

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

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.								
A.1	<div><div>PHA Name: Brazoria County Housing Authority, TX PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</div><div>PHA Code: TX484</div><div>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</div><div>How the public can access this PHA Plan: The plan will be available online at https://www.brazoriacountytexas.gov/departments/housing-and-urban-development/housing. The plan may also be reviewed in person at BCHA offices at 1524 E. Mulberry, Suite 162, Angleton, TX, 77515.</div><div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</div><table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></table></div>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
		PH	HCV						
B.	Plan Elements. Required for all PHAs completing this form.								
B.1	<div>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</div> <div>Brazoria County Housing Authority strives to help families and individuals secure stable housing and build a strong future through compassionate and efficient housing systems.</div>								
B.2	<div>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</div> <div>1. Expand supply of assisted housing by seeking and applying for additional rental vouchers when available; 2. Increase assisted housing choices by increasing outreach efforts and actively recruiting new landlords to participate in the program; 3. Improve customer service, resident relations and technology for the program. 4. Promote self-sufficiency and asset development of assisted households. 5. Maintain and support compliance with Fair Housing laws and regulations.</div>								
B.3	<div>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</div> <div>Goal 1: Increase housing choice for assisted housing. Progress: BCHA has continued to reach out and recruit new landlords to promote greater housing choice. Eight (8) new property owners were added to the program during the last program year. Goal 2: Evaluate Payment Standards. Progress: Payment standards and utility allowances were reviewed and adjusted to make housing more affordable for the applicants on the program. Goal 3: Maintain High Performance SEMAP Scores: Progress: BCHA continued to manage and operate an effective and efficient housing program as demonstrated by maintaining a SEMAP High Performer rating with HUD. Goal 4: Staff shall continue to receive formal training. Progress: Staff have participated in several new and refresher training courses. New U.S. Department of Housing and Urban Development's (HUD) training included HOTMA and NSPIRE trainings. HOTMA is the Housing Opportunities Through Modernization Act, approved by Congress in 2016, and is now being implemented by HUD. HOTMA is making substantial changes to the Housing Choice Voucher program operations. NSPIRE is the National Standards for Physical Inspection of Real Estate. NSPIRE updates how housing inspections will evaluate housing conditions. Additional Actions: BCHA continues to</div>								

	expand housing opportunities for persons who are homeless by collaborating with the local homeless coalition and by pursuing funding opportunities to expand housing resources locally.
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>BCHA takes all notifications of domestic violence seriously and handles the sensitivity with the utmost care and urgency. BCHA's goal is to address any requests under VAWA consistently and with the care it requires to ensure the safety of the family. When reports of violence has occurred or is reported, BCHA will remove the family from the danger and assist the family on their next steps to protect them from the abuser, whether it involves porting to another jurisdiction or finding other housing in Brazoria County. When a VAWA family ports into Brazoria County, BCHA prioritizes the portability process to brief, issue the voucher, and house the family as quickly as possible.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant amendments or modifications are defined as change to a plan goal, or other plan element.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Overview: Given that Brazoria County Housing Authority operates no public housing and all program participants are Housing Choice Voucher or Emergency Housing Voucher program participants, BCHA selected and engaged the 2025-2026 Resident Advisory Board (RAB) via individual calls and surveys to obtain comments regarding BCHA operations, Five Year Plan, 2025-2026 Annual Plan and Administrative Plan changes. This method of engagement was also practical since Brazoria County has limited public transportation and most of the advisory board members expressed concerns with traveling to the BCHA office centrally located within the county. Summary: 35 of the 60 (58%) RAB members selected and surveyed responded to the RAB survey. RAB members were contacted via email, phone and regular mail, and follow-up calls were made to ensure responses were received. The 2025-2026 survey covered seven areas of focus: Program Experience, Inspection Services, Fair Housing, BCHA Mission and Goals, Program Preferences, Streamlining Processes and Program Fraud. Ratings and summaries of these surveyed area are as follows: • Program Experience-- Respondents rated their BCHA Program Experience on average 9.5 out of 10. • Inspection Services-- Respondents rated Inspection Services 9.4 out 10. • Fair Housing--RAB members noted that BCHA should make policies clearer and more available to participants, and bring more awareness to how participants can communicate their needs to someone who will address them. • Mission Statement: 33 of the 35 RAB members that responded indicated that they agree with the proposed Mission statement. Two members suggested changes to the mission statement. • Five Year Goals: Nearly all agreed with the five-year goals with the exception that high SEMAP scores does not always mean the program is truly meeting the needs of families and individuals. • Program Preferences: Generally, members agreed with program preferences, with the working preference being the one most disagreed with. • Technical Improvements: 22 of 35 (63%) RAB respondents agreed that BCHA should move its annual paper process online; and 27 of 35 (77%) agreed that BCHA should move to email communication as the primary communication method. • Fraud Prevention—33 of the 35 (94%) respondents believed BCHA has been providing a high level of fraud prevention and reduction services. Other added comments to the survey included appreciation for in persons meetings (BCHA implemented in-person meetings during calendar year 2025 due to HOTMA implementation). Comments regarding areas of improvement included ensuring property owners make quality repairs in units, consideration of procedures that allow participants adequate time to find a new unit, and recommendation to provide more program to assist families with achieving independence from government assistance. Analysis: RAB comments were carefully read and logged. The five year program goals were further analyzed based on RAB comments and reviewed for the public comment period. BCHA will continue to review internal operations to determine any changes necessary to address comments provided by the RAB.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Fair Housing Goal: Address shortage of rental housing in general and affordable rental specifically.</p> </div>

Describe fair housing strategies and actions to achieve the goal

BCHA will continue to recruit new landlords to participate in the Housing Choice Voucher Program to expand the availability of affordable rental housing throughout Brazoria County.

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

Describe fair housing strategies and actions to achieve the goal

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Form identification: TX484-Brazoria County Housing Authority, TX form HUD-50075-5Y (Form ID - 3423) printed by Daphne Lemelle in HUD Secure Systems/Public Housing Portal at 06/28/2025 11:03AM EST

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

Overview:

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

Summary:

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

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

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

Analysis:

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

Attachment: Five Year Plan Survey Form, 2025

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

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

Public Housing Agency: Brazoria County Housing Authority

Public Housing Agency Code: TX484

Name: _____

Date of Survey Completion: _____

1. Program Experience:

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

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

2. Inspection Services

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

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

Please add further comments here: _____

3. Fair Housing:

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

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

- ☐ Yes
☐ Yes, some of them
☐ No

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

- ☐ Yes
☐ No
☐ I don't know

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

- ☐ Yes
☐ No
☐ I am not sure

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

4. BCHA Mission:

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

Do you agree with the above mission statement?

☐ Yes

☐ No

If no, how would you change it? _____

5. Five Year Plan Goals:

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

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

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

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

6. Program Preferences:

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

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

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

7. Ability to complete paperwork online?

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

- ☐ Yes
☐ No

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

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

- ☐ Yes
- ☐ No

9. Program Fraud:

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

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

- ☐ Yes
- ☐ No

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

10. Other Comments:

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

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

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

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

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

2025-26 Annual PHA Plan Summary

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

Goal 1: Increase housing choice for assisted housing.

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

Goal 2: Evaluate Payment Standards.

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

Goal 3: Maintain High Performance SEMAP Scores:

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

Goal 4: Staff shall continue to receive formal training.

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

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

**SEMAP- Section 8 Management Assessment Program*

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

Describe fair housing strategies and actions to achieve the goal:

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

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

Describe fair housing strategies and actions to achieve the goal:

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

2025-2029 Five-Year Plan Goals

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

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

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

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

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

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

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