agency/Group/Organization Type | Balance of State CoC |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Consulted with Texas Homeless Network representatives, regarding EHV's, SV's, various policies and procedures addressing homeless needs, HMIS programming, Brazoria County gaps, needs, State ESG funding resources and performance measures. Any discussion with other agencies always benefits the program with various strategies and outcomes. |

| | | |
|---|--|---|
| 2 | Agency/Group/Organization | United Way of Brazoria County |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy |

| | | |
|---|---|--|
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Attended meetings to review Coordinated Entry policies, assessment process, various needs within the County, and collaborative grant opportunities to increase services to vulnerable populations. Also, coordinated outreach and engagement activities to benefit county residents. With the utilization of the Coordinated Entry process and the new Emergency Housing Vouchers and Stability Vouchers, Brazoria County hopes to assist more homeless families.</p> |
| 3 | <p>Agency/Group/Organization</p> | <p>Brazoria County Center for Independent Living</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Services-Persons with Disabilities</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Non-Homeless Special Needs</p> |
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>BCCIL is regularly consulted regarding needs of persons with disabilities in Brazoria County. BCCD makes presentations to BCCIL staff and consumers and receives feedback regarding service needs of community members. Through regular communication BCCD will increase its understanding of the needs of persons with disabilities in the county.</p> |

| | | |
|---|---|--|
| 4 | Agency/Group/Organization | BRAZORIA COUNTY HOUSING AUTHORITY |
| | Agency/Group/Organization Type | PHA |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Brazoria County Housing Authority included an option of a homeless preference to the waiting list. BCHA has shown the need for more affordable housing in the area. BCHA approaches new apartment complexes about the need for affordable units, but unfortunately, many tax credit properties are not affordable to the voucher holder. With the new allocation of Emergency Housing Vouchers specifically to address the homeless or at-risk of homelessness, BCHA hopes to help with this population. |
| 5 | Agency/Group/Organization | THE GULF COAST CENTER |
| | Agency/Group/Organization Type | Services-Health Health Agency Mental Health Authority |

| | |
|---|--|
| <p>What section of the Plan was addressed by Consultation?</p> | <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs</p> |
| <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Gulf Coast Center is the mental health authority serving Brazoria and Galveston Counties. BCCD consults with Gulf Coast Center regularly through meetings, conference calls and through a newly formed Community Advisory Board. GCC advised BCCD on the needs of persons experiencing mental health crises, including both the housing, homeless and service needs of such populations. Through regular and planned communication and meetings, BCCD will increase its understanding of the needs of persons with mental health concerns and improve service coordination with GCC for persons in Brazoria County.</p> |

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

No agencies were intentionally excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------|------------------------|---|
| Continuum of Care | Texas Homeless Network | 1. To have a universal system for intake/ assessment and enhance client information management 2. Coordinate partnerships and resources for homeless services 3. Improve access to homeless services with outreach and education 4. Prevent individuals and families from becoming homeless |

Table 3 - Other local/regional/federal planning efforts

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

Narrative

PR-15 CITIZEN PARTICIPATION - 91.105, 91.115, 91.200(C) AND 91.300(C)

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

Summarize the citizen participation process and how it impacted goal setting.

Citizen Participation Outreach

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | Homeless Network of Texas dba Texas Homeless Network |
| | Agency/Group/Organization Type | Balance of State CoC |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Consulted with Texas Homeless Network representatives, regarding EHV's, SV's, various policies and procedures addressing homeless needs, HMIS programming, Brazoria County gaps, needs, State ESG funding resources and performance measures. Any discussion with other agencies always benefits the program with various strategies and outcomes. |

| | | |
|---|--|---|
| 2 | Agency/Group/Organization | United Way of Brazoria County |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy |

| | | |
|---|---|--|
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Attended meetings to review Coordinated Entry policies, assessment process, various needs within the County, and collaborative grant opportunities to increase services to vulnerable populations. Also, coordinated outreach and engagement activities to benefit county residents. With the utilization of the Coordinated Entry process and the new Emergency Housing Vouchers and Stability Vouchers, Brazoria County hopes to assist more homeless families.</p> |
| 3 | Agency/Group/Organization | Brazoria County Center for Independent Living |
| | Agency/Group/Organization Type | Services-Persons with Disabilities |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs |
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>BCCIL is regularly consulted regarding the needs of persons with disabilities in Brazoria County. BCCD makes presentations to BCCIL staff and consumers and receives feedback regarding service needs of community members. Through regular communication BCCD will increase its understanding of the needs of persons with disabilities in the county.</p> |
| 4 | Agency/Group/Organization | BRAZORIA COUNTY HOUSING AUTHORITY |
| | Agency/Group/Organization Type | PHA |

| | | |
|---|--|---|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Brazoria County Housing Authority included an option of a homeless preference to the waiting list. BCHA has shown the need for more affordable housing in the area. BCHA approaches new apartment complexes about the need for affordable units, but unfortunately, many tax credit s rents are not affordable to the voucher holder. BCHA continues to pursue opportunities to add new vouchers including special purpose vouchers such as Foster Youth to Independence (FYI), Stability Vouchers (SV) and VASH as those opportunities become available. |
| 5 | Agency/Group/Organization | THE GULF COAST CENTER |
| | Agency/Group/Organization Type | Services-Health Health Agency Mental Health Authority |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs |

| | |
|---|--|
| <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Gulf Coast Center is the mental health authority serving Brazoria and Galveston Counties. BCCD consults with Gulf Coast Center regularly through meetings, conference calls and through a newly formed Community Advisory Board. GCC advised BCCD on the needs of persons experiencing mental health crises, including both the housing, homeless and service needs of such populations. Through regular and planned communication and meetings, BCCD will increase its understanding of the needs of persons with mental health concerns and improve service coordination with GCC for persons in Brazoria County.</p> |
|---|--|

Table 4 - Citizen Participation Outreach

NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

Guided by its Consolidated Plan and informed by community engagement and data analysis, Brazoria County maintains relative housing affordability compared to nearby areas. However, The County has a high percentage of renter-occupied units (46.2%), driven by its younger population. Vacancy rates have decreased in recent years, highlighting limited housing stock availability. The majority of all new developments are single-family homes located in the northern part of The County, with over 32% of the housing stock built since 2000. South Brazoria County, in contrast, features older housing stock and faces challenges related to infrastructure and housing quality.

The plan emphasizes the need to diversify housing options, including affordable rentals, multi-family developments, and accessible housing for seniors and individuals with disabilities. Revitalizing South Brazoria County and integrating mixed-use developments are prioritized to meet the growing demand while promoting neighborhood sustainability.

This needs assessment provides a detailed examination of Brazoria County's challenges and opportunities, outlining the data-driven priorities that shape its path forward. From housing shortages to the expansion of critical public services, the following sections explore the County's efforts to create a more inclusive, sustainable, and connected community.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.405, 24 CFR 91.205 (A, B, C)

Summary of Housing Needs

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

Table 5 - Housing Needs Assessment Demographics

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

Source:

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50- 80% HAMFI | >80- 100% HAMFI | >100% HAMFI |
|--|------------------------|-----------------------------|----------------------------------|-----------------------------------|---------------------------|
| Total Households | 11,133 | 11,137 | 16,139 | 9,553 | 37,340 |
| Small Family Households | 3,769 | 4,022 | 6,903 | 4,898 | 21,884 |
| Large Family Households | 981 | 1,457 | 2,141 | 1,223 | 4,297 |
| The household contains at least one person 62-74 years of age | 2,521 | 2,757 | 4,208 | 2,142 | 7,000 |

| | 0-30% HAMFI | >30-50% HAMFI | >50- 80% HAMFI | >80- 100% HAMFI | >100% HAMFI |
|---|----------------|------------------|----------------------|-----------------------|----------------|
| Household contains at least one person age 75 or older | 1,925 | 1,615 | 1,615 | 1,226 | 1,985 |
| Households with one or more children 6 years old or younger | 1,808 | 2,094 | 3,235 | 1,712 | 5,699 |

Table 6 - Total Households Table

Data 2019-2023 CHAS

Source:

Housing Needs Summary Tables

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

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 204 | 0 | 14 | 4 | 222 | 128 | 84 | 69 | 60 | 341 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 34 | 110 | 94 | 0 | 238 | 54 | 78 | 111 | 160 | 403 |

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 268 | 230 | 220 | 80 | 798 | 133 | 189 | 293 | 144 | 759 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 2,574 | 849 | 54 | 0 | 3,477 | 1,924 | 863 | 347 | 165 | 3,299 |

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 1,025 | 2,484 | 1,349 | 74 | 4,932 | 1,031 | 1,322 | 2,103 | 967 | 5,423 |
| Zero/negative Income (and none of the above problems) | 569 | 0 | 0 | 0 | 569 | 463 | 0 | 0 | 0 | 463 |

Table 7 - Housing Problems Table

Data 2019-2023 CHAS

Source:

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

cost burden)

| | Renter | | | | | Owner | | | | |
|---|------------|------------|------------|-------------|--------|------------|------------|------------|-------------|--------|
| | 0- | >30- | >50- | >80- | | 0- | >30- | >50- | >80- | |
| | 30% AMI | 50% AMI | 80% AMI | 100% AMI | Total | 30% AMI | 50% AMI | 80% AMI | 100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 3,088 | 1,194 | 388 | 84 | 4,754 | 2,235 | 1,220 | 825 | 534 | 4,814 |
| Having none of four housing problems | 2,282 | 3,605 | 5,741 | 1,941 | 13,569 | 3,518 | 5,152 | 9,204 | 6,973 | 24,847 |
| Household has negative income, but none of the other housing problems | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 8 - Housing Problems 2

Data 2019-2023 CHAS

Source:

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------------|--------------|--------------------|--------------------|-------|--------------|--------------------|--------------------|-------|
| | 0-30% AMI | >30- 50% AMI | >50- 80% AMI | Total | 0-30% AMI | >30- 50% AMI | >50- 80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,567 | 1,207 | 715 | 3,489 | 1,093 | 736 | 1,027 | 2,856 |
| Large Related | 415 | 413 | 30 | 858 | 231 | 438 | 290 | 959 |
| Elderly | 913 | 327 | 203 | 1,443 | 1,319 | 1,021 | 878 | 3,218 |
| Other | 1,122 | 1,559 | 474 | 3,155 | 431 | 112 | 369 | 912 |
| Total need by income | 4,017 | 3,506 | 1,422 | 8,945 | 3,074 | 2,307 | 2,564 | 7,945 |

Table 9 - Cost Burden > 30%

Data 2019-2023 CHAS

Source:

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| | | | | | | | | |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 0 | 0 | 235 | 235 | 798 | 308 | 0 | 1,106 |
| Large Related | 0 | 0 | 85 | 85 | 141 | 60 | 50 | 251 |
| Elderly | 734 | 134 | 39 | 907 | 765 | 490 | 156 | 1,411 |
| Other | 0 | 627 | 390 | 1,017 | 342 | 0 | 0 | 342 |
| Total need by income | 734 | 761 | 749 | 2,244 | 2,046 | 858 | 206 | 3,110 |

Table 10 - Cost Burden > 50%

Data 2019-2023 CHAS

Source:

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|--------------------------|--------|------|------|------|-------|-------|------|------|------|-------|
| | 0- | >30- | >50- | >80- | Total | 0- | >30- | >50- | >80- | Total |
| | 30% | 50% | 80% | 100% | | 30% | 50% | 80% | 100% | |
| | AMI | AMI | AMI | AMI | | AMI | AMI | AMI | AMI | |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single-family households | 298 | 279 | 213 | 80 | 870 | 158 | 152 | 320 | 255 | 885 |

| | Renter | | | | | Owner | | | | |
|--------------------------------------|------------------|--------------------|--------------------|---------------------|-------|------------------|--------------------|--------------------|---------------------|-------|
| | 0- 30% AMI | >30- 50% AMI | >50- 80% AMI | >80- 100% AMI | Total | 0- 30% AMI | >30- 50% AMI | >50- 80% AMI | >80- 100% AMI | Total |
| | | | | | | | | | | |
| Multiple unrelated family households | 4 | 59 | 69 | 0 | 132 | 29 | 115 | 79 | 49 | 272 |
| Other non-family households | 10 | 0 | 35 | 0 | 45 | 10 | 0 | 10 | 0 | 20 |
| Total need by income | 312 | 338 | 317 | 80 | 1,047 | 197 | 267 | 409 | 304 | 1,177 |

Table 11 - Crowding Information - 1/2

Data 2019-2023 CHAS

Source:

| | Renter | | | | Owner | | | |
|---|------------------|--------------------|--------------------|-------|------------------|--------------------|--------------------|-------|
| | 0- 30% AMI | >30- 50% AMI | >50- 80% AMI | Total | 0- 30% AMI | >30- 50% AMI | >50- 80% AMI | Total |
| | | | | | | | | |
| Households with Children Present | | | | | | | | |

Table 12 - Crowding Information - 2/2

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

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

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

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

What are the most common housing problems?

The most common housing problems in Brazoria County include a lack of affordable rental options, with nearly 46% of renter households being moderately or severely cost-burdened as of 2022. This issue disproportionately affects households with incomes below \$35,000, where over 90% experience significant affordability challenges. The rental vacancy rate, although higher than the Texas average at 11.5%, does not translate to affordable housing, as rents increased by 31.7% from 2017 to 2022, outpacing income growth. Additionally, there is a mismatch in housing stock, with insufficient smaller units for one- and two-person households, as well as for older adults, who increasingly face housing cost burdens. Homeownership affordability is also declining, with median home values rising by 74.4% since 2012, while median family incomes grew by only 34.1% in the same period. Furthermore, racial disparities persist, as cost burdens and access to affordable housing vary significantly across demographic groups. These challenges underscore the need for targeted policies to increase affordable housing supply and address inequalities.

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

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

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

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

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

Low-income individuals and families with children in Brazoria County, especially those with extremely low incomes, face significant challenges in maintaining stable housing and avoiding homelessness. These families often struggle with severe cost burdens as the rising cost of housing and utilities outpaces income growth. Assistance provided in the county includes rental and utility support, with programs like the Salvation Army Subsistence Program benefiting 44 individuals in 2023 to

prevent homelessness. Additionally, back-to-school initiatives such as the Dream Center's Backpack Program have supported over 700 low- and moderate-income youth with essential supplies, highlighting the broad needs of vulnerable families.

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

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

N/A

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

The primary issue is the severe cost burden faced by many households, particularly those with extremely low incomes, who spend more than 30-50% of their income on rent, leaving limited resources for necessities such as food, healthcare, and transportation. Rising rental costs, which have outpaced wage growth, exacerbate this issue, pushing families closer to eviction. The county also suffers from a shortage of affordable rental housing, especially units accessible to households earning below 30% of the Area Median Income (AMI). This mismatch between supply and demand forces many families into overcrowded or substandard housing conditions. Issues such as failing septic systems, mold, and outdated infrastructure further destabilize housing and may result in displacement if repairs are unaffordable. Additionally, individuals with eviction histories or poor credit face significant barriers to securing stable housing, and the lack of landlords participating in voucher programs compounds the problem. Geographic challenges and limited public transportation options further isolate low-income households, making it difficult to access employment, healthcare, and social services. Emergency and transitional housing options are also scarce, with facilities like the Salvation Army shelter—despite recent expansions—unable to meet the growing demand.

Discussion

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NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS - 91.405, 91.205 (B)(2)

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

Introduction

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

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

0%-30% of Area Median Income

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2019-2023 CHAS

Source:

*The four housing problems are:

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

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | The household has no/negative income but none of the other housing problems. |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 6,222 | 4,941 | 0 |
| White | 3,141 | 2,828 | 0 |
| Black / African American | 872 | 206 | 0 |
| Asian | 90 | 45 | 0 |
| American Indian, Alaska Native | 0 | 14 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 2,012 | 1,763 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2019-2023 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | The household has no/negative income but none of the other housing problems. |
|--------------------------------|---|--|---|
| Jurisdiction as a whole | 4,631 | 11,494 | 0 |
| White | 2,160 | 6,115 | 0 |
| Black / African American | 378 | 1,063 | 0 |
| Asian | 159 | 214 | 0 |
| American Indian, Alaska Native | 40 | 204 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,851 | 3,751 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2019-2023 CHAS

Source:

*The four housing problems are:

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

80%-100% of Area Median Income

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

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2019-2023 CHAS

Source:

*The four housing problems are:

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

Discussion

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NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS - 91.405, 91.205 (B)(2)

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

Introduction

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | The household has no/negative income but none of the other housing problems. |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 5,323 | 5,800 | 0 |
| White | 2,762 | 2,689 | 0 |
| Black / African American | 553 | 811 | 0 |
| Asian | 195 | 164 | 0 |
| American Indian, Alaska Native | 15 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,732 | 2,115 | 0 |

Table 17 - Severe Housing Problems 0 - 30% AMI

Data

2019-2023 CHAS

Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | The household has no/negative income but none of the other housing problems. |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 2,414 | 8,757 | 0 |
| White | 1,271 | 4,685 | 0 |
| Black / African American | 290 | 789 | 0 |
| Asian | 0 | 135 | 0 |
| American Indian, Alaska Native | 0 | 14 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 857 | 2,936 | 0 |

Table 18 - Severe Housing Problems 30 - 50% AMI

Data 2019-2023 CHAS

Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | The household has no/negative income but none of the other housing problems. |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 1,213 | 14,945 | 0 |
| White | 506 | 7,782 | 0 |
| Black / African American | 75 | 1,372 | 0 |
| Asian | 19 | 349 | 0 |
| American Indian, Alaska Native | 40 | 204 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 531 | 5,087 | 0 |

Table 19 - Severe Housing Problems 50 - 80% AMI

Data 2019-2023 CHAS

Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | The household has no/negative income but none of the other housing problems. |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 618 | 8,914 | 0 |
| White | 278 | 4,791 | 0 |
| Black / African American | 155 | 742 | 0 |
| Asian | 25 | 245 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 159 | 2,948 | 0 |

Table 20 - Severe Housing Problems 80 - 100% AMI

Data 2019-2023 CHAS

Source:

*The four severe housing problems are:

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

Discussion

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NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS - 91.405, 91.205 (B)(2)

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

Introduction

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 64,716 | 12,175 | 7,357 | 1,102 |
| White | 38,263 | 5,594 | 3,984 | 482 |
| Black / African American | 7,081 | 1,541 | 963 | 63 |
| Asian | 1,506 | 500 | 210 | 44 |
| American Indian, Alaska Native | 272 | 0 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 17,074 | 4,283 | 2,082 | 498 |

Table 21 - Greater Need: Housing Cost Burdens AMI

Data 2019-2023 CHAS

Source:

Discussion

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**NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION -
91.205 (B)(2)**

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

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

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

The northern areas of the county, such as Pearland and Alvin, are diverse, with growth among Hispanic and Asian populations. In Brazoria, White residents are concentrated in the eastern, more established parts of neighborhoods. Hispanic

populations predominantly reside in the western part of the county, where housing is of lower cost.

NA-35 PUBLIC HOUSING - 91.405, 91.205 (B)

Introduction

The County's Community Development Department and the Brazoria County Housing Authority are co-located with integrated management and leadership allowing for close coordination of housing and community development strategies. Brazoria County Housing Authority provides housing assistance to low-moderate-income residents through the management of the Housing Choice Voucher Program. The HCV Program is income-based, and the U. S. Department of Housing and Urban Development sets the eligibility guidelines. The program currently has 612 Housing Choice vouchers available to active participants.

Totals in Use

| 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 | 0 | 0 | 0 | 612 | 0 | 612 | 0 | 0 | 0 |

Table 22 - Public Housing by Program Type *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home

Race of Residents

| Program Type | | | | | | | | | |
|--|-------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| Race | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 0 | 0 | 258 | 0 | 258 | 0 | 0 | 0 |
| Black/African American | 0 | 0 | 0 | 306 | 0 | 306 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 |
| *Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 23 - Race of Public Housing Residents by Program Type

Data BCHA Data System, Household Composition Report, 2025

Source:

Ethnicity of Residents

| Program Type | | | | | | | | | |
|--|-------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| Ethnicity | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 0 | 0 | 106 | 0 | 106 | 0 | 0 | 0 |
| Not Hispanic | 0 | 0 | 0 | 467 | 0 | 467 | 0 | 0 | 0 |
| *Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 24 - Ethnicity of Public Housing Residents by Program Type

Data BCHA Data System, Household Composition Report, 2025

Source:

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

N/A

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

BCHA HCV Waiting List Family Characteristics

| Program Type | | | | |
|--------------------------------|-----------------------|---------|----------|------------------------|
| Race | Vouchers-Waiting List | | | |
| | Tenant -based | Elderly | Disabled | Families with Children |
| White | 17 | 31 | 82 | 246 |
| Black/African American | 357 | | | |
| Asian | 3 | | | |
| American Indian, Alaska Native | 4 | | | |
| Pacific Islander | 0 | | | |
| Other | 13 | | | |
| Total | 393 | | | |

Data BCHA Data System, Family Composition Report (Waiting List), 2025
Source:

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

N/A

Discussion

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NA-40 HOMELESS NEEDS ASSESSMENT - 91.405, 91.205 (C)

Introduction:

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

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

The Texas Homeless Network (THN) is a non-profit membership organization that serves as the lead agency for the Continuum of Care planning, coordination, and management of the Homeless Management Information System (HMIS) for the 213 Texas counties in the Texas Balance of State Continuum of Care. THN assists in developing awareness and formulating strategies concerning statewide issues in the prevention and elimination of homelessness that require a comprehensive approach using a community-based planning structure.

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

homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

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

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

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

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

Both sheltered and unsheltered populations include subgroups with unique needs, such as veterans, individuals with disabilities, victims of domestic violence, and families with children. Chronic homelessness is also a notable concern, with many individuals experiencing homelessness for extended periods, often compounded by mental health and substance abuse challenges.

Discussion:

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NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.405, 91.205 (B, D)

Introduction

Describe the characteristics of special needs populations in your community:

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

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

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

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

There is a shortage of affordable and accessible housing, particularly for elderly residents, individuals with disabilities, and those recently released from incarceration. The rising cost of living makes stable housing unaffordable for

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

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

In Brazoria County, it is estimated that approximately 700 to 800 individuals are living with HIV—a figure derived from recent Texas Department of State Health Services surveillance data and local planning documents that track cumulative HIV cases and ongoing care needs in the region. This estimate adjusts statewide prevalence rates to Brazoria's current population size and reflects modest growth over the past five years, with local counts showing an increase of roughly 200 cases since the last major plan cycle. The population living with HIV/AIDS in Brazoria is predominantly middle-aged or older—over half are 45 years or above—and includes a disproportionately high share of African Americans, whose infection rates are nearly three times that of Whites or Hispanics. Most are men, consistent with primary transmission through male-to-male sexual contact, though

heterosexual exposure and smaller shares linked to injection drug use are also present. Economically, many live on low to moderate incomes, heightening their risk of housing instability and related health complications. Unlike larger urban counties, Brazoria does not have local HIV-focused service providers or housing programs, so residents often must travel to Houston or Galveston for specialized medical care, case management, and supportive housing, making transportation a critical factor. This group thus faces not only the health complexities of HIV but also compounded barriers like geographic gaps in services and persistent stigma.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

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NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS - 91.415, 91.215 (F)

Describe the jurisdiction's need for Public Facilities:

Brazoria County's primary needs emphasize facilities that center on upgrading and expanding, including community spaces in low- to moderate-income areas to maintain safe, healthy, and livable neighborhoods. This includes replacing or improving aging water and sewer lines, drainage systems, and streets, as well as enhancing parks and recreational facilities. Additionally, it involves developing or modernizing multipurpose community centers that host health, education, and youth services. These needs are driven by the county's goals to reduce risks from failing infrastructure, provide equitable access to quality public spaces, and support the overall well-being and resilience of its diverse, growing population.

How were these needs determined?

Public workshops, surveys, and focus groups were conducted to gather input directly from residents, stakeholders, and neighborhood associations.

Describe the jurisdiction's need for Public Improvements:

Brazoria County's need for public improvements is focused on addressing aging infrastructure, enhancing safety, and improving the quality of life in underserved areas. Key priorities include upgrading stormwater drainage systems to mitigate flood risks, repairing and modernizing streets, and expanding pedestrian infrastructure such as sidewalks, street lighting, and crosswalks to improve walkability and safety. Specific emphasis is placed on working with our Cooperative Cities, where infrastructure deficiencies have led to reduced accessibility and lower property values.

How were these needs determined?

Public workshops, surveys, and focus groups were conducted to gather input directly from residents, stakeholders, and neighborhood associations.

Describe the jurisdiction's need for Public Services:

Key priorities include improving transportation services for elderly and disabled residents, offering job training and workforce development programs to enhance economic mobility, and expanding access to mental health and substance abuse treatment. Public safety services, such as community policing and emergency response programs, are also crucial for addressing safety concerns in vulnerable neighborhoods. Furthermore, programs that provide childcare, youth development, and after-school activities are necessary to support working families.