PY 2026
Annual Action Plan

Brazoria County
Community Development
Brazoria County, Texas

Draft for Public Comment

Published June 16, 2026

Public Comment Period:

June 16, 2026- July 17, 2026

BRAZORIA COUNTY PROGRAM YEAR 2026 ANNUAL ACTION PLAN

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Brazoria County through the Brazoria County Community Development Department supports low- and moderate-income communities and households by managing the funding for public infrastructure, public facilities, public services, and housing activities through the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. Brazoria County will receive $1,461,303 in CDBG funding, and $470,874.12 in HOME funding for Program Year 2026 which begins October 1, 2026, and ends September 30, 2027. As required by the U.S. Department of Housing and Urban Development (HUD), the purpose of Brazoria County's Annual Action Plan is to identify and describe eligible projects to be carried out with Program Year 2026 (PY 2026) funds. For PY 2026, infrastructure and facility projects include park improvements, road improvements, drainage improvements, water improvements and one public facility improvement to install a generator. Various Public Service agencies will help families with food, mental health care, rental/utility assistance, transportation, youth programs, and transitional housing; and Brazoria County Community Development will operate programs that assist eligible homeowners with home repairs and reconstruction.

2. Summarize the objectives and outcomes identified in the Plan

Brazoria County's objective is to reduce homelessness, improve housing, living environments and economic opportunities. These objectives will be addressed by funding projects that will positively affect the low- and moderate-income (low/mod) residents of Brazoria County by improving access, services, and their neighborhoods. Projects funded this year will include food, transportation, youth services, health services, and rent/utility assistance, as well as, upgrading water lines, park improvements, road and drainage improvements, generator installation on a limited clientele facility, and homeowner rehabilitation.

3. Evaluation of past performance

With the exception of general administration fees, Brazoria County utilizes 100% of its allocation for projects that qualify under the low/mod income category. At the time of the Action Plan submission, the amount of un-liquidated obligations for CDBG funds is **$2,163,327.01** (Balance from PR56 report dated 7/29/2026) or **1.4%** of the unadjusted draw ratio. CDBG funds have assisted participating Cities and unincorporated areas of the County improve substandard infrastructure, upgrade parks, build or improve community and/or senior centers, eradicate areas of slum and blight, provide food and subsistence payments to help minimize the impact of a family's financial hardship, provide youth services and job training. HOME funds have helped individuals provide for their families by assisting them in obtaining their first home or to help low/mod homeowners make critical repairs and/or full reconstruction of their dilapidated homes. Brazoria County prides itself for meeting, and normally exceeding, most of the activity goals it sets out to achieve. In addition, 100% of these funds were allocated to projects with high priority needs.

Brazoria County's fiscal and program year closes on September 30th each year. Performance is reported and evaluated annually in the Consolidated Annual Performance and Evaluation Report (CAPER). The performance information provided below is taken from the most recent Program Year 2024 CAPER. Brazoria County met its spending and performance objectives during the program year and completed numerous activities supporting Consolidated Plan objectives including:

- **Affordable Housing Objectives** –HOME funds were utilized to complete two (2) rehab/reconstruction projects.
- **Homeless Objectives** –53 persons were assisted in maintain housing through rent and utility assistance with CDBG funding preventing homelessness.
- **Non-housing Community Development Objectives** – Public Facility projects included water/road/drainage projects. Public Service projects are services that a particular agency carried out. A brief description projects are stated below:

Public Facility/Infrastructure Objectives –Funds in the amount of $442,657.99 were expended on 16 projects that included water, street, and drainage improvements serving more than 4,213 persons. Four (4) of the 16 projects were completed during the last program year.

Public Service Objectives –Funds in the amount of $218,608.02 were expended on 16 projects benefiting more than 2,200 persons and households. Some of the agencies that were funded included: ActionS homebound meal and transportation programs for seniors; The Boys and Girls Club's Prevention program for at-risk youths; Counseling Connections; Dream Center Back to School Bash; Junior Achievement's youth program; Brazosport Cares food pantry program;

Salvation Army subsistence payments; and The Gathering Place's Alzheimer and Dementia activities.

Brazoria County also received HOME-ARP funds, of which $79,210 was expended to provide housing stability services to 270 HOME-ARP qualifying households. Additionally, the County has committed HOME-ARP funding construction of a non-congregate shelter on the north side of the County, which was under environmental review during the last performance period.

Other Non-Entitlement Program Evaluation

Brazoria County also administers Community Development Block Grant- Disaster Recovery (CDBG-DR) and CDBG- Mitigation (CDBG-MIT) funding. Below is a summary of other accomplishments by priority need area that contributed to meeting Consolidated Plan objectives:

Priority Need: Disaster Mitigation and Recovery

- CDBG-DR Hurricane Harvey—Brazoria County is also implementing road and drainage improvement projects using CDBG-DR funding in response to severe flooding from Hurricane Harvey in 2017. Of the $10.9 million in funding, $136,726.28 was expended in the last fiscal/program year through 9/30/2025; leaving a balance of $9.3 million to be expended on two recovery projects (Hastings Phase II; and Wild Peach Drainage Improvements. The County was also awarded Harvey reallocated funding of $533K for projects with the City of Brazoria and Village of Surfside Beach. Those projects are in design and will be construction by the end of calendar year 2026.
- CDBG Mitigation (CDBG-MIT) -- Brazoria County has received its contract with the Texas General Land Office for $43.3 million in mitigation funding to support mitigation activities across the county including projects within the cities of Brazoria, West Columbia, Sweeny, Hilcrest Village and Danbury.

4. Summary of Citizen Participation Process and consultation process

All public hearings are advertised in the Brazosport Facts and La Voz (when timing permits), as well as on the County's website, for public comment. If Spanish translation is not published in La Voz, a Spanish version is published in The Facts and on the website to ensure engagement of with LEP populations.

Public hearings for the PY26 Annual action Plan was held at the Brazoria County East Annex, on June 30th, at 5:30 PM, and on July 9th at 10 AM. Hosting meetings at various times allows County residents options to attend and comment on the plan. The draft Action Plan and hearing date

and time are also posted on the County website which allows the public the opportunity to review prior to the hearing. Additionally, the County met its obligation to host at least two public hearings at separate times during the program year by previously hosting the CAPER and community development needs public hearing on November 19, 2025, to obtain citizen input on housing and community development needs in Brazoria County.

In all postings for citizen participation, reasonable accommodations will be provided upon request. This includes non-English speaking individuals, handicapped individuals, individuals needing sign language interpretation, and/or any other accommodation requests. The Community Development office has access to a Spanish interpreter, which is the next primary language in Brazoria County. All meetings locations are fully handicap accessible.

The participation of citizens and professionals is crucial to the process of planning for a community. Even after the adoption of a plan, it is important that avenues be made available for necessary changes or additions. Brazoria County residents will be encouraged to participate throughout all stages of planning, review, and execution of community development activities.

5. Summary of public comments

This section to be updated after public comment period.

Any comments received during any of the meetings or at any time during the comment period, will be followed up by the CD Department with a response and possibly a consultation with HUD regarding any issues, if applicable, that arise from such comments. Procedures are followed to address the concerns of the public. No comments were received during the public comment period. Both were received via email to the Brazoria County Community Development public comment email address at BCCD@brazoriacountytx.gov.

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

This section to be updated after public comment period.

No comments are rejected or ignored. If comments are received, they are treated with the utmost importance for a response by phone or face to face visit with the commenter to gather further information so that the information can be processed and reviewed. No comments impacted the information or the projects proposed for funding in the Action Plan.

7. Summary

Brazoria County will use CDBG and HOME funds to address the highest priority needs in the County and participating cities. The aim is to make the greatest impact possible on the housing and living conditions of low- to moderate-income residents.

Damage from natural disasters, high unemployment and underemployment rates, the age of the housing and infrastructure, and the lack of available social services are the major concerns of Brazoria County residents and officials alike. Funding for public facility and infrastructure improvements in eligible areas, along with housing, homeless services and social services for low- to moderate-income families throughout the County will be the primary strategy in this year's Action Plan to complete the 5-year goals set forth in Brazoria County's 2025-2029 Consolidated Action Plan, of which this annual plan is the last.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	Brazoria County	Community Development & Welfare
HOME Administrator	Brazoria County	Community Development & Welfare

Table 1 – Responsible Agencies

Narrative (optional)

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, primary contact is Daphne Lemelle at (979) 864-1860, by email at DaphneL@brazoriacountytx.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.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

Brazoria County promotes coordination and consultation between public and assisted housing providers and governmental health, mental health and service agencies throughout the program year. Brazoria County's service area includes the unincorporated areas of the County as well as the incorporated areas of Alvin, Angleton, Bailey's Prairie, Bonney, Brazoria, Brookside Village, Clute, Danbury, Freeport, Holiday Lakes, Jones Creek, Lake Jackson, Manvel, Oyster Creek, Richwood, Sandy Point, Sweeny, Surfside and West Columbia. The incorporated areas of Hillcrest Village, Iowa Colony, Liverpool, Pearland, and Quintana, which are in the urban county area, have opted out of participation in the County allocation, or receive their own allocation of CDBG funding..

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(l))

Brazoria County's Community Development (BCCD) and Housing Agency (BCHA) are managed under the same leadership team and staff which allows coordination to easily occur between the two departments. While Brazoria County does not own public housing developments, and is Housing Choice Voucher only housing agency, BCCD and BCHA work closely with the community in advocating for increased affordable housing options in the county by partnering with many public and private agencies, as well as attending community resource events throughout the year. Additionally, staff work with developers interested in developing affordable housing, including those filing for Low-Income Housing Tax Credits or Section 202/811 funds.

Coordination is further increased through use of a direct referral portal, *Elevations*, in collaboration with the Community Health Network. This portal enhances coordination by allowing agencies to share information and make direct referrals for services. For mental health services, the County partners with Gulf Coast Center, the region's mental health agency providing services to residents with mental health and/or substance use disorders and intellectual disabilities, as well as disaster response services and a jail diversion program. The Gulf Coast Center also maintains an HIV outreach and case management program. For transportation services, the County coordinates with the Gulf Coast Transit District which provides on-demand low cost transportation through most of the county, particularly for the elderly and disabled.

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 Homeless Coalition of Brazoria County is part of the Texas Homeless Network's Balance of State Continuum of Care program (THN). BCCD and BCHA are members of the Homeless Coalition and actively participate in regular meetings to ensure housing resources and services are being directed to the most vulnerable. Locally, the County and local agencies serving the homeless are able to coordinate and collaborate at a higher level within Brazoria County. Coordination occurs through the Homeless Coalition meeting which includes representative agencies serving chronically homeless, homeless and at-risk homeless, homeless veterans, and youth aging out of foster care. BCCD has historically supported shelter services in the county. Currently, there are only 3 shelters in Brazoria County; two are domestic violence shelters operated by Women's Center of Brazoria County and the other is for general homeless populations operated by Salvation Army. Additionally, Brazoria County through the Housing Agency has applied for, received and administers housing stability vouchers (SV) and Foster Youth to Independence (FYI) vouchers which targets housing to homeless and at-risk homeless persons in the county, which requires regular coordination with our partners for referrals to the waitlist for these programs. Brazoria County through the Brazoria County Community Development Department maintains open contact with the THN and regularly consults with the Homeless Coalition and THN on strategies for funding opportunities, improving services, coordinated entry and increasing housing resources for vulnerable and homeless populations in Brazoria County.

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

Brazoria County staff attends the monthly Homeless Coalition meetings. With the establishment of a homeless coalition focused solely on Brazoria County, there is better coordination between the County and the other participants in the coalition. As the homeless population changes, so will the needs and the way we address, assess, and assist the population to the best of the Coalition's ability. Brazoria County no longer receives ESG funds therefore we no longer develop nor maintain performance standards for ESG funds, but we do still utility HMIS and maintain procedures for its use for SV referrals and for the HOME-ARP program.

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.

Brazoria County worked with Salvation Army to begin to address the needs at their shelter. Due to the overwhelming volume of clients they see, the condition of the facilities has shown the wear. Community Development staff also attends various social service meetings and gathers information and comments on the processes of our department and the County as a whole in addressing the various needs of families.

Brazoria County Community Development and the Brazoria County Housing Agency is organized under the same leadership and management which allows for seamless consultation in the action plan process regarding the housing needs of Brazoria County residents.

1	**Agency/Group/Organization**	TEXAS HOMELESS NETWORK
	Agency/Group/Organization Type	Services-homeless
	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 EHVs, SVs, 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-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services - Victims
	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 regarding 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.
3	**Agency/Group/Organization**	Brazoria County Center for Independent Living (BCCIL)
	Agency/Group/Organization Type	Services-Disabled Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	BCCIL is regularly consulted regarding needs of persons with disabilities in Brazoria County. BCCD makes presentations to BCCIL staff and consumers and received 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.
4	**Agency/Group/Organization**	BRAZORIA COUNTY HOUSING AGENCY
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	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 Agency 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 property's rents 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**	Gulf Coast Center
	Agency/Group/Organization Type	Services – Mental Health Services

	What section of the Plan was addressed by Consultation?	Non-housing Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.

Table 2 – Agencies, groups, organizations who participated

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

There were no agencies that Brazoria County identified that were not consulted during the preparation of this plan.

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
State Disaster Recovery Plan	Texas General Land Office	Flood Mitigation and Housing are the main goals in the 2016 State Disaster Recovery Action Plan, and the 2017 Harvey Action Plan, which is consistent with the goals of our Consolidated/Action Plan. Brazoria County is working with GLO to utilize the funding provided to address the needs established in those goals.
State of Texas CDBG Mitigation Action Plan: Building Stronger for a Resilient Future	Texas General Land Office	Implementing structural and non-structural projects, programs and partnerships to reduce risks and impacts of future natural disasters is the goal of the CDBG Mitigation Action Plan. Brazoria County has aligned its goals with the plan and is implementing local mitigation projects to increase resiliency to future natural disasters.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting

In general, the citizen participation and consultation activities are an on-going element of managing the HUD programs. The Community Development Department staff is available throughout the year to discuss programs and receive public comments, questions and feedback about the programs. When public comments are actively being solicited, such as during the development of local funding priorities and strategies, the development of annual Action Plan, and the development of the Consolidated Annual Performance and Evaluation Report (CAPER), reasonable advance notice is provided in English and Spanish through the County's website (www.brazoria-county.com), in the general circulation newspaper (The Facts) and in the Spanish paper (La Voz) if timing allows. Public hearings are held at the East Annex. The staggered times of the meetings allows County residents various opportunities to address their concerns with a time that fits into their schedule.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reason	URL (If applicable)
Advertisement in English newspaper (The Facts) 6/16/2026	All Citizens	TBD	TBD	N/A	
Posting on County Website 6/16/2026	All Citizens	TBD	TBD	N/A	http://brazoriacountytx.gov/departments/housing-and-urban-development
Public Hearing -11/19/25	All Citizens	TBD	TBD	N/A	Evening Meeting—5:30 pm
Public Hearing- 6/30/2026	All Citizens	TBD	TBD	N/A	Evening Meeting- 5:30 pm
Public Hearing 7/9/2026	All Citizens	TBD	TBD	N/A	Morning Meeting- 10:00 am

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Brazoria County will use its PY 2026 CDBG and HOME allocations, to fund infrastructure, public facilities, housing activities, and public services activities. The County does not have CDBG program income, but, on occasion, will have HOME recapture funds, which will be used for HOME-eligible activities. Recapture funds are expended before allocation funds are spent to ensure program timeliness.

The County continues to seek agencies with a willingness and capacity to become a CHDO and develop housing with the CHDO set-aside funds. The County also continues to seek additional public service agencies to serve the low- to moderate-income residents. Through the Brazoria County Homeless Coalition, which is a member of The Balance of State Continuum of Care (CoC), as known as the Texas Homeless Network (THN), the county will support funding applications for HUD CoC funding to support local homeless response programs. As the County is no longer receiving a direct allocation of ESG funding.

This is the second year of the 5-Year Consolidated Planning period, the below table is reflective of the final funding that has been available to meet the needs identified in the 2025-2029 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Current Year				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Federal	Infrastructure, Public Facility, Public Services, General Admin	$1,461,303	$ 0.00	$0	$1,461,303	$3,959949	This is the second year of the 5-year Consolidated Plan (2025-2029). Expected remaining expenditures based on reducing remaining annual allocations by 5% each year.
HOME	Federal	Homeowner Rehab/reconstruction, General Admin	$470,874.12	$ 0	$0.00	$470,874.12	$1,275,406	This is the second year of the 5-year Consolidated Plan (2025-2029). Expected remaining expenditures based on reducing remaining annual allocations by 5% each year.

Table 3 - Expected Resources – Priority Table

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

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

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

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

Discussion

Brazoria County will use CDBG, HOME, County, City, and private funds in order to maximize the resources to address the priority needs of the low- to moderate-income residents of the participating areas of the County. Infrastructure, public services, public facilities, housing assistance, and homeless services will be the primary areas of funding for PY 2026.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	**Infrastructure Improvements (6)**				
1-1	Street Improvements (03K)	Non-Housing Community Development	Public Infrastructure Imp. - Street Improvements	CDBG: $123,500	950 persons assisted with improved public infrastructure SLE/AA
1-2	Street Improvements (03K)	Non-Housing Community Development	Public Infrastructure Imp. - Street Improvements	CDBG: $166,500	89 persons assisted with improved public infrastructure SLE/AA
1-3	Drainage Improvements (03I)	Non-Housing Community Development	Public Infrastructure Imp. - Drainage Improvements	CDBG: $166,500	133 persons assisted with improved public infrastructure SLE/AA
1-4	Water/Sewer Improvements (03J)	Non-Housing Community Development	Public Infrastructure Imp. - Water Improvements	CDBG: $213,347	24 persons assisted with improved public infrastructure SLE/AA
2	**Park Improvements (1)**				
2-1	Park Improvements (03F)	Non-Housing Community Development	Public Parks	CDBG: $220,000	3065 persons assisted with improved public facilities SLE/AA

3	**Public Facilities (1)**				
3-1	Public Facility Improvements (03Z)	Non-Housing Community Development	Public Facility Improvements	CDBG: $60,000	1500 persons assisted with improved public facilities SLE/AA
4	**Senior Services (2)**				
4-1	Senior Services (05A)	Non-Homeless Special Needs	Senior Services	CDBG: $25,000	115 persons assisted with supportive services SLE/AA
4.2	Senior Services (O5A)	Non-Homeless Special Needs	Senior Services	CDBG: $25,600	90 persons assisted with supportive services SLE/AA
5	**Youth & Children Services (3)**				
5-1	Youth & Children Services (05D)	Non-Housing Community Development	Youth & Children Services	CDBG: $38,500	99 youths assisted with supportive services SLE/S
5-2	Youth & Children Services (05D)	Non-Housing Community Development	Youth & Children Services	CDBG: $19,695	350 youths assisted with supportive services SLE/S
5-3	Youth & Children Services (05D)	Non-Housing Community Development	Youth & Children Services	CDBG: $8,100	300 youths assisted with supportive services SLE/S
6	**Food Banks (1)**				
6-1	Food Banks (05W)	Non-Housing Community Development	Food Insecurities	CDBG: $27,000	270 persons assisted with supportive services SLE/AA
7	**Services for Special Needs Populations (2)**				
7-1	Services for Special Needs Populations (05O)	Non-Homeless Special Needs	Services for Special Needs Populations – Mental Health	CDBG: $25,000	25 persons assisted with counseling services SLE/AA
7-2	Services for Special Needs Populations (05O)	Non-Homeless Special Needs	Services for Special Needs Populations – Mental Health	CDBG: $14,700	60 Alzheimer/Dementia patients assisted with supportive services SLE/AA
8	**Homeless and Domestic Violence Services (1)**				

8-1	Homeless and Domestic Violence Services 05G)	Non-Housing Community Development	Homeless and Domestic Violence Services – Human Trafficking	CDBG: $20,600	10 persons assisted with supportive services SLE/AA
9	**Subsistence Payments (1)**				
9-1	Subsistence Payments 05Q)	Non-Housing Community Development	Subsistence Program	CDBG: $15,000	10 families (20 persons) assisted with supportive services SLE/AA
10	**CDBG Administration (1)**				
10-1	CDBG Program Administration (21A)	N/A	N/A	CDBG: $292,260.60	N/A
	HOME Program				
11	Housing Rehab/Reconstruction	Affordable Housing	Owner occupied housing rehab/reconstruction	HOME: $333,572.00	2 Housing Units assisted DH/A
12	HOME CHDO Set-Aside/New Affordable Units	Affordable Housing	New construction of affordable owner-occupied housing	HOME: $66,715.00	0 Housing Units DH/A
13	HOME Program Administration	N/A	N/A	HOME: $44,476.00	N/A

Table 4 – Goals Summary

Goal Descriptions

1	**Infrastructure Improvements**	
1-1	**Goal Name**	**Street Improvements – 03K**
	Goal Description	The Town of Holiday Lakes will improve and pave courts and a few small roads that have never been improved. Project will encompass placement of approximately 6,164 linear feet of road base at 3" in depth and with 2" asphalt cover. Roads to be improved include Eastern Way, Basketball Court, Ward Court, South Sunset Drive, Primrose Drive, Tennis Court, Third Court, Volleyball Court, Creekside Court, Second Court, and Sitka Drive
1-2	**Goal Name**	**Street Improvements – 03K**
	Goal Description	City of Sweeny will improve approximately 4100 linear feet of roadway to address deteriorating conditions. Improvements to consist of street resurfacing, base repair if needed, and associated work to restore roadways to safe and serviceable conditions. Roads to be improved include Martin Luther King, Cedar Street, 4th Street, 3rd Street and Sycamore Street.
1-3	**Goal Name**	**Drainage Improvements – 03I**
	Goal Description	City of West Columbia will remove and dispose of buried corrugated metal culverts at vacant lots and excavate road ditches to grade and dispose of material offsite. The City will install 30" RCP along Austin, Washington and Carver Streets using cement stabilized sand and repair street surface. Work will also include replacement of 17 12" culverts with a minimum 15' or 18" RCP not to exceed 16' for single driveway and 20' for double driveway. Drainage ditches will be dug to grade along Alamo, Houston, Crocket, Travis and Bowie Street to drain out to Jefferson.
1-4	**Goal Name**	**Water/Sewer Improvements – 03J**
	Goal Description	Project to include engineering and construction costs of waterline improvements along Seashell Road. Village of Surfside Beach will procure an engineer to design a replacement waterline and will bid, award and install 2300 linear feet of new waterline along Seashell Road. Improvements will be made replacing the existing two inch water main with six inch c-900 line.
2	**Park Improvements**	
2-1	**Goal Name**	**Park Improvements – 03F**

	Goal Description	The City of Lake Jackson will demolish and replace existing restroom facility at Morrison Park, located at 507 That Way. Project includes purchase and installation of two prefabricated ADA-compliant restroom units designed for high-use public environments.
3	**New or Improved Public Facilities**	
3-1	**Goal Name**	**Public Facility Improvements – 03E- Neighborhood Facilities**
	Goal Description	GMZ Education and Development Center will purchase and install a generator to provide safe and climate controlled conditions during time of power outages which will allow the center to remain open to provide food pantry and other limited clientele services in the community. The GMZ Education and Development Center is located at 6437 FM 521 Road in Brazoria, Tx.
4	**Senior Services**	
4-1	**Goal Name**	**Senior Services – 05A**
	Goal Description	ActionS will provide homebound meals to the homebound elderly within Brazoria County.
4-2	**Goal Name**	**Senior Services – 05A**
	Goal Description	ActionS will provide transportation services to seniors within Brazoria County.
5	**Youth and Children Services**	
5-1	**Goal Name**	**Child Services - 05L**
	Goal Description	Boys & Girls Club will implement a comprehensive prevention program at various sites addressing positive outcomes in academic success, good character and citizenship, and healthy lifestyles among at-risk youth in Brazoria County.
5-2	**Goal Name**	**Youth Services - 05D**
	Goal Description	The Dream Center will provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
5-3	**Goal Name**	**Child Services - 05L**

	Goal Description	Junior Achievement will provide a 5 to 8 week program to instill leadership qualities in the low/mod income youths throughout Brazoria County by providing training on basic money management, career investigation, and benefits of staying in school.
6	**Food Banks**	
6-1	**Goal Name**	**Food Banks – 05W**
	Goal Description	Brazosport Cares will provide food and staple goods through their Food Pantries in Freeport and Sweeny to assist low/mod people in Brazoria County.
7	**Services for Special Needs Populations**	
7-1	**Goal Name**	**Mental Health Services – 05O**
	Goal Description	Counseling Connections will provide counseling services for mental health and trauma victims.
7-2	**Goal Name**	**Mental Health Services – 05O**
	Goal Description	The Gathering Place will use funds to provide for salaries, as well as food for their gatherings, which provide respite care, motivational and therapeutic assistance to their clients.
8	**Homeless and Domestic Violence Services**	
	Goal Name	**Victim Services—05G**
8-1	Goal Description	Refuge for Women will use funds for shift leader's salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
9	**Subsistence Payments**	
9-1	**Goal Name**	**Subsistence Payments – 05Q**
	Goal Description	Brazoria County Community Development will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.
10	**CDBG Administration**	

10-1	**Goal Name**	**General Program Administration – 21A**
	Goal Description	Funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the CDBG Program, including any direct staff and consulting services.
	HOME Program	
11	**Goal Name**	**Housing Rehab/Reconstruction**
	Goal Description	The County proposes to either rehabilitate or reconstruct two (2) substandard housing units which are occupied by low/mod income homeowners.
12	**Goal Name**	**HOME CHDO Set-Aside/New Affordable Units**
	Goal Description	The County has set-aside 15% of this fiscal year's HOME funds for CHDOs as mandated by the program to provide funding to construct homes to be sold or rented to low/moderate income families. Funding will be allocated to an CHDO-eligible activity.
13	**Goal Name**	**HOME Program Administration**
	Goal Description	These funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the HOME Program, including any direct staff and consulting services.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Housing Rehab/Reconstruction (R/R) is one the most needed programs in Brazoria County at this time. With the R/R program, homeowners must meet eligibility requirements, and some applicants cannot achieve this goal. While the program is open to all LMI applicants, the majority of the applicants that apply and are subsequently selected through a lottery basis for assistance meet the very low-income limit (30%). With Brazoria County flooding several times in the last few years, as well as the recent freeze and inflation restricting income for needed repairs, many families are applying for several different funding sources. Homeowners are counselled prior to any rehab work being completed and are encouraged to evaluate their income and living habits to determine if they will be

able to maintain the required insurance for the required affordability period. BCCD is also evaluating the applicants that are in a flood zone a little differently.

Once approved with our program, very few families turn down the assistance, but if they do, it is generally the affordability of the insurance or the lien requirement that the HOME program places on the home.

% Units affordable to Households earning	Owner Occupied Housing Rehab/Recon	First-time Homebuyer
30% AMFI	2	0
50% AMFI	0	0
80% AMFI	0	0
Total	2	0

Table 8 – Affordable Housing

Projects

AP-35 Projects – 91.220(d)

Introduction

Brazoria County's PY 2026 CDBG funds will provide water/sewer improvements; street improvements; park improvements; one public facility improvement and fund various public service organizations which serve youth, seniors, the disabled; and provide job training, food pantry services and subsistence payments. HOME funds will provide housing rehab/reconstruction to various low-income homeowners throughout the County based on an application process.

Projects

#	Project Name	Priority Need	Population
1	Holiday Lakes Street Improvements	P	NH
2	Sweeny- Street Improvements	P	NH
3	West Columbia- Drainage Improvements	P	NH
4	Surfside Village- Water Improvements	P	NH
5	Lake Jackson- Park Improvements	P	NH
6	GMZ Education Development Center- Generator	P	NH
7	ActionS Homebound Meals	P	SN
8	ActionS Transportation	P	SN
9	Boys & Girls Club Prevention Program	P	NH
10	Dream Center	P	NH
11	Junior Achievement	P	NH
12	Brazosport Cares Food Pantry	P	NH
13	Counseling Connections for Change	P	SN
14	Gathering Place Alzheimer Program	P	SN
15	Refuge for Women	P	H
16	BCCD Emergency Rent and Utility Assistance	P	NH
17	CDBG General Administration/Planning		
18	HOME Housing Rehab/Reconstruction	P	NH
19	HOME CHDO Set-Aside	P	NH
20	HOME General Administration		

Table 5 – Project Information

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

needs

The allocation priorities are based on a number of factors:

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

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

Brazoria County continues to face the obstacle of meeting underserved needs due to decreasing federal funding. When taken with inflation, increased cost of living and reduction in giving, it is more difficult than ever to serve families and individuals in need. While the County is taking advantage of other funding opportunities, there continues to be a struggle to ensure families remain stably housed with resources to live above the poverty line. Increasing development in the county is targeted to higher income families which has negative implications on funding formulas, and leaves the families living at or near the poverty line with little resources to thrive. BCCD has made it a priority to coordinate and leverage resources where we can to serve as many families as possible.

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

HOME funding is unable to fully address housing needs, which costs remain at an all-time high. Property values and related taxes burden homeowners on fixed incomes and lack of affordable housing has left very few affordable options for first time homebuyers. Brazoria County has prioritized funds for homeowner rehabilitation to ensure homeowners have some options for ensuring their homes remain in livable conditions. However, due to increased cost of

construction, funding only allows the county to assist about two homeowners per year, far below the more than twenty (20) applications received every year.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**Holiday Lakes- Street Improvements**
	Target Area	CT 6621/BG 1 in Holiday Lakes
	Goals Supported	Street Improvements – 03K - LMA
	Needs Addressed	Public Infrastructure Improvements: Street Improvements
	Funding	CDBG: $123,500 (total funding including PY 2023 funding $247,000)
	Description	The Town of Holiday Lakes will improve and pave courts and a few small roads that have never been improved. Project will encompass placement of approximately 6,164 linear feet of road base at 3” in depth and with 2” asphalt cover. Roads to be improved include Eastern Way, Basketball Court, Ward Court, South Sunset Drive, Primrose Drive, Tennis Court, Third Court, Volleyball Court, Creekside Court, Second Court, and Sitka Drive
	Target Date	12/31/27
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 950 persons, of which 86% are low/mod, will benefit.
	Location Description	Eastern Way, Basketball Court, Ward Court, South Sunset Drive, Primrose Drive, Tennis Court, Third Court, Volleyball Court, Creekside Court, Second Court, and Sitka Drive in Town of Holiday Lakes
	Planned Activities	Improve and pave courts and a few small roads that have never been improved. Project will encompass placement of approximately 6,164 linear feet of road base at 3” in depth and with 2” asphalt cover

2	**Project Name**	**Sweeny – Street Improvements**
	Target Area	6628.00 BG4
	Goals Supported	Street Improvements – 03K - LMA
	Needs Addressed	Public Infrastructure Improvements: Street Improvements
	Funding	CDBG: $166,500
	Description	City of Sweeny will improve approximately 4100 linear feet of roadway to address deteriorating conditions. Improvements to consist of street resurfacing, base repair if needed, and associated work to restore roadways to safe and serviceable conditions. Roads to be improved include Martin Luther King, Cedar Street, 4th Street, 3rd Street and Sycamore Street.
	Target Date	12/31/27
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 89 persons, of which 75% are low/mod, will benefit.
	Location Description	Martin Luther King, Cedar Street, 4th Street, 3rd Street and Sycamore Street.
	Planned Activities	Improve approximately 4100 linear feet of roadway to address deteriorating conditions. Improvements to consist of street resurfacing, base repair if needed, and associated work to restore roadways to safe and serviceable conditions
3	**Project Name**	**West Columbia - Drainage Improvements**
	Target Area	CT 6620.00/BG 1 in West Columbia

	Goals Supported	Drainage Improvements – 03I - LMA
	Needs Addressed	Public Infrastructure Improvements: Drainage Improvements
	Funding	CDBG: $166,500
	Description	City of West Columbia will remove and dispose of buried corrugated metal culverts at vacant lots and excavate road ditches to grade and dispose of material offsite. The City will install 30" RCP along Austin, Washington and Carver Streets using cement stabilized sand and repair street surface. Work will also include replacement of 17 12" culverts with a minimum 15' or 18" RCP not to exceed 16' for single driveway and 20' for double driveway. Drainage ditches will be dug to grade along Alamo, Houston, Crocket, Travis and Bowie Street to drain out to Jefferson.
	Target Date	12/31/27
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 133 persons, of which at least 51% are low/mod, will benefit.
	Location Description	Austin, Washington, Carver streets and ditch improvements along Alamo, Crocket, Travis and Bowie streets.
	Planned Activities	Remove and dispose of buried corrugated metal culverts at vacant lots and excavate road ditches to grade and dispose of material offsite; install 30" RCP along Austin, Washington and Carver Streets using cement stabilized sand and repair street surface; and replace 17 12" culverts with a minimum 15' or 18" RCP not to exceed 16' for single driveway and 20' for double driveway. Also dig and grade ditches along Alamo, Houston, Crocket, Travis and Bowie Street to drain out to Jefferson.
4	**Project Name**	**Surfside Village- Water Improvements**

	Target Area	CT 6642 BG3 in Surfside Beach
	Goals Supported	Infrastructure Improvements – 03J - LMA
	Needs Addressed	Public Infrastructure Improvements: Water Improvements
	Funding	CDBG: $213,347
	Description	Project to include engineering and construction costs of waterline improvements along Seashell Road. Village of Surfside Beach will procure an engineer to design a replacement waterline and will bid, award and install 2300 linear feet of new waterline along Seashell Road. Improvements will be made replacing the existing two inch water main with six inch c-900 line.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 24 people, of which 79.2% are low/mod, will benefit.
	Location Description	Seashell Road, Surfside Beach
	Planned Activities	Engineering to design the waterline and construction for the installation of approximately 2300 feet of new waterline along Seashell Road.
7	**Project Name**	**Lake Jackson Park Improvements**
	Target Area	CT663200 BG 1, 2 in Lake Jackson
	Goals Supported	Public Facility Improvements – 03F - LMA

	Needs Addressed	Public Parks: Park Improvements
	Funding	CDBG: $220,000
	Description	The City of Lake Jackson will demolish and replace existing restroom facility at Morrison Park, located at 507 That Way. Project includes purchase and installation of two prefabricated ADA-compliant restroom units designed for high-use public environments.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3065 people, of which 61.3% are low/mod, will benefit.
	Location Description	Lake Jackson, TX
	Planned Activities	Purchase and installation of two prefabricated ADA-compliant restroom units designed for high-use public environments.
8	**Project Name**	**GMZ Education Development Center- Public Facility Improvement**
	Target Area	Tract 664501 BG 4, in Brazoria, Texas
	Goals Supported	Public Facility Improvements- 03E- Neighborhood Facilities
	Needs Addressed	Public Facilities: Neighborhood Facilities
	Funding	CDBG: $60,000
	Description	GMZ Education and Development Center will purchase and install a generator to provide safe and climate-controlled conditions during times of power outages which will allow the center to remain open

		to provide food pantry and other limited clientele services in the community. The GMZ Education and Development Center is located at 6437 FM 521 Road in Brazoria, Tx.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1500 persons, of which at least 51% are low/mod, will benefit.
	Location Description	6437 FM 521 Road, Brazoria, TX
	Planned Activities	Purchase and install a generator.
9	**Project Name**	**ActionS Homebound Meals**
	Target Area	Brazoria County Service Area
	Goals Supported	Senior Services – 05A
	Needs Addressed	Senior Services: Homebound Meals
	Funding	CDBG: $25,000
	Description	Provide funding to ActionS for the provision of home-delivered meals to homebound elderly.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed	Approximately 115 elderly persons will benefit.

	activities	
	Location Description	313 West Mulberry, Angleton, Texas (serving entire County)
	Planned Activities	Provide home-delivered meals to 115 homebound elderly.
10	**Project Name**	**ActionS Transportation**
	Target Area	Brazoria County service area
	Goals Supported	Senior Services – 05A
	Needs Addressed	Senior Services: Transportation
	Funding	CDBG: $25,600
	Description	Provide funding to ActionS for transportation services to seniors.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 90 seniors will benefit.
	Location Description	313 W. Mulberry, Angleton, Texas (serving county-wide)
	Planned Activities	Provide funds to ActionS for transportation services to 90 seniors.
11	**Project Name**	**Boys & Girls Club Prevention Program**

	Target Area	Brazoria County Service Area
	Goals Supported	Child Care Services – 05L
	Needs Addressed	Youth and Child Services: Prevention program
	Funding	CDBG: $38,500
	Description	Boys & Girls Club will implement a comprehensive prevention program at various sites addressing positive outcomes in academic success, good character and citizenship, and healthy lifestyles among at-risk youth in Brazoria County.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 99 low/mod youths will benefit.
	Location Description	4005 Technology Drive, Suite 2130 (serving county-wide)
	Planned Activities	Provide funding to Boys & Girls Club for prevention programs for at-risk youths.
12	**Project Name**	**Brazosport Cares Food Pantry**
	Target Area	Brazoria County
	Goals Supported	Food Banks – 05W
	Needs Addressed	Food Pantry: Food Bank

	Funding	CDBG: $27,000
	Description	Brazosport Cares will pay employees in charge of their food and staple goods at their Food Pantry in Freeport and Sweeny to assist low/mod people in Brazoria County.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 270 low/mod persons will benefit.
	Location Description	923 N. Avenue F, Freeport, Texas (serving Brazoria County).
	Planned Activities	Provide assistance to the Brazosport Cares Food Pantry (Freeport and Sweeny locations) to provide food and staple goods to approximately 270 low/mod people in Brazoria County.
13	**Project Name**	**Counseling Connections for Change**
	Target Area	Brazoria County Service Area
	Goals Supported	Mental Health Services – 05O
	Needs Addressed	Health Services: Mental Health Services
	Funding	CDBG: $25,000
	Description	Provide counseling services for low/ mod clients.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 low/mod people will benefit.
	Location Description	2549 Roy Road, Pearland, Texas (serving county-wide)
	Planned Activities	Provide counseling services for low/mod clients.
14	**Project Name**	**Dream Center**
	Target Area	Brazoria County Service Area
	Goals Supported	Youth services – 05D
	Needs Addressed	Youth and Child Services: School Supplies
	Funding	CDBG: $19,695
	Description	The Dream Center will provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 350- low/mod youths will benefit.

	Location Description	796 Brazosport Blvd South, Clute, Texas (serving county-wide)
	Planned Activities	Provide back to school supplies, personal care kits and food to assist low/mod youths in Brazoria County.
15	**Project Name**	**Gathering Place Alzheimer's Program**
	Target Area	Brazoria County Service Area
	Goals Supported	Mental Health Services – 05O
	Needs Addressed	Disabled Service: Special Population
	Funding	CDBG: $14,700
	Description	The organization will use these funds to provide food for their gatherings which provide respite care, as well as motivational and therapeutic assistance to their clients.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 low/mod individuals will benefit.
	Location Description	200 E. Mulberry, Angleton, Texas (serving County-wide)
	Planned Activities	Provide supportive services to 60 Alzheimer's/Dementia patients.
16	**Project Name**	**Junior Achievement**

	Target Area	Alvin, Angleton, Brazoria, Freeport, West Columbia & Wild Peach
	Goals Supported	Child Care Services – 05L
	Needs Addressed	Youth and Child Services: Prevention program
	Funding	CDBG: $8,100
	Description	The organization will provide a 5 to 8 week program to instill leadership qualities in the low/mod income youths throughout Brazoria County by providing training on basic money management, career investigation and benefits of staying in school.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 low/mod youths will benefit.
	Location Description	225 Parking Way, Lake Jackson, Texas (serving Alvin, Angleton, Brazoria, Freeport, West Columbia & Wild Peach)
	Planned Activities	Provide funding for leadership and personal development services to 300 low/mod youths.
17	**Project Name**	**Refuge for Women**
	Target Area	Brazoria County Service Area
	Goals Supported	Victims Services—05G

	Needs Addressed	Victims Services: Special Population
	Funding	CDBG: $20,600
	Description	Refuge for Women will use funds for shift leader's salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 women will benefit.
	Location Description	117 Hwy 332 West, Suite 159, Lake Jackson, Texas 77566 (serving county-wide)
	Planned Activities	Funds for shift leader's salaries, who will provide safe housing for women who have escaped sex trafficking or exploitation.
18	**Project Name**	**BCCD Emergency Rent and Utility Assistance**
	Target Area	Brazoria County Service Area
	Goals Supported	Subsistence Assistance – 05Q
	Needs Addressed	Subsistence Payments: Subsistence Program
	Funding	CDBG: $15,000
	Description	Brazoria County Community Development will provide emergency subsistence in the form of rent and utility assistance to low/mod residents of Brazoria County.

	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 families (20 persons) will benefit.
	Location Description	1524 East Mulberry, Suite 162, Angleton, Texas 77515 (serving countywide)
	Planned Activities	Provide emergency rent or utility assistance to prevent homelessness for 10 families (20 persons) at risk of eviction or having utilities cut off.
19	**Project Name**	**CDBG General Administration**
	Target Area	N/A
	Goals Supported	CDBG Program Administration/Planning
	Needs Addressed	CDBG Administration
	Funding	CDBG: $292,260.60
	Description	These funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the CDBG Program, including any direct staff and consulting services.
	Target Date	12/31/2027
	Estimate the number and type of families that will	N/A

	benefit from the proposed activities	
	Location Description	1524 E. Mulberry, Suite 162, Angleton, Texas.
	Planned Activities	Conduct program administration/management for CDBG program.
20	**Project Name**	**Housing Rehab/Reconstruction**
	Target Area	Brazoria County Service Area
	Goals Supported	Housing Rehabilitation/Reconstruction
	Needs Addressed	Housing Rehabilitation
	Funding	HOME: $353,155.59
	Description	The County proposes to either rehabilitate or reconstruct 2 substandard housing units which are occupied by low/mod income homeowners.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 low/mod households will benefit.
	Location Description	Locations in Brazoria County to be determined.
	Planned Activities	Assist 2 owner-occupied housing units with varying levels of rehabilitation or reconstruction.

21	**Project Name**	**HOME CHDO Set-Aside**
	Target Area	Brazoria County Service Area
	Goals Supported	New Housing Construction
	Needs Addressed	New Affordable Housing Units
	Funding	HOME: $70,631.12
	Description	Provide funding to CHDO for construction of 0 housing units.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	TBD; CHDO project pending selection
	Location Description	Location within Brazoria County to be determined.
	Planned Activities	Provide funding to CHDO for construction of 0 housing unit, as we do not currently have a qualified CHDO. (Project selection pending.)
22	**Project Name**	**HOME General Administration**
	Target Area	N/A
	Goals Supported	HOME General Administration
	Needs Addressed	HOME Administration

	Funding	HOME: $47,087.41
	Description	These funds will be used to pay for the administrative costs associated with the general management, oversight and coordination of the PY 2026 HOME Program, including any direct staff and consulting services.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	1524 E. Mulberry, Suite 162, Angleton, Texas.
	Planned Activities	Conduct program administration/management for PY 2026 HOME program.

Table 57 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

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

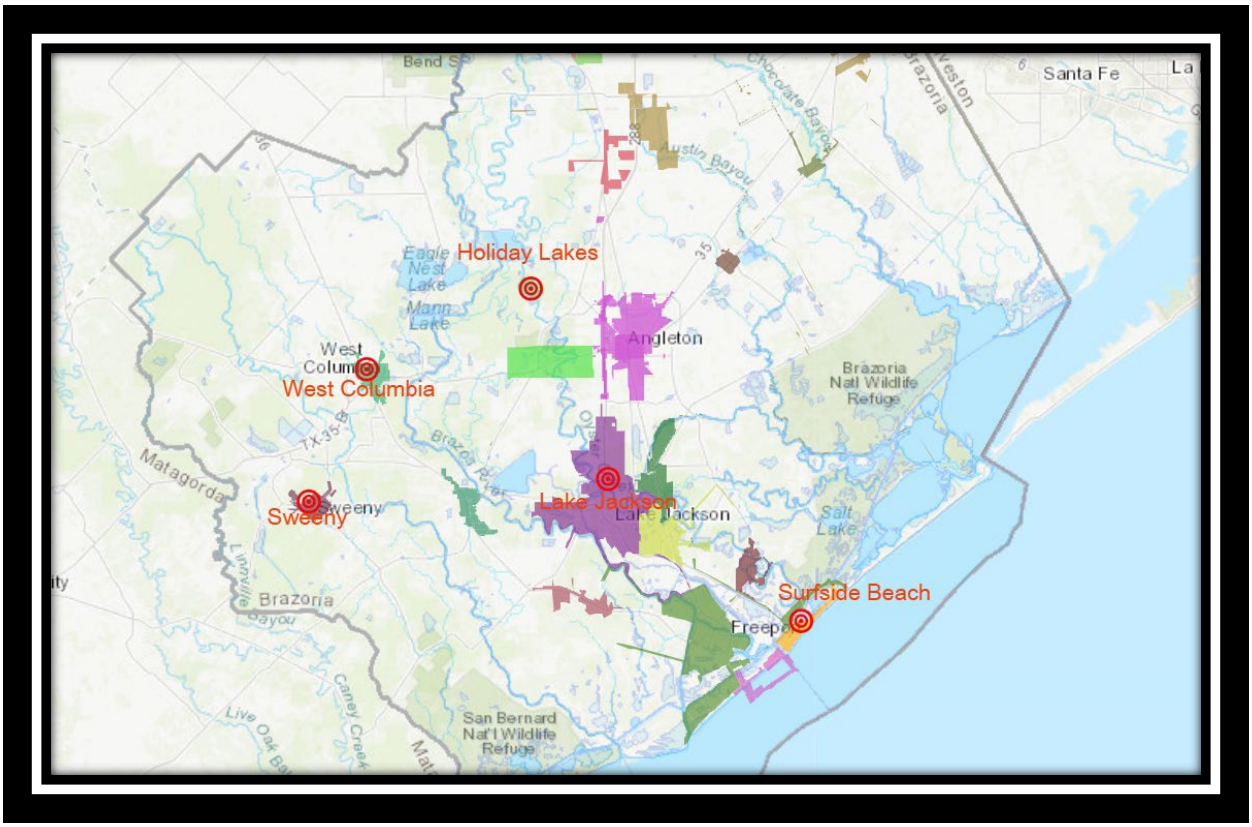
Based on the requests by this year's funded cities and within the eligible locations, projects, and priority needs, the County will allocate $949,847.40, (approximately 65% of the PY 2026 CDBG funds) to projects in five (5) participating Cities, and one public facility project (limited clientele service facility). The table below shows the amount allocated by city and the map that follows (also located in the attachments) shows the locations of those projects. Due to Brazoria County's Urban County service area and the Census Tracts/Block Groups being so spread out, very few projects cover the entire Census Tract and/or Block Group. Therefore, in many cases this requires income surveys to be done to determine service area qualifications. The projects listed in **Table 6** show which projects are survey qualified. The minority percentages of the surveyed areas are sourced from the 2020 Census data through the Houston-Galveston Area Council's (HGAC) interactive mapping tool based on the block group data. The County has allocated $219,195, or 15%, to public service agencies, which are located throughout the County. The balance of the PY 2026 CDBG allocation, $292,260.6, or 20%, is allocated to general administration. Overall the total PY 2026 CDBG allocation, excluding administration, is allocated 100% to low- to moderate income projects.

Geographic Distribution

Target Area	Amount	Percentage of Funds	Percentage of Minority	Low-mod Area
Holiday Lakes*	**$123,500**	**8.0%**	**77.1%**	**86%**
Lake Jackson	**$220,000**	**15.0%**	**42.7%**	**61.3%**
Sweeny*	**$166,500**	**11.4%**	**30.0%**	**75%**
West Columbia*	**$166,500**	**11.4%**	**57.8%**	**51%**
Surfside Village*	**$213,347.40**	**14.60%**	**17.3%**	**79.2%**
Brazoria County Service Area	**$571,455.60**	**39.0%**		
TOTAL	**$1,510,632**			

Table 6 - Geographic Distribution

*Cities that conducted surveys



Map 1- Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County allocates funds to each participating City on 3-year rotating basis. The funded City designates a project within a low- to moderate-income area within their jurisdiction. These projects are reviewed for activity eligibility and to determine if they address a priority goal as established in the 5-year Consolidated Plan (Con Plan) and meet a national objective. A map above shows the location of the geographic investments.

Discussion

A designated City official determines the projects of greatest need for their City and the availability of matching funds. In addition, the County Commissioner's receive funds to allocate to the public service agencies for area-based projects of highest need within the priorities determined through the citizen participation process and established in the Con Plan. The County Judge fills in the gaps as needed for the agencies funded each year. As with the City officials, the Commissioners are the best suited to determine the greatest needs, and also find ways to match or leverage funds to help implement the activities in their precinct.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	2
Special-Needs	0
Total	**2**

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental/Utility Assistance	10
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	**12**

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

Brazoria County will utilize CDBG and HOME funds to maximize the number of households that are provided affordable housing through rental assistance (subsistence payments and homeless prevention programs), and owner-occupied rehabilitation (rehab of existing units and septic system replacement). Some Public Service agencies apply for CDBG for subsistence payments which may prevent homelessness. Although allowable, Brazoria County does not normally utilize the regular CDBG or HOME funds for homeless issues. As the County is no longer receiving Emergency Solutions Grant through the entitlement process, activities addressing homelessness are not reflected in the table above. Additionally, now that the county no longer qualifies for the ESG funding, this will tax the already stretched local and CDBG allocated funds.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

Actions to encourage public housing residents to become more involved in management and participate in homeownership

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

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable – PHA is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Brazoria County will continue to address the needs of the emergency shelters in the County through participation in the Homeless Coalition and through funding when available. The County uses CDBG public service funding to support Refuge for Women, a nonprofit focused providing safe shelter and services to women who have escaped human trafficking or exploitation.

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

Unfortunately, there is a major housing shortage in Brazoria County as well as the market rents are still high. Many families resort to either doubled-up situations, in shelters, unsheltered, or at risk of homelessness due to their limited income and the cost burden of unsubsidized housing. Brazoria County encourages all families in need to meet with a financial counselor to assist with

budgeting and their affordability of a unit, and how the family can sustain itself. Brazoria County coordinates with the homeless liaisons at the school districts and Youth and Family Counseling to assist homeless families in the transition to permanent housing.

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

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

Discussion

With Brazoria County no longer receiving ESG funds, coordination between agencies remains a high priority. Brazoria County, Salvation Army, Endeavors, Gulf Coast Center, ISD Homeless Liaisons and United Way of Brazoria County will coordinate to address all areas of homelessness, whether it be households who are at risk of eviction or utility disconnections, homeless individuals and families who are either unsheltered, in an emergency shelter, doubled-up and needing rapid rehousing, and unaccompanied homeless youth in need of emergency shelter.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

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

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

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

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

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

return on residential investment

Cities that defer property taxes for the elderly, or do not have property tax rates, assist in lowering the housing costs for homeowners. Most Cities' building codes or ordinances do not impede or limit the development or improvement of affordable housing in Brazoria County, but some cities do not allow group homes or defer taxes for the elderly or disabled. Within the last few years, Freeport passed an ordinance that requires a new home to be no less than 1,300 sq. feet. Brazoria County CD staff approached the City of Freeport to help modify this ordinance so that the families that live there can benefit from the HOME program. When building a home for an elderly, single homeowner, it is the CD Department's policy to build a 900 sq. foot home. This assists the homeowner to comply with the taxes and insurance requirement that is imposed on them, gives them a better living environment, and allows for easier maintenance. Brazoria County CD Dept. was successful in assisting the Freeport City Council in authorizing a change in the ordinance to assist homeowners who qualify for Community Development Department's HUD funding, build a home based on our requirements. This not only benefits the homeowner, but helps increase the City's property values and improve the neighborhood by removing the dilapidated home.

Brazoria County cannot change Council Members views, but they can contact these cities and discuss any issues and their rational behind the policy, especially those with new council members or new requirements. Brazoria County has been successful in changing ordinances and will continue to advocate for the change in policy when it comes to the low-income household.

Another strategy for reducing the barriers to affordable housing is to assist owners whose homes had damage from Hurricane Harvey and the winter freeze in applying for State funds to either repair or reconstruct their homes or get reimbursed for repairs made to prevent additional damage.

Discussion:

The County and its participating Cities are striving to remove barriers to affordable housing and improve the housing that is affordable through improving infrastructure in low- to moderate-income neighborhoods and rehabilitating existing owner-occupied housing. Moreover, Brazoria County Housing Agency assists extremely low- and low-income renters through the Housing Choice Voucher program to provide affordable rental housing options throughout the County. The Housing Agency also has preferences to help the elderly/disabled, Brazoria County residents, and the working class.

Brazoria County is using considerable HUD resources to ameliorate the barriers to affordable housing. More than $350,000 is allocated from the PY 2026 regular formula HOME grant to the

rehabilitation of owner-occupied housing. With the allocation of Stability Vouchers (5) and Foster Youth to Independence (FYI) vouchers, the Brazoria County Housing Agency will be able to increase the assistance to homeless and at-risk of homelessness persons and families.

AP-85 Other Actions – 91.220(k)

Introduction:

All of the actions conducted by the County to manage the three (3) HUD programs – CDBG, HOME and Section 8 HCV program – are aimed at reducing obstacles to meeting the housing, infrastructure, and supportive service needs of the communities within the County. The programs are aimed at reducing barriers to affordable housing and supportive services; increasing household incomes; and improving coordination and institutional structure for their applicants.

Actions planned to address obstacles to meeting underserved needs

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

When requested, Letters of Consistency with the Consolidated Plan will be issued to entities supporting those activities that are addressed in the 2020-2026 Con Plan.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

as well as all homeowner rehab clients.

Actions planned to reduce the number of poverty-level families

The County through the Community Development department, encourages all families in need, whether assisted with HUD funds or not, to attend a financial stability course to assist with budgeting and areas where save money to better provide for their families. Additionally, the County is utilizing HOME-ARP funding for the provision of housing stability services for low-income families. Each family is required to complete a Housing Stability plan with the goal of addressing how to increase income and better stabilize poverty level families including lifting them out of poverty.

Actions planned to develop institutional structure

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

Actions planned to enhance coordination between public and private housing and social service agencies

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

Discussion:

The County makes a conscientious effort to maximize the CDBG, HOME and HCV funding by coordinating programs and enhancing its own institutional structure and the capacity of subrecipients. With the Housing Agency and the Community Development staff housed in the same location, clientele on both sides benefit from referrals to various services or programs based on their particular need. BCHA also utilizes funding to the fullest by balancing utility allowances and occupancy standards with allocated Fair Market Rents (FMR) and funding. In

addition, the County's Commissioner's Court, through the project selection process, ensures that those with the greatest need receive the funding, thus maximizing the positive impact on the communities and residents while minimizing the barriers to neighborhood and personal improvement for the low- to moderate-income. Brazoria County allocates funds to each participating City and relies on the local officials to determine the best and highest use of those funds.

Brazoria County plans to affirmatively further fair housing by using outreach in the form of advertising (social media, newspapers, etc.); emailing flyers to places that commonly work with low/mod income, minorities and/or protected classes (public service agencies, real estate agents, certain County offices, Cities, libraries, etc.); and/or placing flyers at various community service fairs throughout the County that generally draws high populations of minority concentrations.

Program Specific Requirements

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

Introduction:

The following information discusses the use of Brazoria County's CDBG, HOME, & ESG funds and the guidelines regarding the HOME and ESG programs. With the County not receiving ESG funds this year, some discussions below have been removed.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

   There will be no other forms of investment. Housing Rehab/Reconstruction is the only program the County is funding this program year.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds**

when used for homebuyer activities as required in 92.254, is as follows:

Brazoria County has adopted the Recapture provision as referenced in 92.254 (a)(5)(ii), which states that if a homebuyer fails to maintain the home as his/her/their principal place of residence for the entire period of affordability, Brazoria County will recapture the the HOME funds. When a first-time homebuyer does not meet the affordability period of five years, the full amount is recaptured. In establishing the recaptured amount, Brazoria County is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary through foreclosure) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs per 92.254 (a)(5)(ii)(A).

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:**

Brazoria County has adopted the table below as the period of affordability for HOME assisted units. For the FTHB program, there is no proration of the investment. At closing, the full amount of the investment will be recaptured and returned to the County. The recaptured funds will then be used to fund another homebuyer purchasing an affordable unit or for use on an eligible Rehab/Reconstruction project currently under contract. For the HOME Rehab program, once the amount of assistance is determined and the work is completed, a lien is placed on the property based on the table below. If the homeowner no longer resides in the house as their principal residence, the recapture provisions are then triggered. Instead of the full amount due to the County per the Homebuyer guidelines, the amount to be recaptured is pro-rated based on the lien term and the length of time the homeowners occupied the property after the rehabilitation was complete. These funds are then used for another eligible homeowner for rehabilitation or reconstruction of their home.

HOME amount per-unit	Minimum period of affordability in years
Under $15,000	5
$15,000 to $40,000	10
Over $40,000	15
Reconstruction	20

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines**

required that will be used under 24 CFR 92.206(b), are as follows:

The County does not provide assistance to refinance existing debt for multi-family properties and thus has not adopted guidelines for doing so.

Discussion:

For Rehab/Reconstruction, the after-rehab value cannot exceed the 95% rule as determined by HUD. HOME Rehab/Reconstruction applicants are entered into a database and a random list is generated from all applications received. As funds are available, the next applicant is then verified for eligibility and the homeowner is assisted until funds are exhausted or are not enough to complete a project. Brazoria County has adopted a 20-year lien on reconstructed homes, in addition to the regular HOME affordability periods.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. **Include written standards for providing ESG assistance (may include as attachment)**

   N/A – Brazoria County did not receive ESG funding for PY 2026

2. **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

   Brazoria County's CE process consists of five (5) intake facilities (Brazoria County Women's Center, Gulf Coast MHMR Street Outreach, Salvation Army Emergency Shelter, True to Life Ministries, and United Way). When a family calls the CD Dept, they are referred to one of the intake agencies. The family is assessed, entered into HMIS, and referred to various agencies that provides the service or goods the family needs.

3. **Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

   N/A – Brazoria County did not receive ESG funding for PY 2026

4. **If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

   N/A – Brazoria County did not receive ESG funding for PY 2026

5. **Describe performance standards for evaluating ESG.**

   N/A – Brazoria County did not receive ESG funding for PY 2026

APPENDIX A

Action Plan Supplement - Fair Housing

Brazoria County completed its last Analysis of Impediments (AI) in 2020. An updated AI is planned and will be conducted when HUD provides updated guidance. The attached document reflects the Impediments that the 2020 AI found and the annual actions that are planned to address them this program year. PY 2026 Projects will address priority needs, minority concentrations, protected classes, persons with disabilities, homelessness, special needs, and/or non-housing needs as outlined in the 2025-2029 Consolidated Plan's Strategic Goals and Outcomes.

Location of:

Citizen participation	Pages 3-5 & 14
Consultation of Agencies	Pages 7-13
Annual Goals and Objectives	Pages 18-20
Goal Descriptions	Pages 21-24
Priority Needs	Page 26-28
PY 2026 Projects Summary (including Census Tracts/Block Groups)	Page 29-46
Geographic Distribution (including low/mod and minority concentration)	Page 47-48, Appendix D
Affordable Housing	Page 49-50
Barriers to Affordable Housing	Page 53-55

Impediment		Action Steps to Alleviate the Impediment	PY 2026 Goals
Demographic			
#1	1. Areas of minority and low-income concentrations	1a. Though the County acknowledges the impediment, there is no remedy it can take to address the issue of rural enclaves of minority concentration that were created a century ago and are maintained by minorities by choice.	
		1b. County will continue to encourage apartments in areas of opportunity to accept HCV and EHV vouchers, as well as any other grant assisted help.	Brazoria County Housing Authority encourages all apartment properties and other rental property owners to participate in accepting housing vouchers, and working to remove barriers to housing affordability and access through regular contact and outreach.
		1c. County will continue to provide funding for public services that are accessible to low-income & minorities	CD will fund food pantries, and health service programs that target low- to moderate- income individuals and families
		1d. County will continue to provide subsistence payment to prevent homelessness	CD will fund one (1) CDBG subsistence payment programs, and seek other funding to assist low and moderate income households to remain stably housed.
Housing			
#2	2. Shortage of rental housing	2a. No remedy can be carried out by County to address the shortage of rental housing	CD will continue their support of new housing developments throughout the County. The County has identified one CHDO and has awarded funding to provide affordable for-sale housing in the county during PY 2024; the county will continue to seek CHDOs interested in the developing affordable rental housing.
		2b. The County will continue to seek out potential CHDOs to build affordable rental housing	
		2c. The County will continue to support viable Low Income Housing Tax Credit applications.	

Impediment		Action Steps to Alleviate the Impediment	PY 2026 Goals
#3	3. Shortage of rental subsidies	3a. County will continue to request additional HCVs	The CD Department will continue to work with BCHA in seeking all available housing opportunities to increase rental housing in the county or work with partners to do so. During this program year, the County will pursue Foster Youth to Independence (FYI) vouchers to serve youth who have aged out of foster care.
		3b. County has no control over level of ESG funds for Rapid Rehousing but will continue to provide assistance	Currently, the County does not receive ESG funding but will pursue other opportunities that provide affordable, stablehousing to low-income households.
		3c. County will assist in the CoC applications for area funds to provide permanent supportive housing.	CD will participate in CoC meetings to join in the discussion of Balance of State funds, targeted projects, and the potential for Brazoria County non-profits to apply for Balance of State funds.
#4	4. Shortage of affordable owner-occupied housing	4a. County will rehabilitate or reconstruct units	CD proposes to assist at least two (2) families with the rehabilitation or reconstruction of their home.
		4b. County will contact potential CHDOs to encourage certification	The County has identified and awarded a CHDO with funding to develop affordable single family homeownership units in the county.
		4c. Habitat for Humanity will continue to purchase lots and build housing	No action will be taken this funding cycle.
		4d. County will continue to contact Habitat about housing being constructed	CD utilizes HfH for HOME match and will continue to support the construction of new affordable housing units.
		4e. County will continue to provide down-payment and closing cost assistance to first-time homebuyers	Downpayment assistance will be provided in partnership with the awarded CHDO.
		4f. County will continue to review the State-managed disaster recovery and mitigation projects to ensure homeowners and landlords are able to secure assistance	Disasters are unpredictable. When a natural disaster occurs, Brazoria County will coordinate with the General Land Office for funding opportunities and reach out to disaster recovery agencies to help spread the information regarding assistance and how to apply.

Impediment		Action Steps to Alleviate the Impediment	PY 2026 Goals
		4g. County will continue to review changing zoning ordinances and deed restrictions which create barriers to affordable housing	This is a continuous process for the CD Dept.
#5	5. Possible predatory lending or denial of loans	5a. The County has no authority to regulate lender requirements.	
		5b. The County will encourage area providers of homebuyer and financial stability education to market their services	No action will be taken this funding cycle.
		5c. The County will require homebuyer and financial stability education to first-time homebuyers receiving assistance and encourage them to attend prior to selecting home	Homebuyers through the CHDO project will be required to take homeownership education classes.
		5d. The County will conduct an annual fair housing workshop for realtors and lenders linked to the first-time homebuyers program	No action is proposed be taken this funding cycle. The County does not provide county wide homeownership assistance thus no fair are planned, but the County will continue to support such services and opportunities for Brazoria County residents.
Environmental/Environmental Justice			
#6	6. Natural disasters such as storm surge, flooding, windstorm damage	6a. The County has no control over natural disasters	
		6b. The County will ensure any new homes built with CDBG and HOME funds will comply with flood and windstorm codes	All homes build with HUD funds are windstorm engineered and inspected, and if applicable, elevated 2' above BFE (Base Flood Elevation), according to Brazoria County Floodplain requirements.
		6c. All down-payment and closing cost recipients will be required to select homes that comply with flood and windstorm codes	Homes sold through the CHDO funded acitivity will require compliance with flood and windstorm codes.

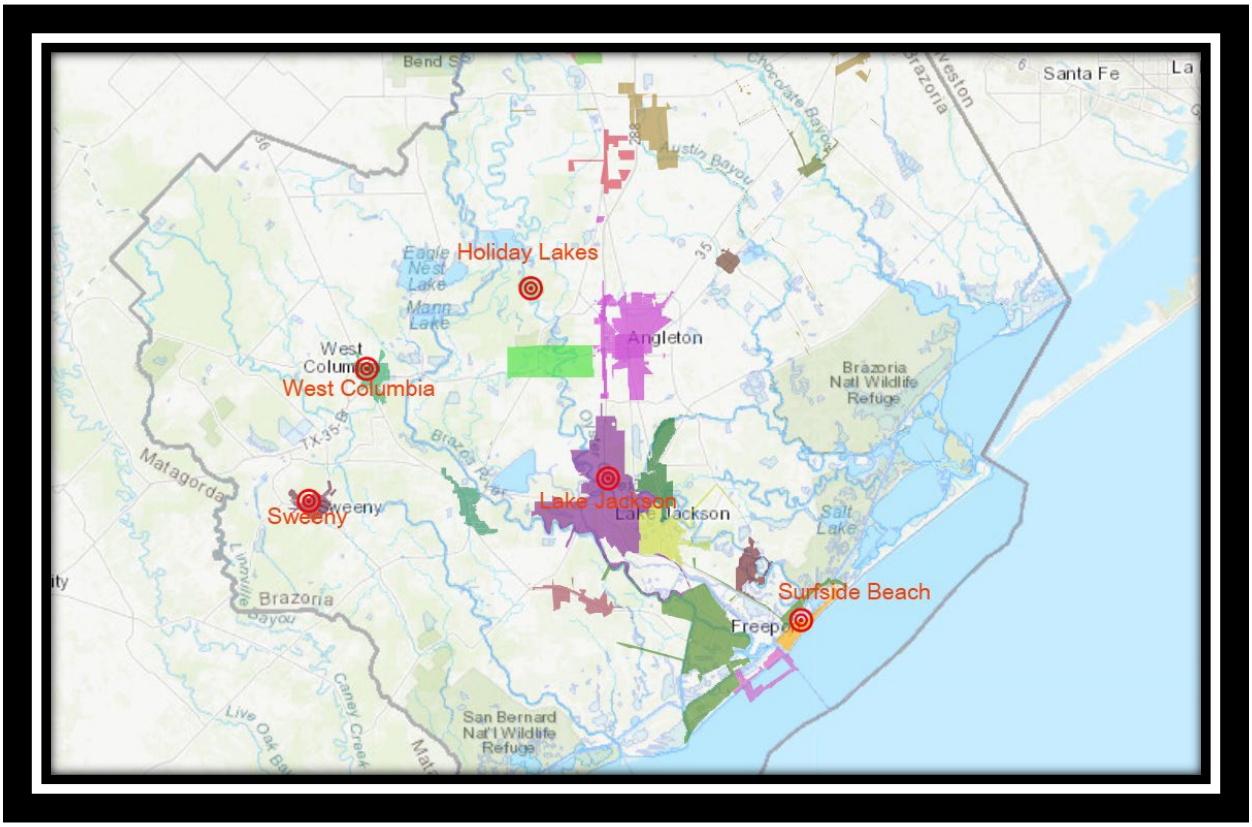
Impediment		Action Steps to Alleviate the Impediment	PY 2026 Goals
		6d. The County will fund drainage projects to prevent flooding	The County is funding one (1) drainage project in 2026 within a cooperative city location to mitigate and address flooding before it occurs. Additionally, GLO CDBG-DR and CDBG-MIT funds, however will be used to fund several drainage projects in the upcoming year.
#7	7. Quality infrastructure is limited in some areas	7a. The County will provide CDBG funds to cities for improvements to sidewalks, streets, water lines, water towers, and/or sewer lines	CD will fund two (1) water project this funding cycle.
#8	8. Parks and public facilities are insufficient or deteriorating	8a. The County will fund projects for the expansion or improvement of public parks and/or public facilities	CD will fund two (1) park improvement project this funding cycle.
#9	9. High number of brownfields and toxic substance locations in close proximity to areas of minority & low-income concentrations	9a. The County does not have funds to clean up the brownfields and toxic sites	
		9b. The County will review the location of housing assistance and will not allow assistance in areas of close proximity to toxic sites	The County will review all home rehabilitation projects for their proximity to toxic sites.
#10	10. Shortage of grocery stores, pharmacies, big box stores and dollar stores	10a. The County has no available remedy to address the lack of amenities in minority and low-income areas. However, the County will work with the Economic Development Alliance of Brazoria County to identify and implement incentives.	Many small cities and unicorporated areas now have Dollar General stores where they did not have any other comparible type of store. Dollar General stores now have most of the basic needs, including fruits and vegetables as well as frozen items. Harvest for the Hungry operates within the county providing residents with affordable and no-cost fresh vegetables and fruits through several Brazoria County pantries.

Impediment		Action Steps to Alleviate the Impediment	PY 2026 Goals
#11	11. Public transportation is very limited	11a. The County will discuss with Connect Transit the possibility to expand its service throughout the county.	The CD department will attend any outreach events with the Gulf Coast Transit District (formerly Connect Transit) and share any information related to expanded transit options in the county. Recently, transit services have been expanded and modified from fixed-route to demand response to address the transit needs of residents of the county.
#12	12. Limited LEP resources in schools	12a. The school districts are independent and the County has no authority or influence over their staffing and policies, however the County will entertain CDBG applications for unfunded LEP programs	No action to be taken.
#13	13. Hate crimes, bullying, crime in general	13a. The County will support efforts of its Sheriff Department and city and school district police departments to stem crime through distribution of flyers/posters	No action to be taken.
		13b. The County DA will monitor/investigate complaints filed against law enforcement	Ongoing. The CD Department will refer any known complaints in this area to the DA.
		13c. Law enforcement and the DA will investigate hate crimes, criminal discrimination and bullying	No action to be taken.
Legislative and Regulatory			
#14	14. Not all cities have adequate Fair Housing Ordinances	14a. The County will meet with cities without Fair Housing Ordinances to encourage the establishment	No action will be taken this funding cycle. Fair housing awareness is transmitted and made known to the cities through Fair Housing outreach and direct messages about actions the cities can take to uphold Fair Housing.
		14b. The County will devote time at CDAB meetings regarding Fair Housing Ordinances	The CD Department will also continue to ensure each participating city adopts a Fair Housing resolution every year.

Impediment		Action Steps to Alleviate the Impediment	PY 2026 Goals
#15	15. Not all cities allow group homes.	15a. The County will include a discussion on group homes in CDAB meetings.	No action will be taken this funding cycle. CDAB meetings have been suspended since the Pandemic. New means of community coordination will be identified in the County's upcoming Consolidated Planning process.
#16	16. Requirement among some cities of concrete driveways and carports	16a. The County will attempt to negotiate with cities about the requirements of driveways, concrete pads for carports and sidewalks when rehabilitating or reconstructing houses	CD dept. will continue to address the carport/driveway requirements with City officials.
		16b. The County will advise non-profit developers/builders of affordable housing on requesting waivers from driveway/carport requirements	Ongoing. The CD Deparment will meet with developers upon request as needed.
#17	17. Cities lack understanding about affirmatively furthering fair housing	17a. The County will devote CDAB meetings to discuss the requirements of affirmatively furthering fair housing	The CDAB has not been reinstated but the CD Department will work with participating cities through regular communication about housing opportunities and importance of affirmatively furthering fair housing.
		17b. The County will receive any complaints by advocacy groups and individuals regarding perceived violations to the Fair Housing Act.	CD Department will address any complaints as received.
		17c. A part of certifying that the County will affirmatively further fair housing, it will review and document its efforts and those of participating municipalities annually	CD will request that all participating Cities, as well as the County, promote affirmatively furthering fair housing and declare April as Fair Housing Month. The CD Department will conduct outreach activities by sharing fair housing information at community outreach events.

APPENDIX B

Narrative for the geographic distribution and the corresponding table below is discussed in AP-50.



Target Area	Amount	Percentage of Funds	Percentage of Minority	Low-mod Area
Holiday Lakes*	**$123,500**	**8.0%**	**77.1%**	**86%**
Lake Jackson	**$220,000**	**15.0%**	**42.7%**	**61.3%**
Sweeny*	**$166,500**	**11.4%**	**30.0%**	**75%**
West Columbia*	**$166,500**	**11.4%**	**57.8%**	**51%**
Surfside Village*	**$213,347.40**	**14.60%**	**17.3%**	**79.2%**
Brazoria County Service Area	**$571,455.60**	**39.0%**		
TOTAL	**$1,510,632**			

*Cities that conducted income surveys

APPENDIX C

Monitoring Process

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

The monitoring process consists of the monitor's examination of time records, client intake files, financial records, and equipment and machinery purchase records. During a monitoring visit the monitors have the right to view any and all files that are related to a particular program or activity that is being funded with CDBG funds. The County staff utilizes HUD's Monitoring Checklists and adds any project-specific items relevant to properly assess the overall quality of the activities. At the completion of the on-site visit, the staff meets with the subrecipient director and staff to discuss preliminary findings and possible resolutions. A letter is then sent to the subrecipient outlining areas of compliance and areas for which there are concerns or findings, with a process for remediation, and a timeframe for completion.

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

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

Once the contract is signed with the contractor, the Community Development staff is in constant contact with the contractor on the status of the work. Every time the contractor submits an invoice for payment, the staff inspects the property to verify that the work was completed. If it is a reconstruction, then the staff inspects all "cover ups" (foundation, framing/roof, electrical, plumbing, etc.). The windstorm inspector also inspects the work and the CD staff gets notification stating whether the inspection passed or there were some issues that the contractor needs to

address. Once the home is completed, the CD staff uses a checklist to verify that the home meets Brazoria County's HQS minimum property standards. The staff prepares a punch list of items to be fixed. On a rehabilitation project, the CD staff verifies that the contractor has completed the items on the bid, according to the bid specification, and signs off that the repairs are completed. When the punch list is completed and the homeowner produces evidence of Homeowners, windstorm, and flood insurance, if applicable, the staff issues a certificate of occupancy, and the homeowner is allowed to move in.

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

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

APPENDIX D- Public Notices, Public Hearings & Citizen Participation Supplemental Documentation

Summary of Program Year public comment and public hearings:

Public Hearing prior to completion of the Action Plan to solicit comments regarding community unmet needs:

1. **Public Notice Date**: November 6, 2025; Publication: *The Facts*; County Website: https://www.brazoriacountytx.gov/home/showpublisheddocument/20561/638987318027570000 ; https://www.brazoriacountytx.gov/home/showpublisheddocument/20563/638987319361070000 (Spanish)
    a. Public Comment Period: November 6-21, 2025
    b. **Public Hearing:** November 19, 2025, 5:30 pm
    c. No comments received.

Public Hearings after publication of the Action Plan to solicit comments about the proposed projects:

2. **Public Notice Date**: June 16, 2026; Publication: *The Facts*, County Website: https://www.brazoriacountytx.gov/departments/housing-and-urban-development/public-notices ; (English & Spanish)
    a. Public Comment period: June 16- July 17, 2026
    b. Public Hearing 1, June 30, 2026, 5:30 pm
    c. Public Hearing 2, July 9, 2026, 10:00 am
    d. Comments- to be updated after close of public comment period.

Attachments: Affidavit of Publication, & Website Screenshots

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:
- Nov 6, 2025

Notice ID: nlkSVqFRwXkWIIkuRG31
Notice Name: 2024 CAPER PUBLIC NOTICE 11-6-25

Publication Fee: $349.69

Edmar Corachia

_____
Agent

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Signed or attested before me on this: 11/06/2025

_____
Notary Public

Notarized remotely online using communication technology via Proof.

Newspaper page size: Width: 10.25 in., Height: 21 in.

PUBLIC NOTICE

2024 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) AND REQUEST FOR COMMUNITY INPUT ON NEEDS

Brazoria County's PY 2024 Consolidated Annual Performance Evaluation Report (CAPER) is available for review and comment at the Brazoria County Community Development Department located at 1524 E. Mulberry, Suite 162, Angleton, Texas, 77515 from 8 am to 5 pm, Monday through Friday, November 6 – November 21, 2025, and on our website at https://www.brazoriacountytx.gov/departments/housing-and-urban-development/caper . The PY2024 CAPER includes an annual assessment of the use of funds, the delivery of activities and the County's performance in meeting its goals for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and HOME Investment Partnerships-American Rescue Plan (HOME-ARP) activities. The public is encouraged to review and comment on this document.

Additionally, as a part of the CAPER comment period, Brazoria County is seeking citizen input on housing and community development needs including non-housing priority needs and fair housing.

Public Hearing

A public hearing will be held on Thursday, November 19, 2025 at 5:30 pm at the Brazoria County East Annex Lobby located at 1524 East Mulberry, Angleton, Texas to receive input and comments from the public. This venue is accessible for persons with physical disabilities. The public hearing will be conducted in English; however, Spanish and sign language interpreters can be made available upon request, and persons needing other special accommodations to attend the public hearing should contact Daphne Lemelle at (979) 864-1860, at least 48 hours prior to the hearing so that accommodations can be made.

Public Comment

Public comments on the PY2024 CAPER and community needs can be submitted to the Brazoria County Community Development Department, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, by fax to (979) 864-1089, or by email to BCCD@brazoriacountytx.gov . Please submit all comments by 5 pm November 21, 2025.



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2024 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) AND REQUEST FOR COMMUNITY INPUT ON NEEDS

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AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:
- Nov 6, 2025

Notice ID: o2ACBpqSoeEdR1bo8vMt
Notice Name: 2024 CAPER PUBLIC NOTICE 11-6-25 SPANISH

Publication Fee: $369.77

Edmar Corachia

_____
Agent

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Signed or attested before me on this: 11/06/2025

_____
Notary Public

Notarized remotely online using communication technology via Proof.

NOTICIA PUBLICA

INFORME ANUAL DE EVALUACION DE RENDIMIENTO CONSOLIDADO 2024 (CAPER)

El Informe Consolidado de Evaluacion de Rendimiento Anual 2024 del Condado de Brazoria estara disponible para revision y comentarios en el Departamento de Desarrollo Comunitario del Condado de Brazoria ubicado en 1524 E. Mulberry, Suite 162, Angleton, Texas, 77515 de 8 am a 5 pm, lunes a viernes, noviembre 6 – noviembre 21, 2025 y en nuestro sitio web en https://www.brazoriacountytx.govdepartments/housing-and-urban-development/caper. El PY2024 CAPER incluye una evaluacion annual del uso de fondos, la entrega de actividades y el rendimiento del condado al alcanzar sus metas del fondo del bloque para el Desarrollo Comunitario (CDBG), el programa de Socialidades para la inversion de Vivienda (HOME), y del plan de rescate americano (HOME-ARP). Se alienta al publico que revise y aporte su opinion sobre este documento.

Además, como parte del período de comentarios del CAPER, el condado de Brazoria está recabando opiniones de los ciudadanos sobre las necesidades de vivienda y desarrollo comunitario, incluidas las necesidades prioritarias no relacionadas con la vivienda y la vivienda justa.

Audiencia Publica
Una audiencia publica se llevara a cabo para recibir comentarios y aporte, el jueves, noviembre 19, 2025 a las 5:30 pm en la sala del edificio Anex del Condado de Brazoria ubicado en 1524 East Mulberry, Angleton, Texas. Este lugar es accessible par personas con incapacidades fisicas. Esta audencia publica sera en ingles, pero, interpretes en Espanol y lenguage de senas pueden ser accessibles si son requeridos, y personas que necesitan otras adaptaciones especiales deben comunicarse con Daphne Lemelle al (979) 864-1860, al menos 48 horas antes de la audencia publica para poder hacer las acomodaciones necesarias.

Comentario Publico
Comentarios publicos sobre el CAPER PY 2024 pueden ser submitidos al departamento de Desarrollo Comunitario del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas, 77515 o al fax (979) 864-1089, o por correo electronico a BCCD@brazoriacountytx.gov. Por favor de enviar cualquier comentario antes de las 5:00 p.m. del 21 de noviembre del 2025.



NOTICIA PUBLICA

INFORME ANUAL DE EVALUACION DE RENDIMIENTO CONSOLIDADO 2024 (CAPER)

El Informe Consolidado de Evaluacion de Rendimiento Anual 2024 del Condado de Brazoria estara disponible para revision y comentarios en el Departamento de Desarrollo Comunitario del Condado de Brazoria ubicado en 1524 E. Mulberry, Suite 162, Angleton, Texas, 77515 de 8 am a 5 pm, lunes a viernes, noviembre 6 – noviembre 21, 2025 y en nuestro sitio web en https://www.brazoriacountytx.govdepartments/housing-and-urban-development/caper. El PY2024 CAPER incluye una evaluacion annual del uso de fondos, la entrega de actividades y el rendimiento del condado al alcanzar sus metas del fondo del bloque para el Desarrollo Comunitario (CDBG), el programa de Socialidades para la inversion de Vivienda (HOME), y del plan de rescate americano (HOME-ARP). Se alienta al publico que revise y aporte su opinion sobre este documento.

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Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **The Brazosport Facts** on the dates indicated below.
If changes are needed, please contact us prior to deadline at **(979) 237-0100**.

Notice ID: mpQzPKWiwDF0BgcdD4TM | **Proof Updated: May. 27, 2026 at 01:21pm CDT**
Notice Name: 2026 action plan

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Mari Reyes marir@brazoriacountytx.gov (979) 864-1860	The Brazosport Facts

Columns Wide:	2	**Ad Class:**	Legals
Total Column Inches:	15.47		
Number of Lines:	58		

06/16/2026: General Legal	332.32
Affidavit Fee	45.00
Admin Fee	11.81
Subtotal	$389.13
Tax	$0.00
Processing Fee	$0.00
Total	**$389.13**

See Proof on Next Page

Public Hearing notice
Brazoria County 2026 Action Plan

Brazoria County expects to receive funding from HUD in the amount of $1,461,303 in CDBG funds and $470,874.12 in HOME Program funds during Program Year 2026. The County must publish the intended use of such funds through the Brazoria County Annual Action Plan (AAP).

A copy of the PY 2026 AAP which includes project descriptions and amounts is available for public viewing at the Brazoria County Community Development Department, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515; and online at:

https://www.brazoriacountytx.gov/departments/housing-and-urban-development/action-plan

PUBLIC COMMENT & PUBLIC HEARINGS

Written comments will be accepted through July 17, 2026, and can be submitted to BCCD@brazoriacountytx.gov , in person or through mail to the Brazoria County Community Development Department, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, or by fax to (979) 864-1089. Please submit all written comments by 4:00 pm July 17, 2026.

Public hearings will be held at **5:30 PM** on **Tuesday, June 30, 2026** , and **10:00 AM** on **Thursday, July 9, 2026,** at the Brazoria County East Annex located at 1524 E. Mulberry, Angleton, Texas.

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

Para información general, por favor llame a Daphne Lemelle al (979) 864-1860. Ademas, pueden presentarse observaciones por escrito al Departamento de Desarrollo de Comunidad del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515 o por fax al (979) 864-1089. Por favor de enviar cualquier comentario antes de las 4:00 p.m. del 17 de julio del 2026..

Published: June 16, 2026

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **The Brazosport Facts** on the dates indicated below.
If changes are needed, please contact us prior to deadline at **(979) 237-0100**.

Notice ID: Ff6FNtIURd8TairmX6Gy | **Proof Updated: May. 27, 2026 at 01:21pm CDT**
Notice Name: 2026 action plan spanish

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Mari Reyes marir@brazoriacountytx.gov (979) 864-1860	The Brazosport Facts

Columns Wide:	2	**Ad Class:**	Legals
Total Column Inches:	16.8		
Number of Lines:	64		

06/16/2026: General Legal	362.12
Affidavit Fee	45.00
Admin Fee	12.75
Subtotal	$419.87
Tax	$0.00
Processing Fee	$0.00
Total	**$419.87**

See Proof on Next Page

NOTICIA pÚBLICA
PLAN DE ACCIÓN DEL CONDADO DE Brazoria

El Condado de Brazoria espera recibir fondos del departe de HUD en valor de $1,461,303 en concepto de fondos del Programa CDBG y $470,87412 en concepto de fondos del Programa HOME durante el año de programación 2026. El Condado debe publicar el uso previsto de dichos fondos a través del Plan de Acción Anual del Condado de Brazoria (AAP).

Una copia del AAP del año programaático 2026, que incluye descripciones de los proyectos y las cantidades, está disponible para su visualización pública en el Departamento de Desarrollo Comunitario del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515; y en línea en:

https://www.brazoriacountytx.gov/departments/housing-and-urban-development/action-plan

COMENTARIOS Y AUDIENCIAS PÚBLICAS

Se aceptarán comentarios por escrito hasta el 17 de julio del 2026, y pueden enviarse a BCCD@brazoriacountytx.gov, en persona o por correo al Departamento de Desarrollo Comunitario del Condado de Brazoria, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, o por fax al (979) 864-1089. Envie Todos los comentarios por escrito antes de las 4:00 PM del 17 de julio del 2026.

Las audiencias públicas se llevarán a cabo a las **5:30 PM** el martes 30 de junio del 2026, y el jueves, 9 de julio del 2026 las **10:00 AM** , en el East Annex del Condado de Brazoria ubicado en 1524 E. Mulberry, Angleton, Texas

El lugar es accesible para personas con discapacidades físicas. Las personas discapacitadas, las que no hablen inglés, las que utilicen el lenguaje de signos y cualquier otra persona que necesite adaptaciones especiales y desee asistir a esta audiencia pública debe ponerse en contacto con Daphne Lemelle en el (979) 864-1860, al menos 48 horas antes de la audiencia para que se puedan realizar las adaptaciones necesarias.

For general information, please call Daphne Lemelle at (979) 864-1860. In addition, written comments may be submitted to the Brazoria County Community Development Department, 1524 E. Mulberry, Suite 162, Angleton, Texas 77515, or by fax to (979) 864-1089. Please submit any comments by 4:00 p.m. on July 17, 2026.

Published: June 16, 2026