Streamlined Annual PHA Plan *(HCV Only PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	**PHA Name**: Brazoria County Housing Agency, TX **PHA Code**: TX484 **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 10/2026 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Housing Choice Vouchers (HCVs)** 624 **PHA Plan Submission Type:** ☑ Annual Submission ☐ Revised Annual Submission **Public Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. The public may obtain copies of the 2026-2027 Annual PHA Plan and Administrative Plan: BCHA Administrative Office: 1524 E. Mulberry, Suite 162, Angleton, TX 77515 Agency Website: https://brazoricountycountytx.gov/departments/housing-and-urban-development/housing

☐ **PHA Consortia**: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☑	☐	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐	☑	Financial Resources.
☐	☑	Rent Determination.
☑	☐	Operation and Management.
☐	☑	Informal Review and Hearing Procedures.
☐	☑	Homeownership Programs.
☐	☑	Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
☐	☑	Substantial Deviation.
☐	☑	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

BCHA has made updates to its Administrative Plan. See attachment for detailed changes to the Administrative Plan. Major updates include:
1) Name change: Brazoria County Housing Authority is being replaced with Brazoria County Housing Agency to clarify and be consistent with the requirements of the Texas Local Government code.
2) Programs Administered-- new program added: Foster Youth to Independence (FYI) voucher program.
3) Preferences- EVH preference is added to allow EHV applicants to be housed as a priority under the HCV program.
4) Preferences- added details regarding process and documentation necessary to meet the Homeless preference requirement.
5) Federally Mandated Income Exclusions and De Minimus Errors in Income Determinations- Changes made for compliance with HOTMA requirements.
6) NSPIRE Inspections standards- updated adoption date to February 2027
7) Family Composition- updated this section to clarify when changes are made family composition.

B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☑ Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.
B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. Goal 1: Increase housing choice for assisted housing. Progress: BCHA has continued to reach out and recruit new landlords to promote greater housing choice. Fifteen (15) new property owners were added to the program during the last program year. Goal 2: Evaluate Payment Standards. Progress: Payment standards and utility allowances were reviewed and adjusted to make housing more affordable for the applicants in the program. Goal 3: Maintain High Performance SEMAP Scores: Progress: BCHA continued to manage and operate an effective and efficient housing program as demonstrated by maintaining a SEMAP High Performer rating with HUD. Goal 4: Staff shall continue to receive formal training. Progress: Staff have participated in several new and refresher training courses. New staff have participated and obtained certifications in Program and Executive Management as well taken Financial Management training. Additional Actions: BCHA continues to expand housing opportunities for persons who are homeless by collaborating with the local homeless coalition and by pursuing funding opportunities to expand housing resources locally and on a federal level by pursuing and obtain Foster Youth to Independence (FYI) vouchers. *SEMAP- Section 8 Management Assessment Program

B.4	**Capital Improvements.** – Not Applicable
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y N N/A ☐ ☑ ☐ (b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☑ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Overview: Given that Brazoria County Housing Agency operates no public housing and all program participants are Housing Choice Voucher or Emergency Housing Voucher program participants, BCHA selected and engaged the 2026-2027 Resident Advisory Board (RAB) via individual calls and surveys to obtain comments regarding BCHA operations, 2026-2027 Annual Plan and Administrative Plan changes. This method of engagement was also practical since Brazoria County has limited public transportation and most of the advisory board members expressed concerns with traveling to the BCHA office centrally located within the county. Summary: 54 of 120 (45%) RAB members selected and surveyed responded to the RAB survey. RAB members were contacted via email, phone and regular mail, and follow-up calls were made to ensure responses were received. The 2026-2027 survey covered seven areas of focus: Program Experience, Inspection Services, Fair Housing, BCHA Mission and Goals, Program Preferences, Streamlining Processes and Program Fraud. Ratings and summaries of these surveyed area are as follows: • Program Experience- Respondents rated their BCHA Program Experience on average 9.5 out of 10. • Inspection Services-- Respondents rated Inspection Services 9.5 out 10. • Fair Housing--RAB members noted that BCHA should place greater emphasis on clearly informing participants of their rights, including how to report concerns and protections against retaliation.• Mission Statement: 54 of the 120 RAB members that responded indicated that they agree with the proposed Mission statement. • Five Year Goals: Nearly all agreed with the five-year goals with the exception that high SEMAP scores does not always mean the program is truly meeting the needs of families and individuals. • Program Preferences: Generally, members agreed with program preferences, with the working preference being the one most disagreed with. • Work Requirements for Work Eligible: 42 of the 54 (77.8%) RAB respondents agreed with work requirements for work eligible and 43 of the 54 (79.6%) respondents agreed that attending non-paid work related activities. • Term Limits: 34 of 54 (63%) agreed that a five (5) year maximum participation in the HCV program for non-elderly, non-disabled participants. 36 of the 54 (67% agreed with a Seven (7) year maximum.. • Technical Improvements: 35 of 54 (65%) RAB respondents agreed that BCHA should move its annual paper process online; and 27 of 35 (77%) agreed that BCHA should move to email communication as the primary communication method. • Fraud Prevention-53 of the 54 (98 %) respondents believed BCHA has been providing a high level of fraud prevention and reduction services. Analysis: RAB comments were carefully read and logged. The five year program goals and well as planned policy changes were further analyzed based on RAB comments and reviewed for the public comment period. BCHA will continue to review internal operations to determine any changes necessary to address comments provided by the RAB.

C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☑ (b) If yes, include Challenged Elements.

Instructions for Preparation of Form HUD-50075-HCVAnnual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section (24 CFR 903.11(c)(3)).

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA (24 CFR 903.7(e)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs**. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR 903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements (24 CFR 903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r).)

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.11(c)(3), 24 CFR 903.7(s)(1)).

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs.

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 **Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 *et seq*., 24 CFR 903.7(o)(1), and 24 CFR 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

BRAZORIA COUNTY HOUSING AGENCY
Administrative Plan Summary of Changes (2026-2027)

Description: Several changes are proposed to the Brazoria County Housing Agency (BCHA) Administrative Plan. These plan updates are based on HUD rule changes, current operations, and BCHA staff and leadership recommendations.

Provided below is a summary of the changes. Please note that this summary does not include every change made to the Administrative Plan but is a summary of the substantial changes that are reflective of the rule changes made through the Housing Opportunities Through Modernization Act (HOTMA) that are effective immediately, and other updates necessary to reflect clarifications and actual policies implemented by BCHA.

Summary of Changes—

- **Name Change-** Throughout the document, the Brazoria County Housing Authority name has been changed to Brazoria County Housing Agency to clarify that BCHA is an agency authorized to receive HUD funding for the Housing Choice Voucher program under the Brazoria County local government structure, but is not a Housing Authority organized under the Texas Local Government Code.
- **Section I. G. Programs Administered by BCHA**—this section updated to add the Foster Youth to Independence (FYI) Voucher program to the list of programs administered by BCHA.
- **Section III. C. Preferences-Preference for Active EHV Participants**—this section is updated to add a Preference for Active Emergency Housing Voucher (EHV) participants and allows them to be prioritized to receive the next Housing Choice Vouchers (HCV) issued in calendar year 2026. This preference is necessary to maintain stable housing for EHV families and participants based on HUD's guidance that all EHV funding will end in December 2026.
- **Section III. C. Preferences- Verifying Homeless Preference**—this section is updated to provide the documentation and verification requirements when a person is selected under the Homeless Preference category. If an applicant that is selected under Homeless Preference cannot meet the verification requirements to document eligibility, the applicant will be denied admission.
- **Section V. C. Trust Distribution and Annual Income-** this section updated to include information related to calculation of trust distributions into annual income for eligibility and annual recertification. This update is based on changes effective with HOTMA implementation.

- **Section V. E. Federally Mandated Income Exclusions (24 CFR 5.609(b)(22))** – Changes made to this section are based on PIH Notice 2023-27, and HUD guidance that enforcement of the new and/or clarified Income Exclusions will be enforced beginning July 1, 2025.

- **Section V. I. De Minimus Errors in Income Determinations**—This section added to adopt BCHA policy related to repayments to families when de minimus or other errors occur. When errors result in $30 or more in repayment to the family, BCHA shall issue a reimbursement payment to the participant family. For errors of less than $30, BCHA shall issue a credit to be paid in the next HAP payment cycle which will reduce the participant amount owed.

- **Section VII. National Standards for the Physical Inspection of Real Estate (NSPIRE) – formerly Housing Quality Standards (HQS)**- This section updated to reflect the new effective date of NSPIRE standards to be February 1, 2027.

- **Section VII. National Standards for the Physical Inspection of Real Estate (NSPIRE) – formerly Housing Quality Standards (HQS) A. 1. Local Housing Codes**- This section updated to add clarification that window screens must be undamaged and screen material must not have perforations to pass inspection.

- **Section XII. D. Requirements to Add to Family Composition-** Updates to this section clarify required documentation and alternative documentation that may be accepted when adding minors to the household specifically for cases when a minor is added to a household with relatives other than their mother or father, or when added to households of non-relatives. BCHA recognizes the complicated nature of such relationships involving the placement of minors with non-parent households including grandparents and extended family members. Additionally, to ensure no disruption in care BCHA is adopting flexible options to allow participants to add non-related minors that they may be caring for through non-traditional circumstances.

- **Section XXIV. Monitoring HAP Funds and Policy regarding termination of families in case of Shortfall—**This section is expanded to include local discretionary policy if shortfall in funding occurs and the Housing Agency must terminate assistance to families as a last resort to maintain compliance and resolve the shortfall. BCHA adopts the "Last In, First Out" policy if shortfall compliance requires termination of subsidies to remain within budget authority. Such policy excludes elderly and disabled participants. As a second tier, BCHA adopts families with subsidies less than $50 for termination in case of shortfall.

- **Section XXVIII. Foster Youth to Independence (FYI) Voucher Addendum**- this section added for new voucher program administered by the

Housing Agency. Among other requirements, this section adopts Sharing Housing as an option for FYI Voucher participants.

Glossary:

Added:

- **FYI-** Foster Youth to Independence

Definitions Added/Changed:

- Day Laborer
- Earned Income (24 CFR § 5.100)
- Family
- Foster Adult
- Foster Child
- Independent Contractor (24 CFR § 5.603(b))
- Seasonal Worker
- Unearned Income
- Unreimbursed Health and Medical Care Expenses and Reasonable Attendant Care and Auxiliary Apparatus Expenses Deduction

2026-2027 PHA Annual Plan – Attachment: Resident Advisory Board Comments

Overview:

Given that Brazoria County Housing Authority operates no public housing and all program participants are Housing Choice Voucher or Emergency Housing Voucher program participants, BCHA selected and engaged the 2026-2027 Resident Advisory Board (RAB) via individual calls and surveys to obtain comments regarding BCHA operations, Five Year Plan, 2026-2027 Annual Plan and Administrative Plan changes. This method of engagement was also practical since Brazoria County has limited public transportation and most of the advisory board members expressed concerns with traveling to the BCHA office centrally located within the county.

Summary:

54 of the 120 (45%) RAB members selected and surveyed responded to the RAB survey. RAB members were contacted via email, phone and regular mail, and follow-up calls were made to ensure responses were received. The 2026-2027 survey covered seven areas of focus: Program Experience, Inspection Services, Fair Housing, BCHA Mission and Goals, Program Preferences, Streamlining Processes and Program Fraud. Ratings and summaries of these surveyed area are as follows:

- **Program Experience--** Respondents rated their BCHA Program Experience on average 9.5 out of 10.
- **Inspection Services--** Respondents rated Inspection Services 9.5 out 10.
- **Fair Housing**--RAB members noted that BCHA is performing well in upholding fair housing practices and encouraged the agency to continue its current efforts. However, members recommended placing greater emphasis on clearly informing participants of their rights, including how to report concerns and protections against potential retaliation.
- **Mission Statement**: 54 of the 120 RAB members that responded indicated that they agree with the proposed Mission statement.
- **Five Year Goals:** Nearly all agreed with the five-year goals with the exception that high SEMAP scores does not always mean the program is truly meeting the needs of families and individuals.
- **Program Preferences**: Generally, members agreed with program preferences, with the working preference being the one most disagreed with.
- **Work Requirements for Work Eligible**: 42 of 54 (77.8%) RAB respondents agreed with work requirements for work eligible and 43 of 54 (79.6%) respondents agreed to attend non-paid work-related activities.
- **Term Limits**: 34 of 54 (63%) agreed that a Five (5) year maximum participation in the Housing Choice Voucher program for non-elderly, non-disabled participants. If adopted, term limits will only begin upon adoption of the policy and not from the beginning of tenancy for any existing participant. 36 of 54 (66.7%) agreed that Seven (7) year maximum participation in the Housing Choice Voucher program for non-elderly, non-disabled participants. If adopted, term limits will only begin upon adoption of the policy and not from the beginning of tenancy for any existing participant.
- **Technical Improvements**: 35 of 54 (65%) RAB respondents agreed that BCHA should move its annual paper process online; and 38 of 54 (70%) respondents agreed that BCHA should move to email communication as the primary communication method.
- **Fraud Prevention**—53 of the 54 (98%) respondents believed BCHA has been providing a high level of fraud prevention and reduction services.

Other added comments to the survey included appreciation for in persons meetings (BCHA implemented in-person meetings during calendar year 2026 due to HOTMA implementation). Comments regarding areas of improvement included ensuring property owners make quality repairs in units, consideration of procedures that allow participants adequate time to find a new unit, and recommendation to provide more program to assist families with achieving independence from government assistance.

Analysis:

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

Attachment: Annual Plan Survey Form, 2026-2027

Brazoria County Housing Authority Resident Advisory Board Survey- 2026-2027 Annual Plan Survey

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

Public Housing Agency: Brazoria County Housing Authority
Public Housing Agency Code: TX484

Name: _____

Date of Survey Completion: _____

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

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

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

Question	Very Unsatisfied----------Very Satisfied	N/A

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

Please add further comments here: _____

_____

_____

_____

3. Fair Housing:

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

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

☐ Yes
☐ Yes, some of them
☐ No

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

☐ Yes
☐ No
☐ I don't know

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

☐ Yes
☐ No
☐ I am not sure

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

_____

_____

_____

4. BCHA Mission:

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

Do you agree with the above mission statement?

☐ Yes

☐ No

If no, how would you change it? _____

_____

_____

5. Five Year Plan Goals:

Below are the four Plan goals that BCHA adopted in its Five-Year Plan. Please indicate if you agree or disagree with the goal.

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

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

_____

_____

_____

6. **Program Preferences when selecting persons from the Waiting List:**
BCHA has adopted five (5) program preferences for new program admissions. Do you agree or not agree with these?

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

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

_____

_____

_____

7. **HUD is adopting rules that allow Housing Authorities to impose Work Requirements and Term Limits for Housing participants excluding the Elderly, Disabled, and Families with Children under six (6) years old. If BCHA were to adopt policies under these new rules would you agree with the following:**

a. Work Requirements for Work Eligible (<u>does not apply to</u> the Elderly, Disabled, or Families with children under 6 years old)	Agree	Disagree
1. **Work minimum 20 hours per week in paid employment or paid self-employment –** adult participants who are not excluded will be required to work a minimum 20 hours per week or be subject to program termination.		
2. **Attend non-paid work-related activities such as vocational education programs, community service program, or other education directly related to**		

employment —adult work-eligible participants who are not excluded and that do not receive paid employment will be required to engage in non-paid work-related activities such as vocational education, community service, other education (including GED certification).		
Note: BCHA will be required to provide supportive services as needed for persons required to seek paid employment or non-paid work-related activities, including referrals to job search assistance, connections to employment centers, and similar services.		
b. Term Limits (does not apply to Elderly, or Disabled)	**Agree**	**Disagree**
1. Five (5) year maximum participation in the Housing Choice Voucher program for non-elderly, non-disabled participants. If adopted, term limits will only begin upon adoption of the policy and not from the beginning of tenancy for any existing participant.		
2. Seven (7) year maximum participation in the Housing Choice Voucher program for non-elderly, non-disabled participants. If adopted, term limits will only begin upon adoption of the policy and not from the beginning of tenancy for any existing participant.		
Note: With the adoption of term limits, BCHA will be required to provide supportive services as needed to assist with attaining economic independence and self-sufficiency, including but not limited to referrals to job search assistance, connections to employment centers, transportation, child care and similar services.		

8. Ability to complete annual paperwork online?
Currently, BCHA only has an online application process to apply to the Waiting List. Should the annual paperwork process also be done online?

☐ Yes
☐ No

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

☐ Agree
☐ Do not agree

10. Program Fraud:

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

Do you believe the Housing Authority is providing a high level of fraud prevention and reduction actions?

☐ Yes

☐ No

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

_____

_____

_____

11. Other Comments:

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

_____

_____

_____

_____

_____

_____

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

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