

FORT BEND COUNTY

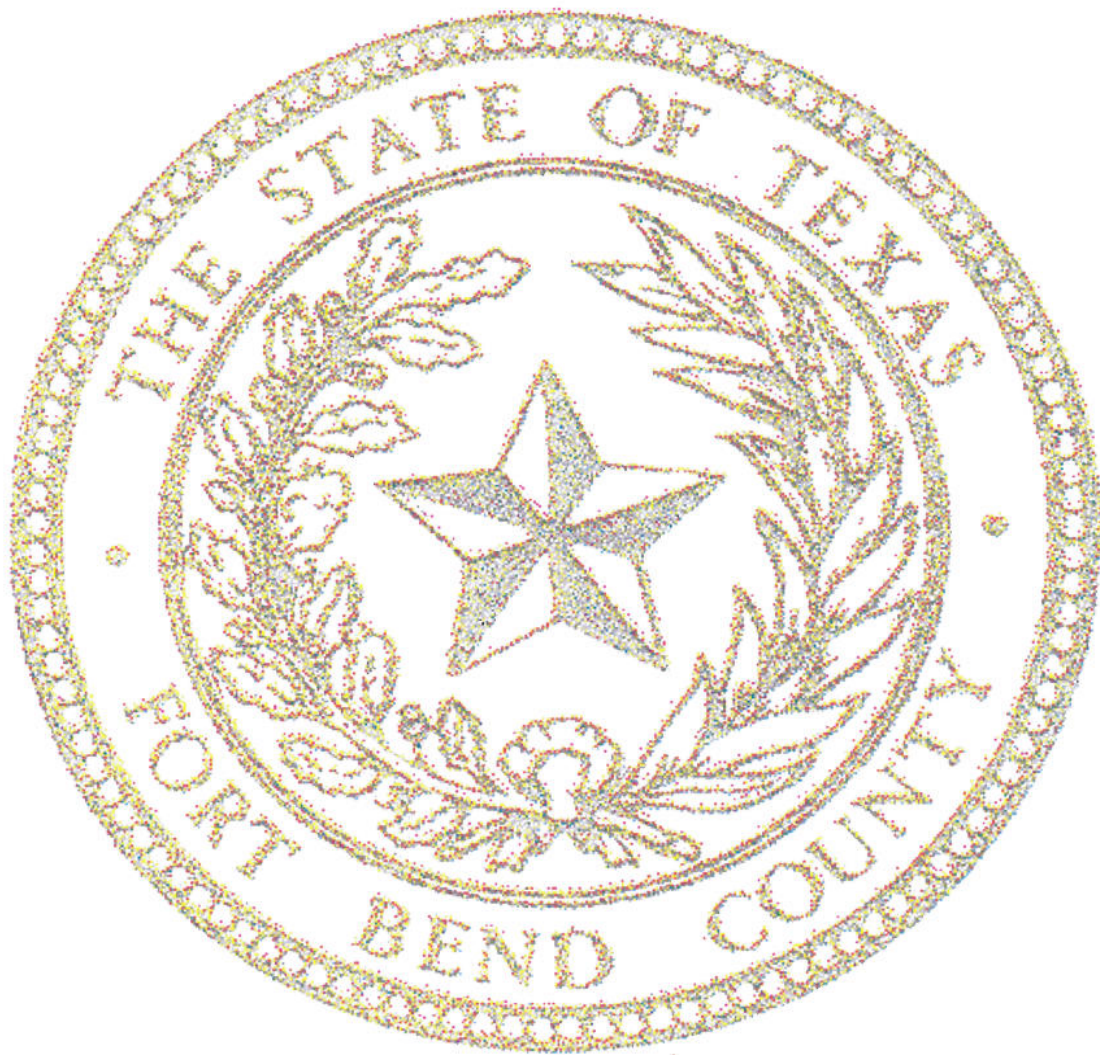
**FY 2010
CONSOLIDATED PLAN**

SEPTEMBER 1, 2010 - AUGUST 31, 2015

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOME PROGRAM
EMERGENCY SHELTER GRANT PROGRAM**



**COMMUNITY DEVELOPMENT DEPARTMENT
4520 Reading Road, Suite A
Rosenberg, Texas 77471
(281) 341-4410**



COUNTY OF FORT BEND, TEXAS

Robert E. Hebert
Richard Morrison, Commissioner
Grady Prestage, Commissioner
Andy Meyers, Commissioner
James Patterson, Commissioner

County Judge
Precinct 1
Precinct 2
Precinct 3
Precinct 4

**Fort Bend County, Texas
FY 2010 Consolidated Plan
Executive Summary**

Introduction

In 1995, Fort Bend County submitted its first Consolidated Plan as required by Title I of the National Affordable Housing Act of 1990. The Consolidated Plan is a single submission for the planning and application aspects of the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons With AIDS (HOPWA) formula programs, and all the community planning and development programs, as well as for housing programs. Fort Bend County's first Consolidated Plan covered the five-year period from September 1, 1995 to August 31, 2000. The County's FY 2000-2005 Consolidated Plan covered the period from September 1, 2000 to August 31, 2005. The County's third Consolidated Plan covered the five years from September 1, 2005 to August 31, 2010. The County's fourth five-year Consolidated Plan covers the period from September 1, 2010 to August 31, 2015.

The Service Area of the Consolidated Plan

The service area for the Fort Bend County FY 2010 Consolidated Plan includes the unincorporated area of the County and all the incorporated areas of the County that have interlocal agreements with the County. The incorporated areas include Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford and Thompsons. The service area does not include Katy, Houston, Missouri City, or Sugar Land. Missouri City and Sugar Land became HUD entitlement areas during the 1990's. In 2008, the community of Weston Lakes incorporated. Currently this area is provided services as if the area still was unincorporated. Weston Lakes will be asked to join the County's service area after the results of the 2010 Census are available.

Purpose of the Consolidated Plan

The overall goal of the community planning and development programs covered by the Consolidated Plan is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector including for-profit and non-profit organizations, in the production and operation of affordable housing by providing *decent housing, a suitable living environment, and expanded economic opportunities*. In addition, the Consolidated Plan discusses how the County will address the goal of ending chronic homelessness by 2012 and expanding minority homeownership.

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and

moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and providing affordable housing to low-income persons accessible to job opportunities.

A suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.

Expanded economic opportunities includes job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.

To the extent feasible the County is encouraged to include ways to address these goals as part of the Consolidated Plan. The Consolidated Plan also serves the following functions:

- (1) A planning document for the jurisdiction, which builds on a participatory process at the lowest levels;
- (2) An application for federal funds under HUD's formula grant programs;
- (3) A strategy to be followed in carrying out HUD programs; and
- (4) An action plan that provides a basis for assessing performance.

Contents

A complete Consolidated Plan consists of the information required in sections 91.205 through 91.230 of the Final Rule, submitted in accordance with instructions prescribed by HUD (including tables and narratives), or in such other format as suggested by HUD.

Fort Bend County is required to describe the lead agency or entity responsible for overseeing the development of the plan and the significant aspects of the process by which the Consolidated Plan was developed, the identity of the agencies, groups, organizations, and others who participated in

the process, and a description of the jurisdiction's consultations with social service agencies and other entities. The County is also required to include a summary of the citizen participation process, public comments and efforts made to broaden public participation in the development of the Consolidated Plan.

The Consolidated Plan Final Rule requires that local government jurisdictions' Consolidated Plans contain a housing and homeless needs assessment, a housing market analysis, a strategic plan, an action plan, and the required HUD certifications. Each of these sections is explained in more detail below.

Section I. Housing and Homeless Needs Assessment: This section describes the County's estimated housing needs projected for the ensuing five-year period. HUD requires that the plan estimate the number and type of families in need of housing assistance for extremely low-income, low-income, moderate-income, and middle-income families, for renters and owners, for elderly persons, for single persons, for large families, for persons with HIV/AIDS and their families, and for persons with disabilities. The plan also must describe the nature and extent of homelessness (including rural homelessness), addressing separately the need for facilities and services for homeless individuals and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with a table prescribed by HUD. The County also must estimate the number of persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and any other categories the County may specify and describe their supportive housing needs. In this section, the plan must estimate the number of housing units within the jurisdiction which are occupied by low-income families or moderate-income families that contain lead-based paint hazards.

Section II. Housing Market Analysis: In this section, the County must describe the significant characteristics of the jurisdiction's housing market, including the supply, demand, and condition and cost of housing and the housing stock available to serve persons with disabilities and to serve persons with HIV/AIDS and their families. The County must identify and describe any areas within the jurisdiction with concentrations of racial/ethnic minorities and/or low-income families, stating how it defines the terms "area of low-income concentration" and "area of minority concentration" for this purpose. In addition, the plan must describe the number of housing units in the County assisted by local, state, or federally funded programs. The plan also must describe the homeless facilities and services that meet the emergency shelter, transitional housing, and permanent supportive housing needs of homeless persons within the County. In addition, the plan must describe the special needs facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. This section of the plan also must identify local barriers to affordable housing and explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing in the jurisdiction are affected by public policies, particularly by policies of the jurisdiction, including tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

Section III. Strategic Plan: In this section, the County will indicate the general priorities for allocating investments geographically within the jurisdiction and among priority needs, as identified in the priority needs table prescribed by HUD. The County must address affordable housing, homelessness, other special needs population, and nonhousing community development needs in this section. This section describes the County's strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing; actions proposed or being taken to evaluate and reduce lead-based painting hazards; and the County's goals, programs, and policies for reducing the number of poverty level families. In addition, this section of the Consolidated Plan must explain the institutional structure, including private industry, non-profit organizations, and public institutions, through which the County will carry out its housing and community development plan. The County must describe its activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies.

Section IV. Action Plan: The action plan must include the Standard Form 424 for each of the County's formula allocation programs. This section of the Consolidated Plan must describe the Federal and other resources expected to be available to address the priority needs and specific objectives identified in the strategic plan. In addition, this section of the plan must include a description of the activities to be undertaken during the next year to address priority needs in terms of local objectives; a description of the geographic areas of the County in which assistance will be directed; the activities planned in the next year to address homeless and other special needs activities; and other actions that will be taken to meet the underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure; and enhance coordination between public and private housing and social service agencies. This section also describes the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will ensure long-term compliance with requirements of the programs involved including minority business outreach and the comprehensive planning requirements. The FY 2010 proposed projects are listed in the FY 2010 Consolidated Action Plan section of this summary.

Section V Certifications: This section includes the certifications, satisfactory to HUD, which must be included in the annual submission to HUD.

Fort Bend County did not change most of the data used in the FY 2005 Consolidated Plan for the FY 2010 Consolidated Plan. HUD provided CHAS data at the county level for FY 2008. However, the CHAS data was not available for the small cities within the County and for most of the data items analyzed in the FY 2005 Consolidated Plan. In addition, 2010 Census data was not available at the time of this report. American Community Survey (ACS) data was available for the County and for cities over 60,000. Data for the smaller cities, towns and census defined places (CDP) will not be available until late 2010 at the earliest. Thus, a complete analysis of the County and the incorporated areas that comprise the County's service area was not possible for the 2010 Consolidated Plan.

FY 2010 Consolidated Action Plan

Fort Bend County will receive \$2,135,284 in Community Development Block Grant (CDBG) Program, \$556,612 in HOME Investment Partnerships Program, and \$85,096 in Emergency Shelter Grant (ESG) Program funds directly from the U.S. Department of Housing and Urban Development (HUD) for program year 2010 (September 1, 2010 to August 31, 2011). The FY 2010 Consolidated Action Plan includes the proposed projects to be funded during FY 2010. These projects are listed below by program funding source. The recommended amount of funding for each project also is listed.

Community Development Block Grant Program:

Amount of Assistance Available for FY 2010:		\$2,135,284
Countywide	CDBG Program Administration and Planning	\$375,000
Countywide	CDBG/HOME Program Housing Rehabilitation Administration	\$95,000
Countywide	Fort Bend CORPS: Housing Repair Program	\$225,000
Arcola	Arcola Sanitary Sewer System Improvements	\$161,040
Kendleton	Twenty Year Growth and Infrastructure Study	\$40,000
Needville	Sanitary Sewer System Rehabilitation, Phase 3	\$250,000
Four Corners	FWSD No.2: Sanitary Sewer Improvements	\$186,374
Riverwood	MUD No. 19 Sanitary Sewer Improvements and, Phase 7	\$99,300
Richmond	North Richmond Sanitary Sewer Improvements, Phase 2	\$258,500
Rosenberg	North Side Sanitary Sewer Improvements, Phase 6	\$260,700
Countywide	ARC of FBC Social and Recreational Programs	\$27,667
Countywide	Brazos Bend Guardianship Services: Corporate Guardianship Program	\$25,000
Countywide	Child Advocates of FBC: Forensic Interviewer/Children's Services Coordinator	\$29,113
Countywide	FBC Women's Center: Shelter Support Services	\$29,556
Countywide	Fort Bend Seniors Meals on Wheels: Meals on Wheels Program	\$38,034
Countywide	Literacy Council of Fort Bend: Literacy Tutoring	\$35,000

HOME Investment Partnership Program:

Amount of Assistance Available for FY 2010:		\$556.612
Countywide	HOME Program Administration	\$55,661
	CHDO Set-Aside	\$83,492
Countywide	FBC Housing Rehabilitation Program	\$257,459
Countywide	Fort Bend CORPS: Housing Reconstruction	\$60,000
Countywide	Fort Bend Habitat for Humanity	\$100,000

Emergency Shelter Grant Program: ESG)

Amount of Assistance Available for FY 2010:	\$85,096
Countywide ESG Program Administration:	\$4,254
Countywide FBC Women's Center: Essential Services	\$25,528
Countywide FBC Women's Center Operations	\$55,314

The Fort Bend County FY 2010 Consolidated Plan Draft was available for public review and comment from Friday, May 28, 2010 to Wednesday, June 30, 2010. The public was encouraged to review this document and submit comments. The Consolidated Plan Executive Summary was available for review at all locations of the Fort Bend County Library and the Fort Bend County website: <http://www.co.fort-bend.tx.us>. In addition, copies of the draft FY 2010 Consolidated Plan were available from the Fort Bend Community Development Department, 4520 Reading Road, Suite A, Rosenberg, Texas.

A public meeting was held on Tuesday, June 22, 2010, 10:00 a.m., at the Fort Bend County Rosenberg Annex, 4520 Reading Road, Suite A, Rosenberg, Texas, to receive comments from the public regarding the draft FY 2010 Consolidated Plan.

Consolidated Annual Performance and Evaluation Report (CAPER)

The Consolidated Plan also reports with one performance report, the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER measures the County's performance under the Consolidated Plan goals and objectives. Fort Bend County's CAPER is due to HUD ninety days after the end of the jurisdiction's fiscal year. Fort Bend County's fiscal year ends on August 31st. The CAPER is due to HUD on November 30 of every year.

Performance Measurement System

Beginning in FY 2006, Fort Bend County began to incorporate performance measurement objectives, indicators and outcomes in its planning process. These objectives, indicators and proposed outcomes will allow for simplified data collection and reporting. Upon determining the national objective met by each activity, Fort Bend County selected indicators that relate to the local goals established in the County's Consolidated Plan. Fort Bend County then proposed the outcome for each activity and how the outcome would be measured.

Table of Contents

	Page
Introduction	
Section I: Housing and Homeless Needs Assessment	
A. General Demographics	
a. Background and Trends	1-1
b. Population of Fort Bend County.....	1-4
c. Households and Families	1-5
d. Nativity and Language.....	1-5
e. Geographic Mobility.....	1-5
f. Education	1-6
g. Disability.....	1-6
h. Industries.....	1-6
i. Occupations and Type of Employer	1-8
j. Travel to Work	1-8
k. Income.....	1-8
l. Poverty and Participation in Government Programs	1-8
m. Housing Characteristics	1-9
n. Occupied Housing Units Characteristics	1-10
o. Housing Costs.....	1-10
B. Households By Family Types and Housing Need	1-11
a. Low and Moderate-Income Population (Persons).....	1-11
b. Low and Moderate-Income Households	1-11
1. Income Categories.....	1-16
1a. Extremely Low-Income Households (Income Between 0 and 30 Percent of MFI)	1-16
1b. Low-Income Households (Incomes Between 30 and 50 Percent of MFI)	1-17
1c. Moderate-Income Households (Incomes Between 51 and 80 Percent of MFI)	1-21
1d. Other-Income Households (Incomes Above 80 Percent MFI).	1-23
2. Households and Family Types.....	1-25
2a. Tenure	1-25
Renter Households or Renter Occupied Housing Units	1-25
Owner Households or Owner Occupied Housing Units	1-26
2b. Household Size and Type	1-30
Elderly Households.....	1-32
Single Persons Households	1-34
Large Households.....	1-35
Persons With Disabilities	1-38
Persons With HIV/AIDS.....	1-40

Table of Contents

	Page
Section I: Housing and Homeless Needs Assessment (continued)	
c. Housing Needs	1-41
1. Housing Problems	1-41
2. Cost Burden	1-44
3. Housing Sustainability	1-46
4. Disproportionate Need	1-48
4a. Housing Problems	1-48
4b. Homeownership	1-48
5. Potential Lead Based Paint Hazards	1-50
5a. Potential Lead Based Paint Hazards By Area	1-50
5b. Renter-Occupied Housing Units	1-50
5c. Owner-Occupied Housing Units	1-50
5d. Low-Income Housing Units With Potential Lead Based Paint Hazards.....	1-52
d. Projections.....	1-53
1. Total Population.....	1-53
2. Households	1-54
C. Homeless Population.....	1-54
a. Definitions.....	1-54
b. General	1-55
c. Sheltered Homeless Population.....	1-57
1. Needs of Homeless Families With Children	1-57
2. Needs of Homeless Individuals	1-58
d. Unsheltered Homeless Population.....	1-59
1. Needs of Homeless Families With Children	1-59
2. Needs of Homeless Individuals	1-59
e. Homeless Subpopulations.....	1-59
f. Needs of Rural Homeless.....	1-61
g. Needs of Persons Threaten With Homelessness	1-61
D. Special Needs Persons (Non-Homeless Persons With Need For Supportive Housing)	1-62
a. Elderly Persons.....	1-62
b. Frail Elderly Persons.....	1-64
c. Persons With Disabilities	1-65
d. Persons With Alcohol or Other Drug Addictions.....	1-65
e. Persons With AIDS.....	1-70
E. Summary of Trends.....	1-70

Table of Contents

	Page
Section II: Housing Market Analysis	
A. Demand For Housing	2-1
a. One-Person Households	2-2
b. Small Households	2-3
c. Large Households	2-6
B. Supply of Housing	2-10
a. Single-Family Housing Units	2-14
b. Multi-Family Housing Units	2-14
c. Mobile Home Units	2-16
d. Other Housing Units	2-17
e. Vacant Housing Units (Status)	2-18
f. Five-Year Housing Unit Projections	2-21
g. Status and Tenure	2-21
1. Renter-Occupied Housing Units	2-23
2. Owner-Occupied Housing Units	2-25
3. Total-Occupied Housing Units	2-25
4. Vacant Housing Units	2-28
h. Housing Condition	2-28
i. Cost of Housing	2-34
1. Owner-Occupied Housing Units	2-34
2. Renter-Occupied Housing Units	2-38
j. Low-Income and Racial/Ethnic Concentrations	2-40
1. Concentration of Racial and Ethnic Population	2-40
2. Concentration of Low-Income Population	2-40
C. Public and Assisted Housing	2-41
a. Public Housing	2-41
b. Section 8 Housing	2-41
1. Tenant Based Assistance	2-41
2. Project-Based Assistance	2-41
3. Other	2-42
D. Homeless Facilities and Services	2-44
E. Special Needs Facilities and Services	2-44
F. Barriers of Affordable Housing	2-45
a. Description/Assessment of Relevant Public Policies	2-45
1. State of Texas	2-45
2. Fort Bend County	2-46
3. Local Governments	2-47

Table of Contents

	Page
Section III: Strategic Plan	
Introduction	3-1
A. Consolidated Plan Tables	3-2
a. Table 1A: Homeless and Special Needs Population (Continuum of Care: Gap Analysis)	3-3
b. Table 1B: Needs of Special (Non Homeless) Populations	3-4
1. Instructions for Table 1B: Needs of Special (Non-Homeless) Populations	3-4
2. Table 1B: Needs of Special (Non-Homeless) Population Narrative.....	3-6
c. Table 2A: Priority Housing Needs	3-7
1. Definitions	3-7
2. Section 215 Housing	3-8
3. Specific Instructions--Table 2A	3-8
d. Table 2B: Priority Community Development Needs.....	3-11
1. General Information	3-11
2. Community Development Needs	3-12
Public Facility Needs	3-12
Infrastructure Needs	3-16
Public Service Needs.....	3-18
Economic Development Needs.....	3-21
Planning Needs	3-22
e. Non-Housing Community Development Plan	3-25
B. Strategic Plan (Five-Year Strategy)	3-25
a. Decent Housing	3-25
b. A Suitable Living Environment	3-31
c. Expanding Economic Opportunities.....	3-34
C. Geographic Priorities.....	3-37
D. Barriers to Affordable Housing	3-37
E. Lead-Based Paint Hazards.....	3-38
F. Anti-Poverty Strategy.....	3-39
G. Institutional Structure.....	3-39
a. Private Industry	3-39
b. Non-Profit Organizations.....	3-39
c. Public Institutions	3-40
d. Local Governments.....	3-41
e. Overcoming Gaps In the Delivery System	3-41
H. Coordination	3-41
I. Monitoring Strategy	3-42
a. The Monitoring Process	3-42
J. Public Housing Agency.....	3-42
K. Public Housing Resident Initiatives	3-42
a. Table 4A: Priority Public Housing Needs Local Jurisdiction.....	3-42

Table of Contents

Page

Section IV: Consolidated Annual Action Plan

A.	Standard Form 424 Narrative	4-1
B.	Resources.....	4-1
a.	Federal Resources.....	4-1
b.	Other Resources.....	4-4
1.	Matching Requirements	4-4
2.	Publicly Owned Property	4-6
C.	Activities To Be Undertaken	4-7
a.	Listing of Proposed Projects Table Narrative (HUD Table 3).....	4-8
b.	Proposed Projects Table (HUD Table 3)	4-9
D.	Geographic Distribution	4-33
a.	Community Development Block Grant (CDBG) Program Activities.....	4-33
1.	Community Development Block Grant (CDBG) Low- and Moderate-Income Area Benefit Activities	4-33
2.	Community Development Block Grant (CDBG) Low- and Moderate-Income Limited Clientele Activities	4-33
3.	Community Development Block Grant (CDBG) Low- and Moderate-Income Housing Activities	4-33
b.	HOME Program Activities.....	4-36
c.	Emergency Shelter Grant Program (ESGP) Program Activities.....	4-36
E.	Homeless and Other Special Populations.....	4-37
a.	Prevention of Homelessness.....	4-39
b.	Emergency Shelter Needs	4-39
c.	Transitional Housing Needs	4-39
d.	Transition to Permanent Housing and Independent Living	4-40
e.	Special Needs	4-41
F.	Needs of Public Housing	4-41
G.	Anti-Poverty Strategy.....	4-42
H.	Lead-Based Paint Hazards.....	4-42
I.	Other Actions	4-43
a.	Actions to remove obstacles to meeting underserved needs.....	4-43
b.	Actions to foster and maintain affordable housing.....	4-43
c.	Actions to remove barriers to affordable housing	4-44
d.	Actions to develop institutional structure	4-45
e.	Actions to enhance coordination between public and private housing health and social service agencies	4-45
f.	Actions to foster public housing improvements and resident initiatives	4-46

Table of Contents

	Page
Section IV: Consolidated Annual Action Plan (continued)	
J. Monitoring	4-46
K. Performance Monitoring	4-46
L. Specific CDBG Program Submission Requirements	4-46
a. CDBG Activities Planned During Program Year	4-47
b. CDBG Program Income	4-47
c. CDBG Float-Funded Activities	4-47
d. CDBG Locations	4-47
e. CDBG Contingency	4-47
f. CDBG Urgent Need	4-47
M. Specific HOME Program Submission Requirements	4-49
a. HOME Program Activities Planned During Program Year	4-49
b. HOME Program Resale Provisions	4-49
c. HOME Program Tenant-Based Rental Assistance (TBRA)	4-50
d. HOME Program Other Forms of Investment	4-50
e. HOME Program Affirmative Marketing	4-51
f. HOME Program Minority/Women's Business Outreach	4-51
g. HOME Program Refinancing	4-51
N. Specific ESG Program Submission Requirements	4-52
O. Specific HOPWA Program Submission Requirements	4-52
P. National Goals	4-52
a. Ending Chronic Homelessness By 2012	4-52
b. Expanding Minority Homeownership	4-53

Section V: Certifications

Appendices:

- Appendix A: Public Comments
- Appendix B: Citizen Participation Plan
- Appendix C: Inventory of Services and Facilities
- Appendix D: Concentration of Racial and Ethnic Groups by Census Tract
- Appendix E: Concentration of Low- and Moderate-Income Persons by Census Tract
- Appendix F: Guidelines For Resale For Homebuyers
- Appendix G: Affirmative Marketing Strategy
- Appendix H: Minority/Women's Outreach Program
- Appendix I: Anti-Displacement Plan
- Appendix J: Fair Housing Plan: Executive Summary and Section III: Identification of Impediment to Fair Housing Choice
- Appendix K: Non-Housing Community Development Plan
- Appendix L: Monitoring Strategy
- Appendix M: HUD Table 3A: Summary of Special Annual Objectives

Table of Tables

	Page
Table 1: CDBG, HOME and ESG Program Allocations, Fort Bend County, Texas 1995-2008	8
 Section I: Housing and Homeless Needs Assessment	
Table 1.1: Population, Fort Bend County, Texas. 1850-2008	1-3
Table 1.2: Low and Moderate-Income Population By Area Fort Bend County, Texas. 1990 to 2000	1-12
Table 1.3: Total Households By Income Category, Fort Bend County, Texas. 2008	1-13
Table 1.4: Households By Race and Ethnicity and Income Category, Fort Bend County, Texas. 2008	1-15
Table 1.5: Extremely-Low-Income Households By Household Type, Fort Bend County, Texas. 1990 to 2000.	1-17
Table 1.6: Extremely-Low-Income Households By Race and Ethnicity and Area, Fort Bend County, Texas. 2000	1-18
Table 1.7: Low-Income Households By Household Type, Fort Bend County, Texas. 1990-2000	1-19
Table 1.8: Low-Income Households By Race and Ethnicity and Area, Fort Bend County, Texas. 2000.	1-20
Table 1.9: Moderate-Income Households By Household Type, Fort Bend County, Texas. 1990 -2000.	1-21
Table 1.10: Moderate-Income Households By Race and Ethnicity and Area, Fort Bend County, Texas. 2000	1-22
Table 1.11: Other-Income Households By Household Type, Fort Bend County, Texas. 1990-2000.	1-23
Table 1.12: Other-Income Households By Race and Ethnicity and Area, Fort Bend County, Texas. 2000.	1-24
Table 1.13: Renter Households By Income Category, Fort Bend County, Texas. 1990-2008.	1-26
Table 1.14: Owner Households By Income Category, Fort Bend County, Texas. 1990-2008	1-27
Table 1.15: Households By Race and Ethnicity and Tenure, Fort Bend County, Texas. 1990-2000.	1-29
Table 1.16: Households By Household Type, Fort Bend County, Texas. 1990-2008	1-30
Table 1.17: Total Households by Income Category and Household Type Fort Bend County, Texas. 2000	1-31
Table 1.18: Elderly Households By Income Category, Fort Bend County, Texas. 1990-2000	1-33
Table 1.19: Single Persons and Single-Person Households, Fort Bend County, Texas. 1980 to 2000	1-34
Table 1.20: One-Person Households By Area, Fort Bend County, Texas. 1990-2000	1-35

Table of Tables

Page

Section I: Housing and Homeless Needs Assessment (continued)

Table 1.21:	Large Households By Size, Fort Bend County, Texas. 1980-2000	1-36
Table 1.22:	Large Households By Area, Fort Bend County, Texas. 1990-2000	1-37
Table 1.23:	Mobility and Self-Care Limitation Households By Income Category and Housing Tenure, Fort Bend County, Texas 2000.....	1-39
Table 1.24:	Estimates of Persons With Human Immunodeficiency Virus (HIV)/AIDS, Fort Bend County, Texas. 2000-2002.....	1-40
Table 1.25:	Households By Income Category With Housing Problems, Fort Bend County, Texas. 1990-2000	1-41
Table 1.26:	Total Households By Income Category, Household Type and Housing Problems, Fort Bend County, Texas. 2000.....	1-43
Table 1.27:	Total Households By Income Category and Cost Burden, Fort Bend County, Texas. 2000	1-45
Table 1.28:	Maximum Affordable Housing Payment For Extremely Low-, Low-, and Moderate-Income Households By Household Size, Fort Bend County, Texas. 2005.	1-47
Table 1.29:	Maximum Affordable Housing Payment For Minimum Wage Salary, 1995 and 2005.	1-48
Table 1.30:	Percentages of Households by Income, Race and Ethnicity, and Housing Problems, Fort Bend County, Texas. 2000	1-49
Table 1.31:	Housing Units With Potential Lead Based Paint Hazards By Area, Fort Bend County, Texas. 2000.....	1-51
Table 1.32:	Estimate of Low-Income Housing Units With Potential Lead Based Paint Hazards, Fort Bend County, Texas. 2000.	1-52
Table 1.33:	Total Population and Population Projections, Fort Bend County, Texas. 1970-2025	1-53
Table 1.34:	Household Population and Population Projections, Fort Bend County, Texas. 1990-2025.	1-54
Table 1.35:	Estimated Homeless Population, Houston, Harris County and Fort Bend County, Texas. 2005	1-56
Table 1.36:	Subpopulation of Homeless Persons, Houston and Harris County, 2004.....	1-60
Table 1.37:	Reserved Beds for Sub-populations of Homeless Persons, Houston Metropolitan Area, 2004	1-61
Table 1.38:	Elderly Population (62 year and over), Fort Bend County, Texas. 1980-2000	1-64
Table 1.39:	Elderly Population (62 year and over) By Gender, Fort Bend County, Texas. 2000	1-63
Table 1.40:	Elderly Persons (65 years and over) With a Disability, Fort Bend County, Texas. 1990-2000	1-65

Table of Tables

Page

Section I: Housing and Homeless Needs Assessment (continued)

Table 1.41:	Characteristics of Substance Abuse Treatment Clients Treated in the County or Who Are Residents of the County, (TCADA-Funded Programs) Fort Bend County, Texas. 1997-2002....	1-66
Table 1.42:	Substance Related Deaths, Fort Bend County, Texas. 2000-2002.	1-68
Table 1.43:	Substance-Related Motor Vehicle Accidents, Fort Bend County, Texas. 2000-2001	1-68
Table 1.44:	Arrests for Substance-Related and Violent Crimes, Fort Bend County, Texas. 2000-2003	1-69
Table 1.45:	Estimate of Persons With Alcohol and Other Drug Addictions, Fort Bend County, Texas. 2002.	1-69

Section II: Housing Market Analysis

Table 2.1:	Total Households By Size, Fort Bend County, Texas. 1980-2000.....	2-2
Table 2.2:	Total Households By Area, Fort Bend County, Texas. 1990-2000	2-3
Table 2.3:	Total Households By Size and Area, Fort Bend County, Texas. 2000	2-4
Table 2.4:	One-Person Households By Area, Fort Bend County, Texas 1990-2000	2-5
Table 2.5:	Small Households By Size, Fort Bend County, Texas. 1980-2000.....	2-6
Table 2.6:	Small Households By Area, Fort Bend County, Texas. 1990-2000	2-7
Table 2.7:	Large Households By Size, Fort Bend County, Texas. 1980-2000.....	2-8
Table 2.8:	Large Households By Size and Area, Fort Bend County, Texas. 1990-2000	2-9
Table 2.9:	Total Housing Units By Type, Fort Bend County, Texas, 1980-2008.	2-11
Table 2.10:	Total Housing Units By Area, Fort Bend County, Texas. 1990-2000	2-12
Table 2.11:	Housing Units By Type and Area, Fort Bend County, Texas. 2000.	2-13
Table 2.12:	Multi-Family Housing Units By Type and Area, Fort Bend County, Texas. 2000	2-15
Table 2.13:	Total Mobile Housing Units By Area Fort Bend County, Texas. 1990-2000	2-17
Table 2.14:	Vacancy Rates, Fort Bend County, Texas. 1980-2000	2-19
Table 2.15:	Vacancy Rates By Housing Unit Type and Area Fort Bend County, Texas. 2000	2-20
Table 2.16:	Housing Units Projections, Fort Bend County, Texas. 1980-2020.....	2-21
Table 2.17:	Total Housing Units By Status and Tenure, Fort Bend County, Texas. 1990-2008	2-22
Table 2.18:	Renter-Occupied Housing Units By Bedroom Size and Area Fort Bend County, Texas. 2000	2-24

Table of Tables

Page

Section II: Housing Market Analysis (continued)

Table 2.19:	Owner-Occupied Housing Units By Bedroom Size and Area Fort Bend County, Texas. 2000	2-26
Table 2.20:	Total Occupied Housing Units By Bedroom Size and Area, Fort Bend County, Texas. 2000	2-27
Table 2.21:	Vacancy Rate By Bedroom Size and Area, Fort Bend County, Texas 2000	2-29
Table 2.22:	Total Housing Units By Status and Tenure and By Area, Fort Bend County, Texas. 2000	2-30
Table 2.23:	Indicators of Substandard Housing Units, Fort Bend County, Texas. 1990 to 2008	2-31
Table 2.24:	Estimated Number of Substandard Housing Units, Fort Bend County, Texas. 2000	2-33
Table 2.25:	Cost of Owner-Occupied Housing By Area Fort Bend County, Texas. 1990-2008	2-35
Table 2.26:	Value of Specified Owner-Occupied Housing, Fort Bend County, Texas. 1990-2008	2-36
Table 2.27:	Median Housing Prices, Houston Metropolitan Area, 2004.	2-37
Table 2.28:	Cost of Renter-Occupied Housing By Area, Fort Bend County, Texas. 1990-2008	2-38
Table 2.29:	Gross Rent For Specified Renter Occupied Housing Units, Fort Bend County, Texas. 1990-2008	2-39
Table 2.30:	Housing Needs of Families on Section 8 Tenant-Based Assistance Waiting List, Rosenberg PHA, Texas. 2007	2-42
Table 2.31:	Low Income Housing Tax Credit (LIHTC) Projects. Fort Bend County, Texas 2009	2-43
Table 2.32:	Profile of Incorporated Areas, Fort Bend County, Texas. 2005	2-46

Section III: Strategic Plan

Table 3.1:	Summary Decent Housing Objectives, Fort Bend County, FY 2010	3-32
Table 3.2:	Summary of Suitable Living Environment Objectives, Fort Bend County, FY 2010	3-35
Table 3.3:	Summary of Economic Development Objectives, Fort Bend County, Texas. FY 2010	3-38

Table of Tables

Page

Section IV: Consolidated Annual Action Plan

Table 4.1:	Source of Program Funds, Fort Bend County, Texas. 2010.....	4-1
Table 4.2:	HUD Program Funds, Fort Bend County Texas. FYs 2008-2009.....	4-4
Table 4.3:	Proposed Resources From Private and Non-Federal Public Sources for CDBG Program, Fort Bend County, Texas. FY 2010.....	4-5
Table 4.4:	Proposed Resources From Private and Non-Federal Public Sources For HOME Program. Fort Bend County, Texas. FY 2010.	4-6
Table 4.5:	Proposed Resources From Private and Non-Federal Public Sources For the ESG Program, Fort Bend County, Texas. FY 2010.....	4-6
Table 4.6:	Project By Objective. Fort Bend County, Texas. FY 2010.....	4-7
Table 4.7:	CDBG Low- and Moderate-Income Area Benefit Activities By Area and Census Tract Block Group, Fort Bend County, Texas. FY 2010....	4-34
Table 4.8:	CDBG Low- and Moderate-Income Limited Clientele Activities, Fort Bend County, Texas. FY 2010	4-35
Table 4.9:	CDBG Low- and Moderate-Income Housing Activities, Fort Bend County, Texas. FY 2010	4-35
Table 4.10:	HOME Program Activities, Fort Bend County, Texas. FY 2010.....	4-36
Table 4.11:	ESG Program Activities, Fort Bend County, Texas. FY 2010.....	4-37
Table 4.12:	Decent Housing Objective 3: Provide a Continuum of Care To Potential Homeless and Homeless Persons, Fort Bend County, Texas. 2010	4-38
Table 4.13:	Community Development Block Grant Program, Projected Use of Funds, Fort Bend County, Texas. FY 2010.....	4-48
Table 4.14:	HOME Investment Partnership Program, Estimated Use of Funds, Fort Bend County, Texas. FY 2010	4-49

Table of Figures

Page

Section I: Housing and Homeless Needs Assessment

Figure 1.1:	Fort Bend County, Texas: 2000 and 2010 Census Tracts	1-2
Figure 1.2:	The Age Distribution of People in Fort Bend County, Texas in 2008.....	1-4
Figure 1.3:	The Type of Households in Fort Bend County, Texas. 2008	1-5
Figure 1.4:	Geographic Mobility of Residents of Fort Bend County, Texas in 2008	1-6
Figure 1.5:	The Educational Attainment of People in Fort Bend County, Texas. 2008	1-7
Figure 1.6:	Employment by Industry in Fort Bend County, Texas. 2008.....	1-7
Figure 1.7:	Poverty Rates in Fort Bend County, Texas. 2008.....	1-9
Figure 1.8:	The Type of Housing Units in Fort Bend County, Texas. 2008	1-9
Figure 1.9:	Occupants with a Housing Cost Burden in Fort Bend County, Texas. 2008.	1-10

Table of contents final 2010

Introduction

The Cranston-Gonzales National Affordable Housing Act of 1990 (NAHA) authorized the creation of a number of programs to affirm the national goal that every American family be able to afford decent housing in a safe and livable neighborhood. Title I of NAHA established the requirement that States and local governments that apply for direct assistance under certain HUD programs have a Comprehensive Housing Affordability Strategy (CHAS) that has been approved by HUD. In 1994, HUD created the Consolidated Plan to completely replace the CHAS with a single consolidated submission for the planning and application aspects of the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons With AIDS (HOPWA) formula programs and all the community planning and development programs, as well as for housing programs. The Consolidated Plan replaced the CHAS, the HOME program description, the Community Development Plan and the CDBG final statement, and the ESG and HOPWA applications. The consolidated submission rule requires that Fort Bend County state in the Consolidated Plan its plan to pursue the goals for all community planning and development programs. It is against these goals that the County's Consolidated Plan and its performance under the plan are evaluated by HUD. The consolidated submission also consolidates the reporting requirements for these programs, replacing five general performance reports with one performance report.

Purpose

The information collection requirements for the planning process, the application process, and the reporting process were published by HUD as "(24 CFR Part 91, et al.), Consolidated Submission for Community Planning and Development Programs; Final Rule" in the Federal Register on January 5, 1995. The final rule states that the overall purpose of a consolidated plan and a single performance report for all HUD community planning and development formula grant programs is to enable states and localities to examine their needs and design ways to address those needs that are appropriate to their circumstances. The planning activities embodied in the rule are those of the CHAS requirements, enacted by the Cranston-Gonzales National Affordable Housing Act (NAHA, at 42 U.S.C. 12701), and the Community Development Plan requirements, added to the CDBG program by NAHA (42 U.S.C. 5304).

The rule states that the overall goal of the community planning and development programs covered by the consolidated plan is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector including for-profit and non-profit organizations, in the production and operation of affordable housing.

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and moderate-income families, particularly to members of disadvantaged minorities, without

discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and providing affordable housing to low-income persons accessible to job opportunities.

A suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.

Expanded economic opportunities includes job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.

In addition, the FY 2010 Consolidated Plan includes two presidential goals—to end chronic homelessness by 2012 and to increase minority homeownership. To the extent feasible the County is encourage to include ways to address these goals as part of the Consolidated Plan.

The consolidated plan also serves the following functions:

- (1) A planning document for the jurisdiction, which builds on a participatory process at the lowest levels;
- (2) An application for federal funds under HUD's formula grant programs;
- (3) A strategy to be followed in carrying out HUD programs; and
- (4) An action plan that provides a basis for assessing performance.

Contents

A complete consolidated plan consists of the information required in sections 91.205 through 91.230 of the Final Rule, submitted in accordance with instructions prescribed by HUD (including tables and narratives), or in such other format as suggested by HUD.

Fort Bend County is required to describe the lead agency or entity responsible for overseeing the development of the plan and the significant aspects of the process by which the consolidated plan

was developed, the identity of the agencies, groups, organizations, and others who participated in the process, and a description of the jurisdiction's consultations with social service agencies and other entities. The County is also required to include a summary of the citizen participation process, public comments and efforts made to broaden public participation in the development of the Consolidated Plan.

The Consolidated Plan Final Rule requires that local government jurisdictions' consolidated plans contain a housing and homeless needs assessment, a housing market analysis, a strategic plan, an action plan, and the required HUD certifications. Each of these sections is explained in more detail below.

Section I. Housing and Homeless Needs Assessment: This section describes the County's estimated housing needs projected for the ensuing five-year period. HUD requires that the plan estimate the number and type of families in need of housing assistance for extremely low-income, low-income, moderate-income, and middle-income families, for renters and owners, for elderly persons, for single persons, for large families, for persons with HIV/AIDS and their families, and for persons with disabilities. The plan also must describe the nature and extent of homelessness (including rural homelessness), addressing separately the need for facilities and services for homeless individuals and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with a table prescribed by HUD. The County also must estimate the number of persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and any other categories the County may specify and describe their supportive housing needs. In this section, the plan must estimate the number of housing units within the jurisdiction which are occupied by low-income families or moderate-income families that contain lead-based paint hazards.

Section II. Housing Market Analysis: In this section, the County must describe the significant characteristics of the jurisdiction's housing market, including the supply, demand, and condition and cost of housing and the housing stock available to serve persons with disabilities and to serve persons with HIV/AIDS and their families. The County must identify and describe any areas within the jurisdiction with concentrations of racial/ethnic minorities and/or low-income families, stating how it defines the terms "area of low-income concentration" and "area of minority concentration" for this purpose. In addition, the plan must describe the number of housing units in the County assisted by local, state, or federally funded programs. The plan also must describe the homeless facilities and services that meet the emergency shelter, transitional housing, and permanent supportive housing needs of homeless persons within the County. In addition, the plan must describe the special needs facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. This section of the plan also must identify local barriers to affordable housing and explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing in the jurisdiction are affected by public policies, particularly by policies of the jurisdiction, including tax policies affecting land and other property, land use controls, zoning

ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

Section III. Strategic Plan: In this section, the County will indicate the general priorities for allocating investments geographically within the jurisdiction and among priority needs, as identified in the priority needs table prescribed by HUD. The County must address affordable housing, homelessness, other special needs population, and nonhousing community development needs in this section. This section describes the County's strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing; actions proposed or being taken to evaluate and reduce lead-based painting hazards; and the County's goals, programs, and policies for reducing the number of poverty level families. In addition, this section of the consolidated plan must explain the institutional structure, including private industry, non-profit organizations, and public institutions, through which the County will carry out its housing and community development plan. The County must describe its activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies.

Section IV. Action Plan: The action plan must include the Standard Form 424 for each of the County's formula allocation programs. This section of the consolidated plan must describe the Federal and other resources expected to be available to address the priority needs and specific objectives identified in the strategic plan. In addition, this section of the plan must include a description of the activities to be undertaken during the next year to address priority needs in terms of local objectives; a description of the geographic areas of the County in which assistance will be directed; the activities planned in the next year to address homeless and other special needs activities; and other actions that will be taken to meet the underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure; and enhance coordination between public and private housing and social service agencies. This section also describes the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will ensure long-term compliance with requirements of the programs involved including minority business outreach and the comprehensive planning requirements.

Section V Certifications: This section includes the certifications, satisfactory to HUD, which must be included in the annual submission to HUD.

Submission Date

Fort Bend County will administer its CDBG, HOME and ESG Programs on a single consolidated program year. Fort Bend County's 2010 Fiscal Year will begin on September 1, 2010 and end on August 31, 2011. In order to facilitate continuity in its program and to provide accountability to citizens, each jurisdiction is required to submit its consolidated plan to HUD at least 45 days before the start of its program year. Thus, Fort Bend County's Consolidated Plan is due to HUD no later than July 18, 2010. The 2010-2014 Consolidated Plan will cover the period from September 1, 2010 to August 31, 2015.

Summary of Consolidated Plan Development Process

During the preparations of the 2010-2015 Consolidated Plan development process the County met with individuals, organizations, representatives of non-profit organizations, County departments, local governments representatives of local public agencies, private organizations and persons having knowledge of local housing issues. Since new data was no available these meetings concentrated on updating the County's goals and objectives.

A survey was conducted of interested individuals, non-profits, and local governments regarding the needs of the County during the development of the FY 2010-2015 Consolidated Plan. These surveys were distributed at public meetings and to anyone expressing interest in the County's Consolidated Plan. The FBC Community Development Department staff also surveyed representatives of the local government incorporated areas of the County regarding their needs. These survey results along with public input and planning were used to update the Consolidated Plan. Overall, the County's priority needs did not change significantly from the FY 2010-2015 plan.

A public meeting was held at 6:00 p.m. on Thursday, February 11, 2010, at the Fort Bend County Rosenberg Annex, Training Room, 4520 Reading Road, Rosenberg, Texas to inform the public of anticipated funding levels and to measure community needs. The County's FY 2010 RFPs were issued on Friday, February 5, 2010. An information session or proposer's conference was held on February 22, 2010 to discuss the County's FY 2010 Request for Proposals (RFPs) and to answer questions from interested organizations and local governments. The deadline for submission of FY 2010 CDBG, HOME, and ESG proposals was Friday, March 12, 2010 at 3 p.m. The County received fifteen (15) CDBG proposals, requesting over \$2,500,000 in funding. The County also received three (3) HOME Program proposals, requesting over \$488,000 in funding. The County received three (3) ESG Program proposals, requesting over \$117,000 in funding. The projects recommended for FY 2010 funding are listed in Section IV: Consolidated Annual Action Plan in the proposed projects table. **Table 1** shows the total and percent changes in HUD funding allocations for these programs since 1995. The long-term trend in CDBG, HOME, and ESG program funds has been a net reduction of \$120,000 or a four (4) percent overall reduction in allocations since 1995.

During the thirty-day public review period from May 28, 2010 to June 30, 2010, draft copies of Fort Bend County's Consolidated Plan were available for review at the offices of the Fort Bend County Community Development Department and on-line. A public meeting was held at 10:00 a.m. on Thursday, June 22, 2010 at the Fort Bend County Rosenberg Annex, 4520 Reading Road, Suite A, Rosenberg, Texas. Public hearing meeting reports and lists of the persons in attendance will be included in the Summary of Citizen Comments section, Appendix A. A summary of comments received during the public review period also is included in the Public Comment section of this report.

Table 1: CDBG, HOME, ESG and ADDI Program Allocations, Fort Bend County, Texas, FYs 1995-2010.

Allocations:	FY 1995	FY 1996	FY 1997	FY' 1998	FY 1999	FY 2000	FY** 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
CDBG	\$2,341,000	\$2,279,000	\$2,263,000	\$1,875,000	\$2,121,000	\$2,170,000	\$1,970,000	\$1,997,000	\$2,125,000	\$2,148,000	\$2,062,963	\$1,882,646	\$1,905,042	\$1,873,205	\$1,937,022	\$2,135,284
HOME	\$476,000	\$441,000	\$430,000	\$399,000	\$463,000	\$463,000	\$474,000	\$471,000	\$590,667	\$584,622	\$558,022	\$524,235	\$521,295	\$504,335	\$560,296	\$556,612
ESGP	\$80,000	\$59,000	\$59,000	\$86,000	\$0	\$75,000	\$77,000	\$0	\$0	\$0	\$0	\$79,358	\$81,197	\$82,082	\$83,401	\$85,096
ADDI***									\$25,511	\$30,103	\$17,166	\$8,566	\$8,566	\$3,461	\$0	\$0
Total	\$2,897,000	\$2,779,000	\$2,752,000	\$2,360,000	\$2,584,000	\$2,708,000	\$2,521,000	\$2,468,000	2,715,667	\$2,788,236	\$2,637,188	\$2,494,805	\$2,516,100	\$2,463,083	\$2,580,719	\$2,776,992
Total Change:	FYs 1995-1996	FYs 1996-1997	FYs 1997-1998	FYs 1998-1999	FYs 1999-2000	FYs 2000-2001	FYs 2001-2002	FYs 2002-2003	FYs 2003-2004	FYs 2004-2005	FYs 2005-2006	FYs 2006-2007	FYs 2007-2008	FYs 2008-2009	FYs 2009-2010	FYs 1995-2010
CDBG	\$-62,000	\$-16,000	\$-388,000	\$246,000	\$49,000	\$-200,000	\$27,000	\$128,000	\$23,000	\$-86,000	\$-179,354	\$22,396	\$-31,837	\$63,817	\$198,262	\$-205,716
HOME	\$-35,000	\$-11,000	\$-31,000	\$64,000	\$0	\$11,000	\$-3,000	\$119,667	\$6,045	\$-26,600	\$-33,787	\$-2,940	\$-16,960	\$55,961	\$-3,684	\$80,612
ESGP	\$-21,000	\$0	\$27,000	\$-86,000	\$75,000	\$2,000	\$-77,000	\$0	\$0	\$0	\$79,358	\$1,839	\$885	\$1,319	\$1,695	\$5,096
ADDI***									\$4,592	\$-12,937	\$-8,600	\$0	\$-5,105	\$-3,461	\$0	\$0
Total	\$-118,000	\$-27,000	\$-392,000	\$224,000	\$124,000	\$-187,000	\$-53,000	\$247,667	\$72,569	\$-125,537	\$-142,383	\$21,295	\$-53,017	\$117,636	\$196,273	\$-120,008
Percent Change:	FYs 1995-1996	FYs 1996-1997	FYs 1997-1998	FYs 1998-1999	FYs 1999-2000	FYs 2000-2001	FYs 2001-2002	FYs 2002-2003	FYs 2003-2004	FYs 2004-2005	FYs 2005-2006	FYs 2006-2007	FY 2007-2008	FY 2008-2009	FYs 2009-2010	FYs 1995-2010
CDBG	-2.65%	-7.0%	-17.15%	13.12%	2.31%	-9.22%	1.37%	6.41%	1.08%	-4.00%	-8.70%	-1.19%	-1.67%	3.40%	10.23%	-8.78%
HOME	-7.35%	-2.49%	-7.21%	16.04%	0.00%	2.38%	-0.63%	25.41%	1.02%	-4.55%	-6.05%	-0.56%	-3.25%	11.10%	-0.66%	16.93%
ESGP	-26.25%	-0.00%	45.76%	-100.00%	100.00%	2.67%	-100.00%	0.00%	0.00%	0.00%	100.00%	2.32%	1.09%	1.61%	2.03%	6.37%
ADDI***									18.00%	-42.98%	-50.10%	0.00%	-59.60%	0%	0.00%	0.00%
Total	-4.07%	-0.97%	14.24%	9.49%	4.80%	-6.91%	-2.10%	10.04%	2.67%	-4.54%	-5.40%	0.85%	-2.11%	4.77%	7.60%	-4.14%

*Missouri City designated a CDBG entitlement area.

**Sugar Land designated a CDBG entitlement area.

***ADDI Program added in FY 2004 but included both FY 2003 and FY 2004 allocations.
n/a - not applicable

SECTION I: HOUSING AND HOMELESS NEEDS ASSESSMENT

This section describes the County's estimated housing needs projected for the ensuing five-year period. HUD requires that the plan estimate the number and type of families in need of housing assistance for extremely low-income, low-income, moderate-income, and middle-income (other-income) families, for renters and owners, for elderly persons, for large families, single persons, for persons with HIV/AIDS and their families, and for persons with disabilities. The County also must estimate the number of persons who are not homeless, but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and any other categories the County may specify and describe their supportive housing needs. The plan also must describe the nature and extent of homelessness (including rural homelessness), addressing separately the need for facilities and services for homeless individuals and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with a table prescribed by HUD. In this section the plan must estimate the number of housing units within the jurisdiction that are occupied by low-income families or moderate-income families who contain lead-based paint hazards. The first part of this section includes a brief demographic profile of Fort Bend County.

Fort Bend County did not change most of the data in this section. HUD provided CHAS data at the county level. However, the CHAS data was not available for the small cities within the County and for most of the data items analyzed in this section. Thus, a complete housing and homeless need assessment was not possible for the FY 2010-2014 Consolidated Plan.

A. General Demographics

Fort Bend County is part of the Houston-Galveston-Brazoria, TX Consolidated Metropolitan Statistical Area (CMSA), as defined by the U.S. Bureau of the Census. According to the Census Bureau, a metropolitan area (MA) is a geographic area consisting of a large population nucleus together with adjacent communities that have a high degree of economic and social integration with that nucleus. The Houston CMSA includes Brazoria, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller Counties.

Currently, Fort Bend County's service area includes the unincorporated area of the County and the cities of Arcola, Beasley, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. The Fort Bend County service area excludes the communities of Houston, Katy, Missouri City and Sugar Land. In 1995, the community of Fairchilds incorporated. Thus, there was no 1990 census data available for this newly incorporated area. In 2008, the community of Weston Lakes incorporated. As a result, data prior to 2010 is not available for this area. **Figure 1.1** is a map of Fort Bend County that shows the location of the incorporated areas of the County.

a. Background and Trends

Fort Bend County is named for the river bend where some of Stephen F. Austin's colonists settled along the Brazos River. The county was created in 1837 from Austin County and formally founded in 1838. Fort Bend County covers 886 square miles. Approximately 875 square miles are land and 11.0 square miles are water area. The City of Richmond is the county seat. Fort Bend County includes nineteen (19) incorporated cities, towns and/or villages. The City of

1-2

Pearland has annexed territory into Fort Bend County however; there are no residents in this area. The unincorporated area of the County, especially the areas on the eastern side, closest to the City of Houston, contains several large master-planned communities and suburbs including First Colony, Greatwood, New Territory, Pecan Grove and Sienna Plantation. Suburban growth also has occurred in the northern part of the County along Interstate 10. The remainder of Fort Bend County has managed to retain much of its rural, small-town flavor.

Table 1.1 lists the total population for Fort Bend County from 1850 to 2008. Historically, Fort Bend County has experienced considerable growth in population. The largest percentage change in population in the County's history occurred between 1970 and 1980 when the population increased by 78,532 persons or 150 percent. The largest total population change in the County's history occurred between 2000 and 2008. In 2000, the population of the County was 354,452 persons and by 2008 the population had increased to 532,141 persons. During this eight-year period, the total population of the County increased by 177,689 persons or 33.39 percent.

The fast growth of the County has been attributable to several factors. Foremost among these factors is the growth of the Houston metropolitan area, portions of which are located within Fort Bend County. The proximity of Fort Bend County to the City of Houston, the subsequent development of master-planned communities and suburbs within the County and the quality of the schools in the County has attracted both new residents and businesses to the area.

Table 1.1: Population, Fort Bend County, Texas. 1850-2008.

Year	Population	Total Change	Percent Change
1850	2,533		
1860	6,143	3,610	142.52%
1870	7,144	971	15.81%
1880	9,380	2,226	31.85%
1890	10,586	1,206	12.86%
1900	16,538	5,952	56.23%
1910	18,168	1,630	9.86%
1920	22,931	4,763	26.22%
1930	29,718	6,787	29.60%
1940	32,963	3,245	10.92%
1950	31,056	-1,907	-5.79%
1960	40,527	9,471	30.50%
1970	52,314	11,787	29.08%
1980	130,846	78,532	150.12%
1990	225,421	94,575	72.28%
2000	354,452	129,031	57.24%
2008	532,141	177,689	33.39%

Source: Texas Almanac 1992-1993. County Population History 1850-1990, p. 164 and Population Estimates Program, Population Division, U.S. Bureau of the Census. 2000 Census of Population and Housing- Summary File 1, P 1. U.S. Bureau of the Census; 2008 American Community Survey 1-Year Estimates, Fort Bend County.

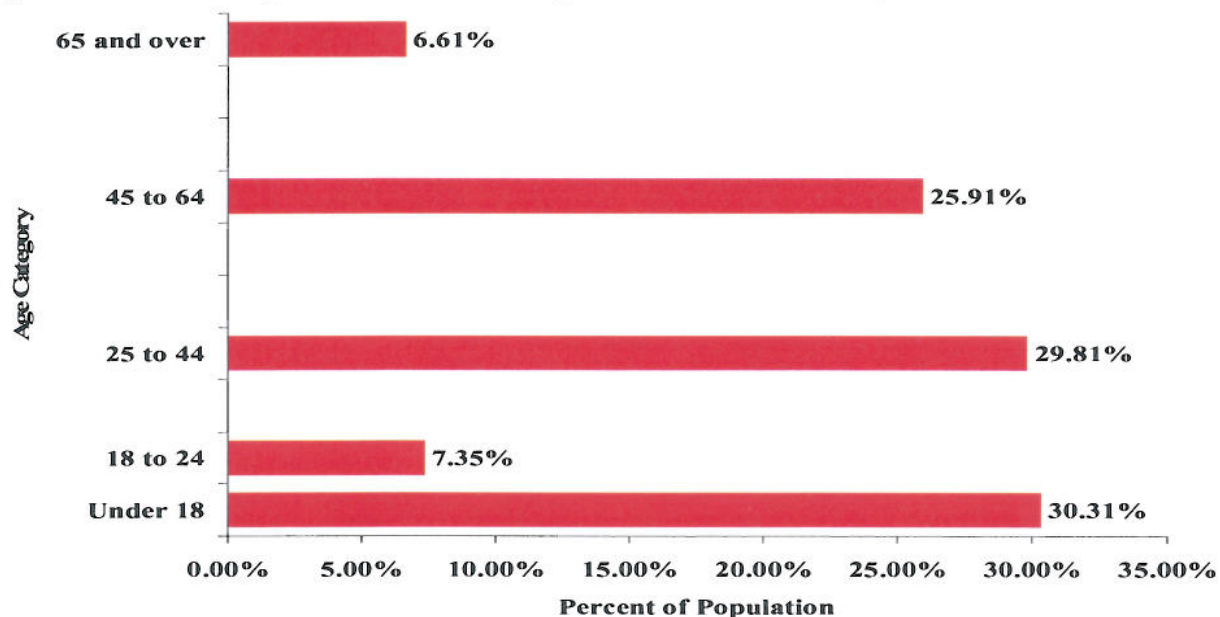
The following is the 2008 American Community Survey (ACS) profile of Fort County, Texas from the U.S. Bureau of the Census. The American Community Survey is a large monthly household survey that is conducted using mail questionnaires, telephone interviews, and visits from the Census Bureau's field representatives. The survey was started in 1997 in eight test sites; one of these sites was Fort Bend County, Texas. The survey was expanded to produce data and to provide a comparison between the ACS and the 2000 Census long form. **Currently, the survey provides data for areas and population groups of 65,000 or more. For small areas and population groups of 15,000 or less, it will take five years to accumulate information to provide accurate estimates. Updated information for areas such as neighborhoods will be available starting in 2008 and every year thereafter.** ACS annual updates are available at www.census.gov/acs.

b. Population of Fort Bend County

In 2008, Fort Bend County had an estimated population of 532,141 – 266,360 (50 percent) females and 265,781 (50 percent) males. The median age was 32.6 years. Thirty percent of the population were under 18 years and almost seven percent were 65 years and older.

For people reporting one race, almost 59 percent were White alone; 20 percent were Black or African American; less than 0.4 percent were American Indian and Alaska Native; 15 percent were Asian; zero percent were Native Hawaiian and Other Pacific Islander, and 3.5 percent were some other race. Two percent reported two or more races. Almost twenty-four percent of the people in Fort Bend County were Hispanic. People of Hispanic origin may be of any race.

Figure 1.2: The Age Distribution of People in Fort Bend County, Texas in 2008.

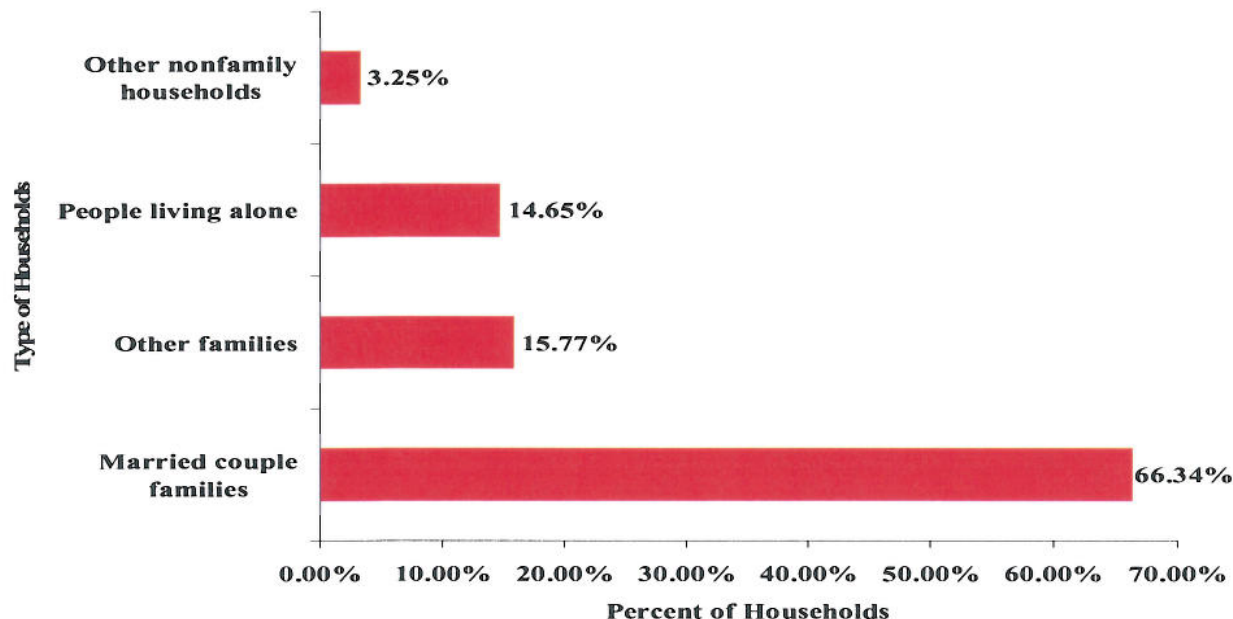


Source: American Community Survey, 2008

c. Households and Families

In 2008 there were 147,000 households in Fort Bend County. The average household size was 3.6 people. Families made up 82 percent of the households in Fort Bend County. This figure includes both married-couple families (66 percent) and other families (16 percent). Nonfamily households made up 18 percent of all households in Fort Bend County. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Figure 1.3: The Types of Households in Fort Bend County, Texas in 2008.



Source: American Community Survey, 2008

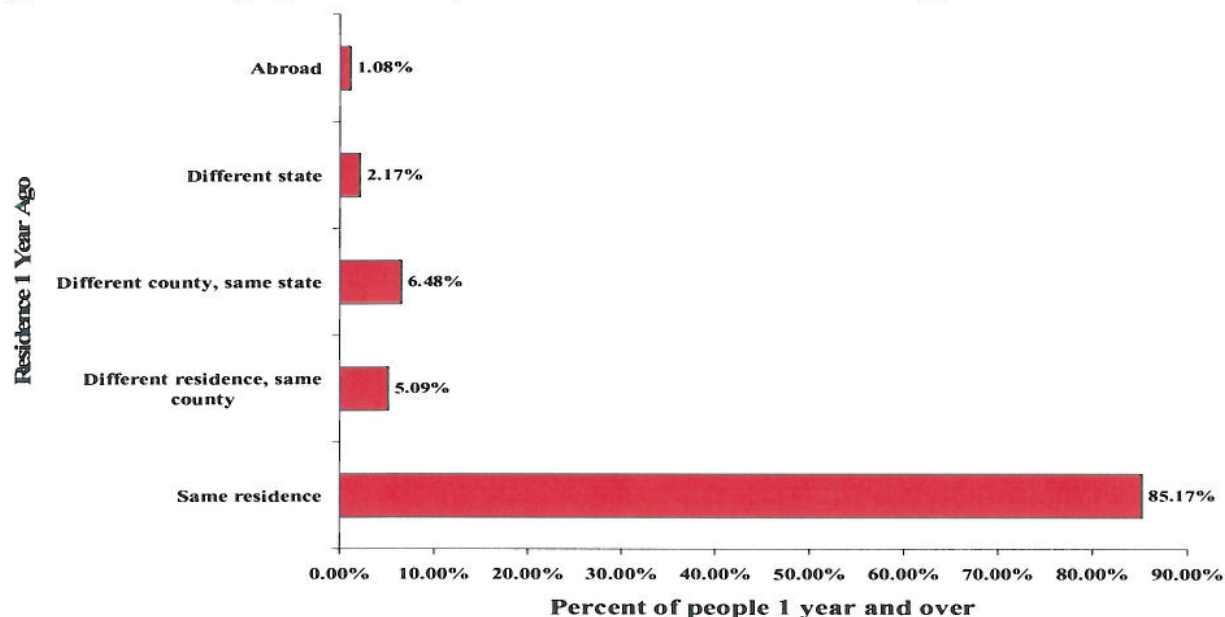
d. Nativity and Language

Twenty-three percent of the people living in Fort Bend County in 2008 were foreign born. Seventy-seven percent was native, including 52 percent who were born in Texas. Among people at least five years old living in Fort Bend County in 2008, 36 percent spoke a language other than English at home. Of those speaking a language other than English at home, 54 percent spoke Spanish and 46 percent spoke some other language; 39 percent reported that they did not speak English "very well."

e. Geographic Mobility

In 2008, 85 percent of the people at least one year old living in Fort Bend County were living in the same residence one year earlier; 5 percent had moved during the past year from another residence in the same county, 6 percent from another county in the same state, 2 percent from another state, and 1 percent from abroad.

Figure 1.4: Geographic Mobility of Residents of Fort Bend County, Texas in 2008.



Source: American Community Survey, 2008

f. Education

In 2008, 87 percent of people 25 years and over had at least graduated from high school and 40 percent had a bachelor's degree or higher. Thirteen percent were dropouts; they were not enrolled in school and had not graduated from high school. The total school enrollment in Fort Bend County was 156,000 in 2008. Nursery school and kindergarten enrollment was 18,000 and elementary or high school enrollment was 96,000 children. College or graduate school enrollment was 41,000.

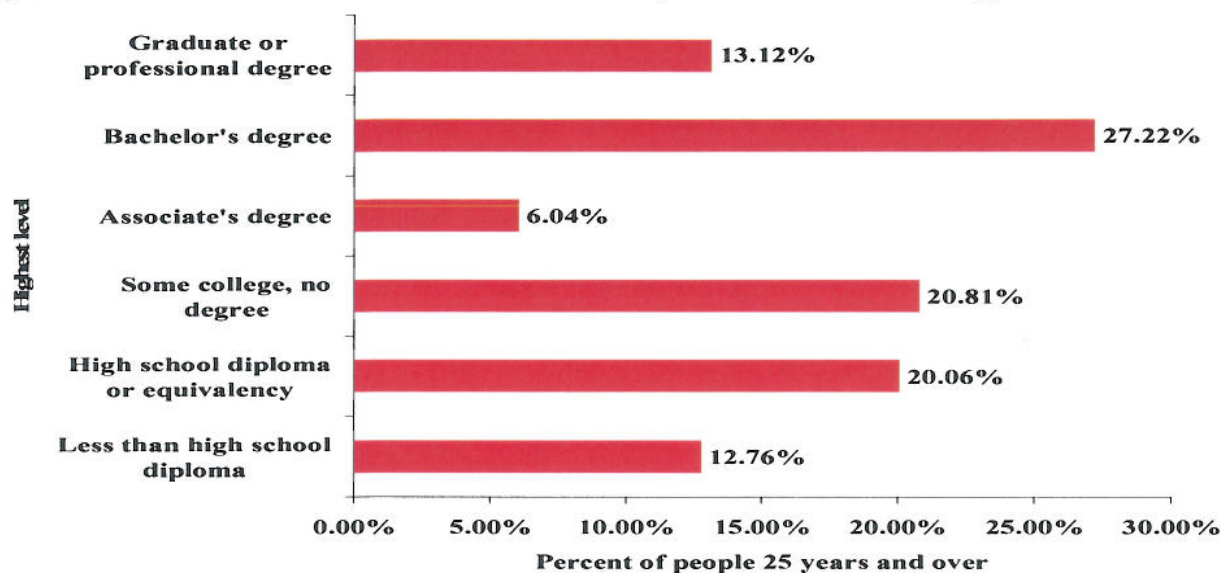
g. Disability

In Fort Bend County, among people at least five years old in 2008, 8 percent reported a disability. The likelihood of having a disability varied by age - from 2 percent of people 5 to 15 years old, to 6 percent of people 16 to 64 years old, and to 41 percent of those 65 and older.

h. Industries

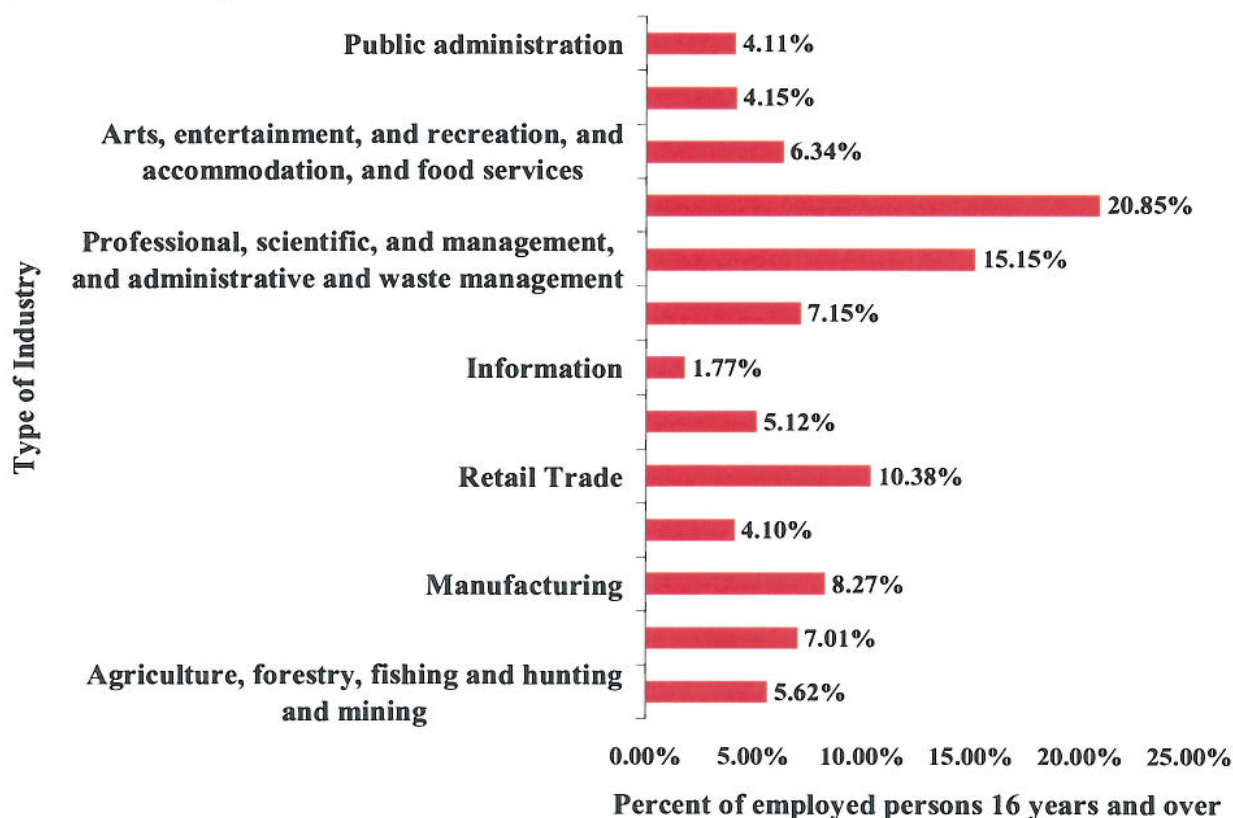
In 2008, for the employed population 16 years and older, the leading industries in Fort Bend County were Educational services, and health care, and social assistance, 21 percent, and Professional, scientific, and management, and administrative and waste management services, 15 percent.

Figure 1.5: The Educational Attainment of People in Fort Bend County, Texas in 2008.



Source: American Community Survey, 2008

Figure 1.6: Employment by Industry in Fort Bend County, Texas in 2008.



Source: American Community Survey, 2008

i. Occupations and Type of Employer

Among the most common occupations were: Management, professional, and related occupations, 45 percent; Sales and office occupations, 27 percent; Service occupations, 12 percent; Construction, extraction, maintenance and repair occupations, 8 percent; and Production, transportation, and material moving occupations, 7 percent. Eighty-one percent of the people employed were Private wage and salary workers; 13 percent was Federal, state, or local government workers; and 5 percent was Self-employed in own not incorporated business workers.

j. Travel to Work

Eighty-two percent of Fort Bend County workers drove to work alone in 2008, 11 percent carpooled, 2 percent took public transportation, and 2 percent used other means. The remaining 4 percent worked at home. Among those who commuted to work, it took them on average 31.1 minutes to get to work.

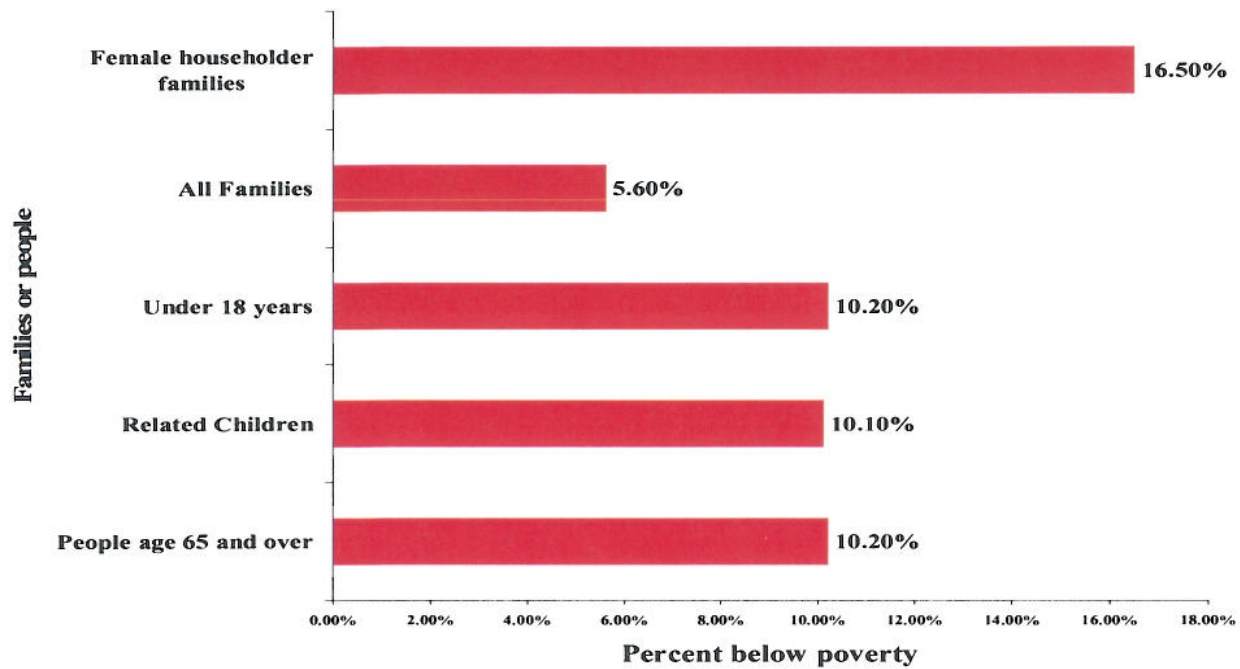
k. Income

The median income of households in Fort Bend County was \$84,782. Ninety-two percent of the households received earnings and 10 percent received retirement income other than Social Security. Fifteen percent of the households received Social Security. The average income from Social Security was \$15,873. These income sources are not mutually exclusive; that is, some households received income from more than one source.

l. Poverty and Participation in Government Programs

In 2008, eight percent of people were in poverty. Ten percent of related children under 18 were below the poverty level, compared with 10 percent of people 65 years old and over. Six percent of all families and 17 percent of families with a female householder and no husband present had incomes below the poverty level.

Figure 1.7: Poverty Rates in Fort Bend County, Texas in 2008.

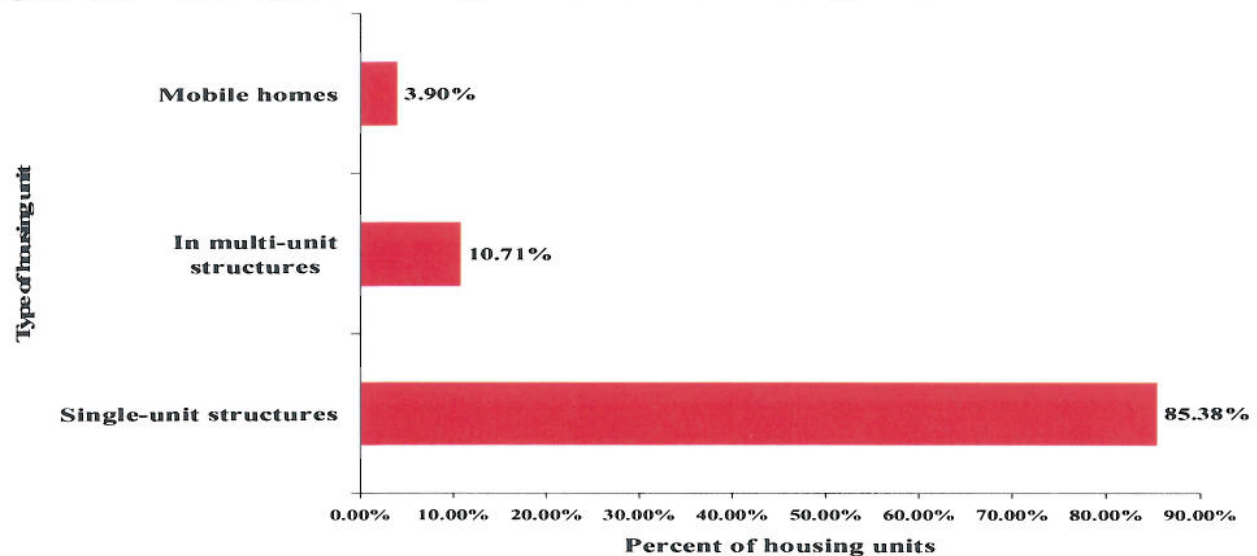


Source: American Community Survey, 2008

m. Housing Characteristics

In 2008, Fort Bend County had a total of 157,000 housing units, 6 percent of which were vacant. Of the total housing units, 85 percent was in single-unit structures, 11 percent was in multi-unit structures, and 4 percent was mobile homes. Fifty-eight percent of the housing units were built since 1990.

Figure 1.8: The Types of Housing Units in Fort Bend County, Texas in 2008.



Source: American Community Survey, 2008

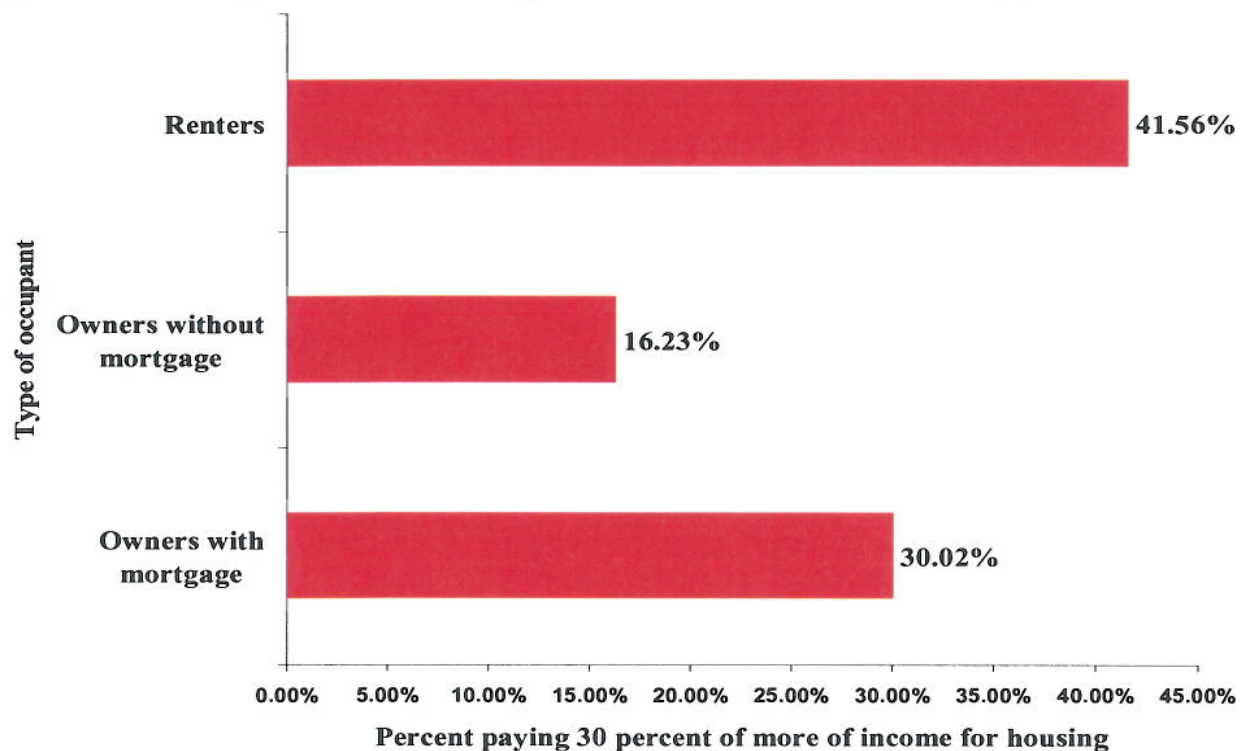
n. Occupied Housing Units Characteristics

In 2008, Fort Bend County had 147,000 occupied housing units - 119,000 (81 percent) owner occupied and 28,000 (19 percent) renter occupied. Four percent of the households did not have telephone service and 2 percent of the households did not have access to a car, truck, or van for private use. Multi Vehicle households were not rare. Fifty-one percent had two vehicles and another 24 percent had three or more.

o. Housing Costs

The median monthly housing costs for mortgaged owners was \$1,757, nonmortgaged owners \$651, and renters \$1,058. Thirty percent of owners with mortgages, 16 percent of owners without mortgages, and 42 percent of renters in Fort Bend County spent 30 percent or more of household income on housing.

Figure 1.9: Occupants with a Housing Cost Burden in Fort Bend County, Texas in 2008.



Source: American Community Survey, 2008

Source: U.S. Census Bureau, 2008 American Community Survey

The U.S. Census Bureau's Population Estimates Program produces the [official population estimates for the nation, states, counties and places, and the official estimates of housing units for states and counties](#). The population and housing characteristics included above are derived from the American Community Survey.

Notes:

- Detail may not add to totals due to rounding.
- Percentages are based on unrounded numbers.

B. Households By Family Types and Housing Need

a. Low- and Moderate-Income Population (Persons)

HUD provides low- and moderate-income information for formula grant entitlement areas. This information is required in documenting compliance with the statutory and regulatory Community Development Block Grant (CDBG) national objective of providing benefits to low- and moderate-income persons on an area basis. Fort Bend County's service area for the five-year period covered by this report includes the unincorporated area of the County and all incorporated areas within the County that have signed cooperative agreements with the County. As of September 1, 2010, the Fort Bend County Service Area will include the cities of Arcola, Beasley, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford and Thompsons. The County's service area excludes those sections of the communities of Katy, Missouri City, Sugar Land, and the City of Houston located within Fort Bend County. **As noted previously, the only data available is for the entire County. These totals include data for the cities of Katy, Missouri City, Sugar Land and the City of Houston located within County but outside of the County's HUD service area.**

Table 1.2 shows the low- and moderate-income totals for the incorporated areas within Fort Bend County's service area for 1990 and 2000. The City of Fairchilds was not incorporated at the time of the 1990 Census. Thus, the population within the City of Fairchilds was included as part of the incorporated area population totals. The City of Weston Lakes incorporated in FY 2008. As a result, it is included as part of the unincorporated area population totals for 2000 and 2008.

In 1990, the Fort Bend County service area population was 171,367. Low and moderate-income persons totaled 45,460 or 27 percent. By 2000, the service area population had increased to 267,747 persons, a 212 percent. The total number of low and moderate-income persons in the Fort Bend County service area increased by 43,099 persons, a 95 percent change. In 2000, the low and moderate-income population totaled 33 percent of the County's service area population. The low and moderate-income population of the County increased from 1990 to 2000, however, it did not increase as rapidly as the total population.

In 2000, the communities with the largest total populations also had the highest total number of low- and moderate-income persons. These communities were Rosenberg, Stafford, and Richmond. Several communities within Fort Bend County had total populations in which at least fifty-one percent of the residents were low- and moderate-income persons. These areas were Arcola, Kendleton, Richmond, Rosenberg and Thompsons. Currently, comparable data is not available.

b. Low- and Moderate-Income Households

For the purposes of the Consolidated Plan, HUD has defined households with incomes between 0 and 30 percent of MFI as extremely low-income; households whose incomes are between 31 and 50 percent of MFI as low-income; households whose income are between 51 and 80 percent of MFI as moderate-income; and households whose income are between 80 and 95 percent of MFI as middle-income. Households with incomes above 81 percent of MFI are defined as other-income households.

Table 1.2: Low- and Moderate-Income Population By Area, Fort Bend County, 1990-2000

	1990		1990		1990		2000		2000		2000		Low and Moderate Income Persons Total Change		Low and Moderate Income Universe Total Change		Low and Moderate Income Universe Percent Change	
	Low and Moderate Income Persons	Low and Moderate Income Universe*	Low and Moderate Income Persons	Low and Moderate Income Universe*	Low and Moderate Income Percent	Low and Moderate Income Persons	Low and Moderate Income Universe*	Low and Moderate Income Percent	Low and Moderate Income Persons	Low and Moderate Income Universe*	Low and Moderate Income Percent	Low and Moderate Income Persons	Low and Moderate Income Universe Total Change	Low and Moderate Income Universe Total Change	Low and Moderate Income Universe Total Change	Low and Moderate Income Universe Total Change	Low and Moderate Income Universe Percent Change	
Arcola	376	642			58.57%	695	1,099	63.24%	319		84.84%	457	121.54%		457	121.54%		
Beasley	251	446			56.28%	274	592	46.28%	23		9.16%	146	58.17%		146	58.17%		
Fairchilds**	n/a	n/a			n/a	202	723	27.94%	202		n/a	723	n/a		723	n/a		
Fulshear	238	571			41.68%	281	705	39.86%	43		18.07%	134	56.30%		134	56.30%		
Kendleton	387	526			73.57%	304	459	66.23%	-83		-21.45%	-67	-17.31%		-67	-17.31%		
Meadows Place	318	4,844			6.56%	704	4,835	14.56%	386		121.38%	-9	-2.83%		-9	-2.83%		
Needville	1,077	2,202			48.91%	1,023	2,417	42.33%	-54		-5.01%	215	19.96%		215	19.96%		
Orchard	159	319			49.84%	132	417	31.65%	-27		-16.98%	98	61.64%		98	61.64%		
Pleak	181	800			22.63%	300	969	30.96%	119		65.75%	169	93.37%		169	93.37%		
Richmond	5,214	9,538			54.67%	6,188	10,675	57.97%	974		18.68%	1,137	21.81%		1,137	21.81%		
Rosenberg	9,657	19,495			49.54%	13,092	23,954	54.65%	3,435		35.57%	4,459	46.17%		4,459	46.17%		
Simonton	165	672			24.55%	153	712	21.49%	-12		-7.27%	40	24.24%		40	24.24%		
Stafford	2,448	8,119			30.15%	5,262	15,620	33.69%	2,814		114.95%	7,501	306.41%		7,501	306.41%		
Thompsons	95	164			57.93%	132	232	56.90%	37		38.95%	68	71.58%		68	71.58%		
Incorporated Area:	26,992	107,965			25.00%	28,742	63,409	45.33%	8,176		39.75%	15,071	73.28%		15,071	73.28%		
Unincorporated Area:	20,881	87,588			23.84%	59,817	204,338	29.27%	34,923		140.29%	81,309	326.62%		81,309	326.62%		
Fort Bend Service Area***	45,460	171,367			26.53%	88,559	267,747	33.08%	43,099		94.81%	96,380	212.01%		96,380	212.01%		

* Universe does not include population in group quarters.

** Fairchilds was not incorporated at the time of the 1990 Census. Data not available.

*** Excludes the cities of Katy, Houston, Missouri City and Sugar Land located within Fort Bend County.

Source:

HUD, Texas State Office, Southwest, Office of Community Planning and Development. "1995 Annual Update For the 1990 Low- and Moderate- Income Summary Data (LMISD)" and "1994 Annual Update For the 1990 Low- and Moderate- Income Summary Data (LMISD)."

According to HUD, a household is defined as one or more persons occupying a housing unit. In 1990, Fort Bend County's service area included 70,515 total households. The majority of households in Fort Bend County reported household income at or above 95 percent of MFI. However, HUD classified 18,199 or 25.79 percent of all households in Fort Bend County's service area as low- and moderate-income. **Table 1.3** lists total households by income categories for 1990, 2000 and 2008.

In 2000, the total number of households in the County's service area decreased. This decrease was the result of the cities of Missouri City and Sugar Land becoming HUD entitlement jurisdictions and no longer participating in the County's service area. HUD classified 18,474 or 28 percent of all households in the County were low- and moderate-income.

The total number of households increased over one hundred percent between 2000 and 2008. The total number of extremely-low-income households in the County's service area also increased by 3,560 households or 74 percent between 2000 and 2008. Similarly, low-income households, those with incomes between 31 and 50 percent of MFI increased by 3,821 households or almost 76 percent. Moderate-income households, those with incomes between 51 and 80 percent of MFI increased by 7,057 households or 82 percent. Other income households, those with incomes 81 percent of MFI and above increased by 53,699 households or 118 percent. HUD estimates that 32,910 or almost 25 percent of all household in Fort Bend County were low- and moderate-income in 2008.

Table 1.3: Total Households By Income Category, Fort Bend County, Texas. 2008.

	1990	2000	2008	2000-2008 Total Change	2000-2008 Percent Change
Extremely Low-Income:					
(0 to 30% MFI)	5,250	4,835	8,395	3,560	73.63%
Percent	7.45%	7.43%	6.54%		
Low-Income:					
(31 to 50% MFI)	4,674	5,029	8,850	3,821	75.98%
Percent	6.63%	7.73%	6.90%		
Moderate-Income:					
(51 to 80% MFI)	8,275	8,608	15,665	7,057	81.98%
Percent	11.74%	13.23%	12.22%		
Other Income:					
(81% MFI and above)	52,316	46,586	100,285	53,699	117.80%
Percent	74.19%	71.61%	75.30%		
Total Households:	70,515	65,058	133,195	68,137	104.73%
Percent	100.00%	100.00%	100.00%		

Source: U.S. Department of Housing and Urban Development. CHAS DataBook 1990; SOCDS CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000; U.S. Department of Housing and Urban Development. CHAS Data 2008, Table 1.

In 2008, the majority (48%) of households in the Fort Bend County were White. Hispanic households totaled 19 percent of households and Black households accounted for 18 percent. Asian households totaled almost 13 percent of total number of households in Fort Bend County. Other household, Pacific Islander and Native American Indian households each represented less than one percent of the total number of households in the service area. Overall, minority households accounted for 51 percent of total number of households in the County. The percentage of households by race and ethnicity varies by income category. Each race and ethnic group is discussed briefly below. **Table 1.4** shows households by race and ethnicity and income category.

White households: White households comprised the highest percentage of total households in the Fort Bend County service area, 48 percent. Among extremely-low-income and low-income households, White households totaled only 4 and 5 percent, respectively, in each category. Nine percent of White households were in the moderate-income category. Eighty-three percent of White households were in the other income category. Overall, only 17 percent of White households were low- and moderate-income households.

Black households: Black households represented almost 20 percent of the total number of households. Nine percent of Black households were extremely-low-income and 6 percent were low-income. Moderate-income households comprised 13 percent of the number of Black households. Other income Black households were largest income category, 72 percent. In total, 28 percent of Black households were low- and moderate-income households.

Hispanic households: Hispanic households totaled 18 percent of the total number of households in the County's service area. Extremely-low-income households represented 10 percent of Hispanic households. Low-income households also accounted for almost 13 percent of the total number of Hispanic households. Moderate-income households comprised 19 percent of Hispanic households. Fifty-eight percent of Hispanic households were other income. Forty-two (42) percent of Hispanic households were low-and moderate-income households.

Asian households: Asian households accounted for 13 percent of the total number of households in Fort Bend County. Extremely-low-income households only were 4 percent of the total. Low-income households totaled 6 percent. Moderate-income households represented almost 11 percent of the total number of Asian households. The majority of Asian households were in the other income category, 77 percent. Overall, 23 percent of Asian households were low-and moderate-income households.

Pacific Islander households: There were only 40 Pacific Islander households in Fort Bend County according to the 2008 American Community Survey information. Overall, Pacific Islander households were less than one percent of the total number of households in the service area. No Pacific Islander households were identified in the extremely-low-income category, low-income, and other-income households. All the Pacific Islander households were reported in the moderate-income household category. As a result, 100 percent of Pacific Islander households were low- and moderate-income households.

Table 1.4: Households By Race and Ethnicity and Income Category, Fort Bend County, Texas. 2008.

	White Households	Black Households	Hispanic Households	Asian Households	Pacific Islander Households	Native/ American Indian Households	Other Households	Total Households
Extremely Low-Income: (0 to 30% MFI)	2,510	2,370	2,445	1,030	0	30	10	8,395
Percent by income category	29.90%	28.23%	29.12%	12.27%	0.00%	0.36%	0.12%	100.00%
Percent by race/ethnicity	3.90%	9.11%	10.05%	6.04%	0.00%	9.23%	0.91%	6.30%
Low-Income: (31 to 50% MFI)	3,010	1,595	3,130	975	0	0	140	8,850
Percent by income category	34.01%	18.02%	35.37%	11.02%	0.00%	0.00%	1.58%	100.00%
Percent by race/ethnicity	4.68%	6.13%	12.87%	5.72%	0.00%	0.00%	12.79%	6.64%
Moderate-Income: (51 to 80% MFI)	5,485	3,390	4,625	1,915	40	10	200	15,665
Percent by income category	35.01%	21.64%	29.52%	12.22%	0.26%	0.06%	1.28%	100.00%
Percent by race/ethnicity	8.52%	13.03%	19.02%	11.24%	100.00%	3.08%	18.26%	11.76%
Other Income: (81% MFI and above)	53,360	18,655	14,120	13,120	0	285	745	100,285
Percent by income category	53.21%	18.16%	14.08%	13.08%	0.00%	0.28%	0.74%	100.00%
Percent by race/ethnicity	82.91%	71.72%	58.06%	77.00%	0.00%	87.69%	68.04%	75.29%
Total Households:	64,365	26,010	24,320	17,040	40	325	1,095	133,195
Percent by income category	48.32%	19.53%	18.26%	12.79%	0.03%	0.24%	0.82%	100.00%
Percent by race/ethnicity	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Source: SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas, 2000; U.S. Department of Housing and Urban Development. CHAS Data 2008, Table 1.

Native American or American Indian households: American Indian households totaled only 325 households, less than one quarter of one percent of the total number of households in the County. There were no Native American households identified in the extremely-low-income category. No American Indians households were reported in the low-income household category. Ten American Indian households were reported in the moderate-income household category. Other income households accounted for 88 percent of the total number of Native American households. Overall, only 12 percent of Native American households were low- and moderate-income households.

Other Race/Ethnic households. Other households totaled 1,095 or less than 1 percent of the total number of households in the County. Extremely-low-income households totaled less than 1 percent of the other households. Low-income households accounted for almost 13 percent of households. Moderate-income households represented 18 percent of Other households. The other income category totaled 68 percent of the other Race/Ethnic household category. In general, 32 percent of other households were low- and moderate-income households.

1. Income Categories

1a. Extremely Low-Income Households (Incomes Between 0 and 30 Percent of MFI)

HUD defines extremely low-income families or households as families or households whose income is between zero and thirty percent of the median family income (MFI) for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

In 1990, extremely low-income totaled 5,245 households or seven percent of the total number of households in Fort Bend County. Small households accounted for the highest total number and percent of total households in this income category. **Table 1.5** lists extremely low income households by household type for 1990 and 2000. In 2000, the total number of extremely -low-income households totaled 4,835. Small households still accounted for the highest total number and percent of total households. Large and elderly households both lost households during this time period. In contrast, the total number of extremely-low-income other households increased.

In 2000, there were 4,835 extremely-low-income households in Fort Bend County's service area. In this income category, 42 percent of extremely-low-income households were Hispanic, 34 percent were White, 18 percent were Black, and 10 percent were Asian households. These percentages vary among the different areas of the County. **Table 1.6** lists the extremely-low-income households by race and ethnicity and area within Fort Bend County.

Table 1.5: Extremely Low-Income Households By Household Type, Fort Bend County, Texas. 1990-2000.

	Small Households	Large Households	Elderly Households	Other Households	Total Households
1990	1,966	1,038	1,550	696	5,250
Percent	37.48%	19.77%	29.52%	13.26%	100.03%
2000	1,881	738	1,286	930	4,835
Percent	38.90%	15.26%	26.60%	19.23%	100.00%
Total Change	-85	-295	-264	234	-415
Percent Change	-4.32%	-28.56%	-17.03%	33.62%	-7.90%

Source: U.S. Department of Housing and Urban Development. CHAS Data Book, 1990. SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000.

White households represented the highest percentage of extremely-low-income households in several communities. These areas included Beasley (50%), Fairchilds (75%), Meadows Place (85%), Needville (57%), Orchard (67%), Pleak (56%), and Simonton (67%). Black households represented the highest percentage of extremely-low-income households in one community only, Kendleton. Hispanic households were the highest percentage of extremely-low-income households in Beasley (50%), Richmond (52%) and Rosenberg (60%).

Most communities in Fort Bend County reported very few or no Asian households in the extremely-low-income household category. The highest percentages of extremely-low-income Asian households were reported in Stafford (22%). There were no extremely-low-income households reported among Pacific Islander and Native American households.

1b. Low-Income Households (Incomes Between 31 and 50 Percent of MFI)

HUD defines low-income households or families as those households or families whose incomes do not exceed 50 percent of the median family income (MFI) for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. Approximately 4,674 households or seven percent of the total number of households in Fort Bend County in 1990 were classified as low-income by HUD. **Table 1.7** lists low-income households by household type for 1990 and 2000.

Table 1.6: Extremely-Low-Income Households By Race and Ethnicity and Area, Fort Bend County, Texas, 2000.

	White Households	Black Households	Hispanic Households	Asian Households	Pacific Islander Households	Native American Households	Subtotal Households	Other Households	Below 30% MFI Households	Total Households
Arcola:	12	35	20	0	0	0	67	13	80	358
Percent of Area Total:	15.00%	43.75%	25.00%	0.00%	0.00%	0.00%	83.75%	16.25%	22.35%	(100.00%)
Beasley:	22	8	22	0	0	0	52*	-8	44	246
Percent of Area Total:	50.00%	18.18%	50.00%	0.00%	0.00%	0.00%	118.18%	-18.18%	17.89%	(100.00%)
Fairchilds:	12	0	4	0	0	0	16	0	16	236
Percent of Area Total:	75.00%	0.00%	25.00%	0.00%	0.00%	0.00%	100.00%	0.00%	6.78%	(100.00%)
Fulshear:	8	30	30	0	0	0	68	6	74	319
Percent of Area Total:	10.81%	40.54%	40.54%	0.00%	0.00%	0.00%	91.89%	8.11%	23.20%	(100.00%)
Kendleton:	0	63	12	0	0	0	75	13	88	235
Percent of Area Total:	0.00%	71.59%	13.64%	0.00%	0.00%	0.00%	85.23%	14.77%	37.45%	(100.00%)
Meadows Place:	34	0	8	4	0	0	46*	-6	40	1,566
Percent of Area Total:	85.00%	0.00%	20.00%	10.00%	0.00%	0.00%	115.00%	-15.00%	2.55%	(100.00%)
Needville:	69	36	12	0	0	0	117	3	120	844
Percent of Area Total:	57.50%	30.00%	10.00%	0.00%	0.00%	0.00%	97.50%	2.50%	13.57%	(100.00%)
Orchard:	16	0	0	0	0	0	16	8	24	187
Percent of Area Total:	66.67%	0.00%	0.00%	0.00%	0.00%	0.00%	66.67%	33.33%	12.83%	(100.00%)
Pleak:	20	4	8	0	0	0	32	4	36	375
Percent of Area Total:	55.56%	11.11%	22.22%	0.00%	0.00%	0.00%	88.89%	11.11%	9.60%	(100.00%)
Richmond:	103	129	268	4	0	0	504	12	516	3,377
Percent of Area Total:	19.96%	25.00%	51.94%	0.78%	0.00%	0.00%	97.67%	2.33%	15.28%	(100.00%)
Rosenberg:	394	123	750	10	0	0	1,277*	-22	1,255	7,887
Percent of Area Total:	31.39%	9.80%	59.76%	0.80%	0.00%	0.00%	101.75%	-1.75%	15.91%	(100.00%)
Simonton:	16	4	4	0	0	0	24	0	24	295
Percent of Area Total:	66.67%	16.67%	16.67%	0.00%	0.00%	0.00%	100.00%	0.00%	8.14%	(100.00%)
Stafford*:	194	44	84	85	0	0	407*	-13	394	5,830
Percent of Area Total:	49.24%	11.17%	21.32%	21.57%	0.00%	0.00%	103.30%	-3.30%	6.76%	(100.00%)
Thompsons:	8	12	0	4	0	0	24	8	32	129
Percent of Area Total:	25.00%	37.50%	0.00%	12.50%	0.00%	0.00%	75.00%	25.00%	24.81%	(100.00%)
Incorporated Areas:	908	488	1,222	107	0	0	2,725	18	2,743	21,924
Percent of Area Total:	33.10%	17.79%	44.55%	3.90%	0.00%	0.00%	99.34%	0.66%	12.51%	(100.00%)
Unincorporated Area:	740	383	816	395	0	0	2,334	-242	2,092	43,134
Percent of Area Total:	35.37%	18.31%	39.01%	18.88%	0.00%	0.00%	111.57%	-11.57%	4.85%	(100.00%)
Fort Bend County:	1,648	871	2,038	502	0	0	5,059	-224	4,835	65,058
Percent of Area Total:	34.08%	18.01%	42.15%	10.38%	0.00%	0.00%	104.63%	-4.63%	7.43%	(100.00%)

Source: SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas, 2000.

**Table 1.7 Low-Income Households By Household Type,
Fort Bend County, Texas. 1990-2000.**

	Small Households	Large Households	Elderly Households	Other Households	Total Households
1990 Percent	1,828	966	1,270	610	4,674
2000 Percent	2,031	1,107	1,116	775	5,029
Total Change	203	141	-159	165	355
Percent Change	11.11%	14.60%	-12.47%	27.05%	7.60%

Source: U.S. Department of Housing and Urban Development. CHAS Data Book, 1990. SOCDS CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000.

According to the 2000 Census data there were 5,029 low-income households in Fort Bend County's service area. In this income category, 39 percent of households were White and 39 percent of households were Hispanic. Black households totaled 14 percent. Asian households accounted for almost 6 percent. Both Pacific Islander and Native American households represented less than one percent of the total number of households in the County's service area.

Table 1.8 lists the low-income households by race and ethnicity and area within Fort Bend County. White households represented the majority in several communities. These communities included Beasley, Fairchilds, Meadows Place, Needville, Orchard, Pleak, Simonton, and Thompsons. Black households were the majority in the low-income category in Kendleton and Thompsons. Hispanic households were the majority in Richmond. Asian, Pacific Islander, and Native American households did not represent a majority in any of the incorporated areas of the County.

In the City of Rosenberg, no race or ethnic group represented a 50 percent majority. However, Hispanic households totaled 49 percent, Black households accounted for 10 percent, and White households were 38 percent of the total number of low-income households in Rosenberg. Overall, Hispanic and Black households accounted for over 59 percent of the low-income households in the City of Rosenberg.

Table 1.8: Low-Income Households By Race and Ethnicity and Area, Fort Bend County, Texas, 2000.

	White Households	Black Households	Hispanic Households	Asian Households	Pacific Islander Households	Native American Households	Subtotal Households	Other Households	MFI Households	30% to 50%	Total Households
Arcola:	8	34	28	0	0	0	70	12	82		358
Percent of Area Total:	9.76%	41.46%	34.15%	0.00%	0.00%	0.00%	83.75%	14.63%	22.91%		(100.00%)
Beasley:	34	0	16	0	0	0	50	6	56		246
Percent of Area Total:	60.71%	18.18%	28.57%	0.00%	0.00%	0.00%	89.29%	10.71%	22.76%		(100.00%)
Fairchilds:	20	4	0	0	0	0	24	0	24		236
Percent of Area Total:	83.33%	16.67%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	10.17%		(100.00%)
Fulshear:	12	12	8	0	0	0	32	8	40		319
Percent of Area Total:	30.00%	30.00%	20.00%	0.00%	0.00%	0.00%	80.00%	20.00%	12.54%		(100.00%)
Kendleton:	0	24	0	0	0	0	24	16	40		235
Percent of Area Total:	0.00%	60.00%	0.00%	0.00%	0.00%	0.00%	60.00%	40.00%	17.02%		(100.00%)
Meadows Place:	19	0	4	14	0	0	37	-7	30		1,566
Percent of Area Total:	63.33%	0.00%	13.33%	46.67%	0.00%	0.00%	123.33%	-23.33%	1.92%		(100.00%)
Needville:	60	30	12	0	0	0	102	-4	98		844
Percent of Area Total:	61.22%	30.61%	12.24%	0.00%	0.00%	0.00%	104.08%	-4.08%	11.09%		(100.00%)
Orchard:	16	0	8	0	0	0	24	4	28		187
Percent of Area Total:	57.14%	0.00%	28.57%	0.00%	0.00%	0.00%	85.71%	14.29%	14.97%		(100.00%)
Pleak:	20	4	4	4	0	0	32	4	36		375
Percent of Area Total:	55.56%	11.11%	11.11%	11.11%	0.00%	0.00%	88.89%	11.11%	9.60%		(100.00%)
Richmond:	59	79	375	10	0	0	523	-12	511		3,377
Percent of Area Total:	11.55%	15.46%	73.39%	1.96%	0.00%	0.00%	102.35%	-2.35%	15.13%		(100.00%)
Rosenberg:	470	119	583	0	0	0	1,172	12	1,184		7,887
Percent of Area Total:	39.70%	10.05%	49.24%	0.00%	0.00%	0.00%	98.99%	1.101%	15.01%		(100.00%)
Simonton:	16	0	8	0	0	0	24	4	28		295
Percent of Area Total:	57.14%	0.00%	28.57%	0.00%	0.00%	0.00%	85.71%	14.29%	9.49%		(100.00%)
Stafford*:	179	30	73	12	10	0	304	134	438		5,830
Percent of Area Total:	40.87%	6.85%	16.67%	2.74%	2.28%	0.00%	69.41%	30.59%	7.51%		(100.00%)
Thompsons:	12	12	0	0	0	0	24	0	24		129
Percent of Area Total:	50.00%	50.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	18.60%		(100.00%)
Incorporated Areas:	925	348	1,119	40	10	0	2,442	177	2,619		21,924
Percent of Area Total:	35.32%	13.29%	42.73%	1.53%	0.38%	0.00%	93.24%	6.76%	11.95%		(100.00%)
Unincorporated Area:	1,015	375	861	253	0	19	2,523	-133	2,410		43,134
Percent of Area Total:	42.12%	15.56%	35.73%	10.50%	0.00%	0.79%	104.69%	-4.69%	5.59%		(100.00%)
Fort Bend County:	1,940	723	1,980	293	10	19	4,965	64	5,029		65,058
Percent of Area Total:	38.58%	14.38%	39.37%	5.83%	0.20%	0.38%	98.73%	1.27%	7.73%		(100.00%)

Source: SOCDS CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas, 2000.

1c. Moderate-Income Households (Incomes Between 51 and 80 Percent of MFI)

HUD defines moderate-income families and households as families and households whose income does not exceed 80 percent of the median family income (MFI) for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. In 1990, 8,281 households or 12 percent of the total number of households in the County were classified as moderate-income by HUD. **Table 1.9** list moderate-income households by household type for 1990 and 2000.

Table 1.9: Moderate-Income Households By Household Type, Fort Bend County, Texas. 1990-2000.

	Small Households	Large Households	Elderly Households	Other Households	Total Households
1990	4,140	1,894	1,080	1,161	8,275
2000	4,230	1,777	1,274	1,327	8,608
Total Change	90	-117	194	166	333
Percent Change	2.17%	-6.18%	17.96%	14.30%	4.02%

Source: U.S. Department of Housing and Urban Development. CHAS Data Book, 1990. SOCDS CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000.

In 2000, 8,608 households were identified as moderate-income in the County's service area. In this income category, 43 percent of households were White, 36 percent were Hispanic, and 13 percent were Black. Asian households accounted for 7 percent of the total number of moderate-income households. Pacific Islander and Native American households represented for less one percent of the total number of households in this income category. **Table 1.10** lists the moderate-income households by race and ethnicity and area within Fort Bend County. White households accounted for the majority of households in several areas. These areas included Beasley, Fairchilds, Meadows Place, Needville, Orchard, Pleak, and Simonton. Black households were the majority in Kendleton and Thompsons. Hispanic households were the majority of moderate-income households in the City of Richmond. Asian, Pacific Islander, and Native American households were not a majority of moderate-income households in any area of the County's service area.

Table 1.10: Moderate-Income Households By Race and Ethnicity and Area, Fort Bend County, Texas, 2000.

	White Households	Black Households	Hispanic Households	Asian Households	Pacific Islander Households	Native American Households	Subtotal Households	Other Households	MFI Households	50% to 80%	Total Households
Arcola:	12	20	36	597	0	0	68	6	74		358
Percent of Area Total:	16.22%	27.03%	48.65%	0.00%	0.00%	0.00%	91.89%	8.11%	20.67%		(100.00%)
Beasley:	32	0	8	0	0	0	40	0	40		246
Percent of Area Total:	80.00%	0.00%	20.00%	0.00%	0.00%	0.00%	100.00%	0.00%	16.26%		(100.00%)
Fairchilds:	33	0	12	0	0	0	45	4	49		236
Percent of Area Total:	67.35%	0.00%	24.49%	0.00%	0.00%	0.00%	91.84%	8.16%	20.76%		(100.00%)
Fulshear:	20	20	0	0	4	0	44	0	44		319
Percent of Area Total:	45.45%	45.45%	0.00%	0.00%	9.09%	0.00%	100.00%	0.00%	13.79%		(100.00%)
Kendleton:	4	38	4	0	0	0	46	-2	44		235
Percent of Area Total:	9.09%	86.36%	9.09%	0.00%	0.00%	0.00%	104.55%	-4.55%	18.72%		(100.00%)
Meadows Place:	120	10	4	8	0	0	142	4	146		1,566
Percent of Area Total:	82.19%	6.85%	2.74%	5.48%	0.00%	0.00%	97.26%	2.74%	9.32%		(100.00%)
Needville:	83	22	69	0	0	0	174	-16	158		844
Percent of Area Total:	52.53%	13.92%	43.67%	0.00%	0.00%	0.00%	110.13%	-10.13%	17.87%		(100.00%)
Orchard:	16	0	4	0	0	0	20	0	20		187
Percent of Area Total:	80.00%	0.00%	20.00%	0.00%	0.00%	0.00%	100.00%	0.00%	10.70%		(100.00%)
Pleak:	32	4	20	0	0	0	56	5	61		375
Percent of Area Total:	52.46%	6.56%	32.79%	0.00%	0.00%	0.00%	91.80%	8.20%	16.27%		(100.00%)
Richmond:	260	74	383	4	0	0	721	11	732		3,377
Percent of Area Total:	35.52%	10.11%	52.32%	0.55%	0.00%	0.00%	98.50%	1.50%	21.69%		(100.00%)
Rosenberg:	610	223	844	10	0	14	1,701	-2	1,699		7,887
Percent of Area Total:	35.90%	13.13%	49.68%	0.59%	0.00%	0.82%	100.12%	-0.12%	21.54%		(100.00%)
Simonton:	24	4	0	0	0	0	28	8	36		295
Percent of Area Total:	66.67%	11.11%	0.00%	0.00%	0.00%	0.00%	77.78%	22.22%	12.20%		(100.00%)
Stafford*:	465	170	215	190	0	0	1,040	-12	1,028		5,830
Percent of Area Total:	45.23%	16.54%	20.91%	18.48%	0.00%	0.00%	101.17%	-1.17%	17.63%		(100.00%)
Thompsons:	4	16	0	0	0	0	20	0	20		129
Percent of Area Total:	20.00%	80.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	15.50%		(100.00%)
Incorporated Areas:	1,715	601	1,599	212	4	14	4,145	6	4,151		21,924
Percent of Area Total:	41.32%	14.48%	38.52%	5.11%	0.10%	0.34%	99.86%	0.14%	18.93%		(100.00%)
Unincorporated Area:	2,018	512	1,470	385	0	18	4,403	54	4,457		43,134
Percent of Area Total:	45.28%	11.49%	32.98%	8.64%	0.00%	0.40%	98.79%	1.21%	10.33%		(100.00%)
Fort Bend County:	3,733	1,113	3,069	597	4	32	8,548	60	8,608		65,058
Percent of Area Total:	43.37%	12.93%	35.65%	6.94%	0.05%	0.37%	99.30%	0.70%	13.23%		(100.00%)

Source: SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas, 2000.

1d. Other-Income Households (Incomes Above 80 Percent of MFI)

The Other-Income category includes all other households and families with incomes above 95 percent of MFI. In 1990, 52,316 households were classified as other-income by HUD. **Table 1.11** lists other income households by household type for 1990 and 2000.

In 2000, the number other income households decreased to 46,586. However, this decrease varied among household types. Small household comprised the majority of this difference. In comparison, the decreases among large households, elderly, and other households were small.

Table 1.11: Other-Income Households By Household Type, Fort Bend County, Texas. 1990-2000.

	Small Households	Large Households	Elderly Households	Other Households	Total Households
1990	35,517	7,836	3,161	5,802	52,316
2000	30,133	7,833	3,504	5,116	46,586
Total Change	-5,384	-3	343	-686	-5,730
Percent Change	-15.16%	0.04%	10.85%	-11.82%	-10.95%

Source: U.S. Department of Housing and Urban Development. CHAS Data Book, 1990. SOCHS CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000

According to 2000 Census data, there were 5,116 other income households in the County's service area. The overwhelming majority of other income households were White, 64 percent. Hispanic households accounted for 15 percent of other income households. Black households represented 11 percent of the total number of other income households. Asian households comprised almost 7 percent of the total number of other income households. Pacific Islander and Native American households accounted for less than one percent of the total number of other income households.

Table 1.12: lists the other-income households by race and ethnicity and area within Fort Bend County. White households were the majority in Beasley, Fairchilds, Fulshear, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, and Thompsons. Black households were the majority in Kendleton. Asian, Pacific Islander, and Native American households did not represent a majority of other-income households in any area of the County.

In the City of Arcola, no race or ethnic group represented a 50 percent majority. However, Black households totaled 43 percent, Hispanic households accounted for 40 percent, and White households were 18 percent of the total number of low-income households in Rosenberg. Overall, Hispanic and Black households accounted for over 83 percent of the other-income households in the City of Arcola.

Table 1.12: Other-Income Households By Race and Ethnicity and Area, Fort Bend County, Texas, 2000.

	White Households	Black Households	Hispanic Households	Asian Households	Pacific Islander Households	Native American Households	Subtotal Households	Other Households	80% MFI Above Households	Total Households
Arcola:	22	52	49	0	0	0	123	-1	122	358
Percent of Area Total:	18.03%	42.62%	40.16%	0.00%	0.00%	0.00%	100.82%	-0.82%	34.08%	(100.00%)
Beasley:	87	4	36	0	0	0	127	-21	106	246
Percent of Area Total:	82.08%	3.77%	33.96%	0.00%	0.00%	0.00%	119.81%	-19.81%	43.09%	(100.00%)
Fairchilds:	121	4	22	0	0	0	147	0	147	236
Percent of Area Total:	82.31%	2.72%	14.97%	0.00%	0.00%	0.00%	100.00%	0.00%	62.29%	(100.00%)
Fulshear:	91	28	30	0	0	0	149	12	161	319
Percent of Area Total:	56.52%	17.39%	18.63%	0.00%	0.00%	0.00%	92.55%	7.45%	50.47%	(100.00%)
Kendleton:	0	56	0	0	0	0	56	7	63	235
Percent of Area Total:	0.00%	88.89%	0.00%	0.00%	0.00%	0.00%	88.89%	11.11%	26.81%	(100.00%)
Meadows Place:	975	65	123	173	0	0	1,336	14	1,350	1,566
Percent of Area Total:	72.22%	4.81%	9.11%	12.81%	0.00%	0.00%	98.96%	1.04%	86.21%	(100.00%)
Needville:	399	33	59	0	0	0	491	17	508	844
Percent of Area Total:	78.54%	6.50%	11.61%	0.00%	0.00%	0.00%	96.65%	3.35%	57.47%	(100.00%)
Orchard:	102	4	8	4	0	0	118	-3	115	187
Percent of Area Total:	88.70%	3.48%	6.96%	3.48%	0.00%	0.00%	102.61%	-2.61%	61.50%	(100.00%)
Pleak:	183	16	47	4	0	0	250	-8	242	375
Percent of Area Total:	75.62%	6.61%	19.42%	1.65%	0.00%	0.00%	103.31%	-3.31%	64.53%	(100.00%)
Richmond:	843	199	549	4	0	0	1,595	23	1,618	3,377
Percent of Area Total:	52.10%	12.30%	33.93%	0.25%	0.00%	0.00%	98.58%	1.42%	47.91%	(100.00%)
Rosenberg:	2,185	205	1,329	30	0	15	3,764	-15	3,749	7,887
Percent of Area Total:	58.28%	5.47%	35.45%	0.80%	0.00%	0.40%	100.40%	-0.40%	47.53%	(100.00%)
Simonton:	192	8	4	4	0	0	208	-1	207	295
Percent of Area Total:	92.75%	3.86%	1.93%	1.93%	0.00%	0.00%	100.48%	-0.48%	70.17%	(100.00%)
Stafford*:	1,719	905	629	628	0	4	3,885	85	3,970	5,830
Percent of Area Total:	43.30%	22.80%	15.84%	15.82%	0.00%	0.10%	97.86%	2.14%	68.10%	(100.00%)
Thompsons:	27	26	4	0	0	4	57	-4	53	129
Percent of Area Total:	50.94%	49.06%	7.55%	0.00%	0.00%	7.550%	107.55%	-7.55%	41.09%	(100.00%)
Incorporated Areas:	6,946	1,605	2,889	847	0	23	12,310	101	12,411	21,924
Percent of Area Total:	55.97%	12.93%	23.28%	6.82%	0.10%	0.19%	99.15%	0.85%	56.61%	(100.00%)
Unincorporated Area:	22,701	3,575	4,174	3,175	14	88	33,727	448	34,175	43,134
Percent of Area Total:	66.43%	10.46%	12.21%	9.29%	0.04%	0.26%	98.70%	1.30%	79.23%	(100.00%)
Fort Bend County:	29,647	5,180	7,063	4,022	14	111	46,037	549	46,589	65,058
Percent of Area Total:	63.64%	11.12%	15.16%	8.63%	0.03%	0.24%	98.82%	1.18%	71.61%	(100.00%)

Source: SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas, 2000.

2. Households and Family Types

2a. Tenure

The U.S. Bureau of the Census defines tenure as the occupancy of housing units by either owners or renters. A housing unit is owner occupied if the owner or co-owner lives in the unit even if it mortgaged or not fully paid for. All occupied housing units that are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent are classified as renter occupied.

In 1990, the majority of occupied housing units in Fort Bend County's service area were owner-occupied. Approximately 53,617 or 76.03 percent of the total households were owner-occupied and 16,898 or 23.96 percent were renter-occupied. In 2000, the majority of occupied housing units also were owner-occupied. Renter occupied housing units totaled 14,315 or 22 percent and owner occupied households totaled 68,591 or 78 percent. In 2008, the majority of occupied housing units also were owner-occupied units. Renter occupied units totaled 22,765 or 17 percent and owner occupied households totaled 111,430 or 83 percent. Since 1990, the number and percentage of owner-occupied housing in Fort Bend County has been increasing and the number and percentage of renter-occupied housing has been declining.

Note: The number of households equals the number of occupied housing units. The terms can be used interchangeably for some analyses.

Renter Households or Renter-Occupied Housing Units:

In 1990, there were 16,898 renter households in the Fort Bend County' service area. In 2000, this number had decreased to 14,315. As stated previously, this decrease was the result of the cities of Missouri City and Sugar Land becoming HUD entitlement jurisdictions and no longer participating in the County's service area. However, not all the variations and changes in the County's household population between 1990 and 2000 can be explained by the subtraction of the population of these two areas from the County's service area total population.

Table 1.13 summarizes the number and percentage of renter households by income category and tenure for the County for 1990, 2000 and 2008. Among renter households, the total number of households increased in every income category from 2000 to 2008. However, these increases varied among the income categories. The largest total number and percentage increase was among households with incomes 81 percent of MFI and above. The smallest change was among low-income households with incomes between 31 and 50 percent of MFI.

Between 2000 and 2008, extremely low-income renter households decreased insignificantly from 16.78 percent to 16.45 percent of total renter households from 2000 to 2008. Low-income renter households also decreased slightly from 15 percent to 13 percent during this same period. Moderate-income renter households also decreased from 21 percent to 20 percent. In contrast, other income renter households increased from 47 percent to almost 51 percent between 2000 and 2008.

Table 1.13: Renter Households By Income Category, Fort Bend County, Texas. 1990-2008.

	1990	2000	2008	Total Change	Percent Change
Extremely Low-Income:					
(0 to 30% MFI)	2,673	2,402	3,745	1,055	43.92%
Percent	15.82%	16.78%	16.45%		
Low-Income:					
(31 to 50% MFI)	2,138	2,087	2,865	917	43.94%
Percent	12.65%	14.58%	12.59%		
Moderate-Income:					
(51 to 80% MFI)	3,287	3,054	4,555	1,342	43.94%
Percent	19.45%	21.33%	20.01%		
Other Income:					
(81% MFI and above)	8,800	6,772	11,600	1,657	24.47%
Percent	52.08%	47.31%	50.96%		
Total Renters:	16,898	14,315	22,765	6,288	43.96%
Percent of Renters	100.00%	100.00%	100.00%		
Percent of Total Households:	23.96%	22.00%	17.09%		
Total Households/ (Total Occupied Housing Units)	70,515	65,058	133,195	68,137	104.73%

Source: Derived from U.S. Department of Commerce. Bureau of the Census. The Comprehensive Housing Affordability Strategy (CHAS) Database. Reissued September 1993. CD-CHAS. HUD, Housing Problems SOCDS CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000; U.S. Department of Housing and Urban Development. CHAS Data 2008, Table 1.

Owner Households or Owner-Occupied Housing Units

In 1990, the majority of households in the County's service area were owner-occupied, 43,415 or 81 percent. In 2000, the owner households totaled 65,058 or 78 percent of total households. In 2008, the number of owner households had risen to 110,430. **Table 1.14** summarizes the number and percentage of owner households by income category and tenure for the County for 1990, 2000 and 2008.

Overall, total owner households increased by 59,687 households or 117 percent between 2000 and 2008. The largest total number and percentage increase was among other income owner households, households with incomes 81 percent of MFI and above. Other income owner households increased by 48,871 or 123 percent. The small increase in households was among extremely low income owner households. Extremely-low-income households increased to 4,650. This change reflected a 2,217 increase in the number of households but a 91 percent increase since 2000.

Table 1.14: Owner Households By Income Category, Fort Bend County, Texas. 1990-2008.

	1990	2000	2008	Total Change	Percent Change
Extremely Low-Income:					
(0 to 30% MFI)	2,577	2,433	4,650	2,217	91.12%
Percent	4.81%	4.79%	4.21%		
Low-Income:					
(31 to 50% MFI)	2,536	2,942	5,985	3,043	103.43%
Percent	4.73%	5.80%	5.42%		
Moderate-Income:					
(51 to 80% MFI)	4,988	5,554	11,110	5,556	100.03%
Percent	9.30%	10.95%	10.06%		
Other Income:					
(81% MFI and above)	43,516	39,814	88,685	48,871	122.75%
Percent	81.16%	78.46%	80.31%		
Total Owners:	53,617	50,743	110,430	59,687	117.63%
Percent of Total	76.04%	78.00%	82.91%		
Total Households:	70,515	65,058	133,195	68,137	104.73%
Percent	100.00%	100.00%	100.00%		

Source: Derived from U.S. Department of Commerce. Bureau of the Census. The Comprehensive Housing Affordability Strategy (CHAS) Database. Reissued September 1993. CD-CHAS. SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000; 2000; U.S. Department of Housing and Urban Development. CHAS Data 2008, Table 1.

As with renter households, changes were reflected in the percentages that each income category composes of the total number of owner households. In 1990, extremely low-income owner households were five percent of the total number of owner households. The decrease in extremely-low-income households was so small between 1990 and 2000 that in 2000 these households also were only five percent of the total number of owner households. The 2008 data shows a slight decrease to four percent of the total number of owner households.

Both low-income and moderate-income owner households increased between 1990 and 2000. Low-income households increased from five percent to six percent and moderate income households increased from nine percent to 11 percent. However, between 2000 and 2008 both low-income and moderate-income households decreased slightly.

In 1990, renter households totaled 24 percent of the total number of households in the County's service area and owner households totaled 76 percent. In 2000, renter households represented 22 percent of the total number of households and owner households accounted for 78 percent of the

total number of households in the County. In 2008, renter households totaled only 17 percent of the total number of households and owner households totaled 82.91 percent of the total number of households in the County. As stated previously, since 1990 the number and percentage of owner-occupied housing in Fort Bend County has been increasing and the number and percentage of renter-occupied housing has been declining. However, the number and percentage of renter and owner household varies among race and ethnic categories. **Table 1.15** lists households by race and ethnicity and tenure for 1990, 2000 and 2008.

White households: White households represented the largest number and the highest percentage of total households in the Fort Bend County service area. In 2008, White households totaled 64,365 or 48.32 percent of the total number of households in the County. Since 1990, the total number of White households has increased. However, the percentage of White households to total households has declined from 60 percent in 1990, to 57 percent in 2000, to 48 percent in 2008. Since 2000, the percentage increase of White owner households has been greater than the percentage of White renter households, 81 to 38 percent, respectively.

In 1990, White renter households totaled 8,989 households or 53 percent of the total number of renter households. In 2000, the number of White renter households had decreased to 6,346 households or 44 percent of the total number of renter households. In 2008, the number of White households totaled 8,790 or 39 percent of the total renter households.

White owner households totaled 33,556 households or 63 percent of the total number of owner households in the County's service area in 1990. In 2000, White owner households decreased to 30,622 or 60 percent of the total number of owner households. In 2008, White owner households totaled 55,575 or 50 percent of owner households in the County.

Black households: Black households in the Fort Bend County service area increased to 26,010 or almost 20 percent of the total number of households in the County in 2008. Since 1990, the number of Black renter and owner households in the County has increased.

Black renter households increased by 3,409 households or 154.53 percent between 2000 and 2008. Similarly Black owner households increased by 14,714 or 259 percent between 2000 and 2008. Since 2000, the percentage increase of Black owner households has been greater than the percentage of Black renter households, 259 to 154 percent, respectively.

Hispanic households: Hispanic households totaled 24,320 or 18.26 percent of the total number of households in the County in 2008. The total number of Hispanic households has increased since 1990. However, the percentage of Hispanic households to total households only has increased from 15 percent in 1990 to 22 percent in 2008.

Hispanic owner households increased by almost 9,366 households or 99.91 percent between 2000 and 2008. Hispanic renter households increased by only 804 households or 17 percent between 2000 and 2008. Thus, the percentage increase of Black owner households has been greater than the percentage increase of Hispanic renter households.

Table 1.15: Households By Race and Ethnicity and Tenure, Fort Bend County, Texas, 1990-2008.

	White Households	Black Households	Hispanic Households	Asian Households	Pacific Islander Households	Native American Households	Other# Households	Total Households By Tenure	Total Households
1990 Renter Households*:	8,989	3,705	3,891	n/a	n/a	n/a	313	16,898	70,515
Percent	53.20%	21.93%	23.03%	n/a	n/a	n/a	1.85%	100.00%	23.96%
2000 Renter Households:	6,346	2,206	4,776	773	28	18	168	14,315	65,058
Percent	44.33%	15.41%	33.36%	5.12%	0.20%	0.13%	1.45%	100.00%	22.00%
2008 Renter Households	8,790	5,615	5,580	2,510	15	50	205	22,765	133,195
Percent	38.61%	24.66%	24.51%	11.02%	0.06%	0.02%	0.90%	100.00%	17.09%
2000-2008 Total Change*:	2,444	3,409	804	1,737	-13	32	37	8,450	68,137
2000-2008 Percent Change*:	38.51%	154.53%	16.83%	224.71%	-46.43%	177.78%	22.02%	59.03%	104.73%
1990 Owner Households*:	33,556	9,834	6,948	n/a	n/a	n/a	3,279	53,617	70,515
Percent	62.58%	18.34%	12.96%	n/a	n/a	n/a	6.12%	100.00%	76.04%
2000 Owner Households:	30,622	5,681	9,374	4,348	0	144	574	50,743	65,058
Percent	60.35%	11.20%	18.47%	8.57%	0.00%	0.28%	1.13%	100.00%	78.00%
2008 Owner Households:	55,575	20,395	18,740	14,530	25	275	890	110,430	133,195
Percent	50.33%	18.47%	16.97%	13.16%	0.02%	0.20%	0.80%	100.00%	82.91%
2000-2008 Total Change*:	24,953	14,714	9,366	10,182	25	131	316	59,687	68,137
2000-2008 Percent Change*:	81.49%	259.00%	99.91%	234.17%	100.00%	90.97%	55.05%	117.63%	104.73%
1990 Total Households*:	42,545	13,539	10,839	n/a	n/a	n/a	3,592	70,515	70,515
Percent	60.33%	19.20%	15.37%	n/a	n/a	n/a	5.09%	100.00%	100.00%
2000 Total Households:	36,968	7,887	14,150	5,121	28	162	742	65,058	65,058
Percent	56.82%	12.12%	21.75%	7.87%	0.04%	0.25%	1.14%	100.00%	100.00%
2008 Total Households:	64,365	26,010	24,320	17,040	40	325	1,095	133,195	133,195
Percent	48.32%	19.53%	18.26%	12.79%	0.03%	0.24%	0.82%	100.00%	100.00%
2000-2008 Total Change*:	27,397	18,123	10,170	11,919	12	1,463	353	68,137	68,137
2000-2008 Percent Change*:	74.11%	229.78%	71.87%	232.75%	42.86%	903.08%	47.57%	117.63%	104.73%

*1990 data not available, race and ethnic categories did not include data for Asian, Pacific Islander, or Native American households, separately

#1990 data included Native American, Asian, and All Other Races.

Source: SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas, 2000; U.S. Department of Housing and Urban Development. CHAS Data 2008, Table 1.

Asian households: In 2008, Asia households totaled 17,040 households or 13 percent of the total number households in Fort Bend County. The majority of Asian households were owners. Both Asian owner and renter households more than doubled between 2000 and 2008.

Pacific Islander households: In 2008, Pacific Islander households totaled only 40 households or less than one percent of the total number of households in the County's service area. The majority of Pacific Islander households were owners.

American Indian/Native American households: In 2008, American Indian households totaled 325 households or less than one percent of the total number of households in the County's service area. The majority of American Indian households were owners.

Other households: In 2008, Other households totaled 1,095 or less than one percent of the total number of households in the County. The majority of Other households were owners.

2b. Household Size and Type

In this section, the number and type of families in need of housing assistance for elderly persons, single persons, large households, persons with disabilities and persons with HIV/AIDS and their families are discussed. **Table 1.16** shows households by type for 1990, 2000, and 2008. In 1990, there were 70,515 total households in the County. In 2000, there were 65,058 in the County's service area. This total does not include the populations of Sugar Land or Missouri City. In 2008, the number of households in the County had increased to 133,215. In 1990, 2000 and 2008, the majority of households have been small households.

**Table 1.16: Households By Household Type,
Fort Bend County, Texas. 1990-2008.**

	Small Households	Large Households	Elderly Households	Other Households	Total Households
1990	43,451	11,734	7,061	8,269	70,515
Percent of Total Hhs	61.62%	16.64%	10.01%	11.73%	100.00%
2000	38,275	11,455	7,180	8,148	65,058
Percent of Total Hhs	58.83%	17.61%	11.04%	12.52%	100.00%
2008	80,640	19,505	16,580	16,490	133,215
Percent of Total Hhs	60.53%	14.64%	12.45%	12.38%	100.00%
2000-2008					
Total Change	42,365	8,050	9,400	8,342	68,157
Percent Change	110.68%	70.27%	130.92%	102.38%	104.76%

Source: U.S. Department of Housing and Urban Development. CHAS Data Book, 1990. SOCDS CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000. U.S. Department of Housing and Urban Development. CHAS Data 2008, Table 7.

Table 1.17 shows the total number of households in Fort Bend County by household types--small, large, elderly, and other for 2000. The U.S. Bureau of the Census defines small households as those households with two to four persons and large households are those households that include five or more persons. HUD defines elderly households as those households in which the head of household is a person who is at least 62 years old. The other household group includes those households that do not meet the definitions of either the small, large, or elderly households group. Each household type is discussed briefly below and in more detail in subsequent parts of this section.

Overall, small households accounted for 59 percent of the total number of households in the County's service area in 2000. Large households totaled eighteen percent, other households represented thirteen percent, and elderly household accounted for eleven percent of total households. These percentages vary by household type and income category.

Table 1.17: Total Households By Income Category and Household Type, Fort Bend County, Texas. 2000.

	Small Households	Large Households	Elderly Households	Other Households	Total Households
Extremely Low-Income:					
(0 to 30% MFI)	1,881	738	1,286	930	4,835
Percent Income:	38.90%	15.26%	26.60%	19.23%	100.00%
Percent Household Type:	4.91%	6.44%	17.91%	11.41%	7.43%
Low-Income:					
(31 to 50% MFI)	2,031	1,107	1,116	775	5,029
Percent Income:	40.39%	22.01%	22.19%	15.41%	100.00%
Percent Household Type	5.31%	9.66%	15.54%	9.51%	7.73%
Moderate-Income:					
(51 to 80% MFI)	4,230	1,777	1,274	1,327	8,608
Percent Income:	49.14%	20.64%	14.80%	15.42%	100.00%
Percent Household Type:	11.05%	15.51%	17.74%	16.29%	13.23%
Other Income:					
(81% MFI and above)	30,133	7,833	3,504	5,116	46,586
Percent Income:	64.68%	16.81%	7.52%	10.98%	100.00%
Percent Household Type:	78.73%	68.38%	48.80%	62.79%	71.61%
Total Households:	38,275	11,455	7,180	8,148	65,058
Percent Income:	58.83%	17.61%	11.04%	12.52%	100.00%
Percent Household Type:	100.00%	100.00%	100.00%	100.00%	100.00%

Source: SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000.

Small Households: Small households represent the highest total number and percentage of household types among all income categories. Small households totaled 38,275 households or 59 percent of the total household population of Fort Bend County. The majority (79 percent) of small households had incomes above 95 percent of median family income. However, an estimated 8,142 households or 21 percent of small households were classified as extremely-low, low- and moderate-income by HUD. Among extremely low-, low-income, and moderate-income households, small households were under represented, significantly.

Large Households: Large households totaled 11,455 or eighteen percent of the total number of households in the County in 2000. The majority of large households had incomes above 81 percent of median family income. An estimated 3,622 large households 32 percent of large households were classified as extremely-low, low- and moderate-income by HUD. The percentage of large households varied only slightly among the different income categories.

Elderly Households: In 2000, 7,180 or eleven percent of the total number of households in the County were classified as elderly. The majority of elderly households 3,676 or 51 percent were classified as extremely-low, low- and moderate-income by HUD. Only 49 percent of elderly households reported incomes above 81 percent of MFI. Elderly households had higher percentages among the extremely low-income and low-income categories, 27 and 22 percent, respectively. Elderly households accounted for one-fourth of the total number of extremely-low-income households and one-fifth of the total number of low-income households in the county.

Other Households: Approximately 8,148 households in the County were classified as other households. The majority of other households had incomes above 95 percent of median family income. An estimated, 3,032 or 37 percent of the total number of Other households were classified as extremely low-, low-, and moderate-income by HUD in 2000. Other households were over represented in the extremely-low-income category.

Elderly Households:

HUD defines an elderly person as a person who is at least 62 years of age. Elderly households are defined as households with one or two persons either, which is 62 years or older. In 1990, 7,061 households, or 10 percent of the total number of households in Fort Bend County, were elderly. The majority of elderly households were in the low- and moderate-income (80 percent or less of MFI) categories, 3,900 or 55 percent. **Table 1.18** summarizes the number and percentage of elderly households by income category and tenure for the County for 1990 and 2000.

In 2000, the total number of elderly households in the County's service area had increased slightly to 7,180. In 2000, 3,676 households or 51 percent of elderly households in Fort Bend County were in the low- and moderate-income categories. The total number of elderly households in the extremely low and low-income categories decreased between 1990 and 2000. Conversely, the total number of elderly households in the moderate and other-income category increased between 1990 and 2000. The largest total number and percentage of elderly households was in the other income category.

**Table 1.18: Elderly Households By Income Category,
Fort Bend County, Texas. 1990-2000.**

	1990	2000	Total Change	Percent Change
Extremely Low-Income:				
(0 to 30% MFI)	1,550	1,286	-264	-17.03%
Percent	21.95%	17.91%		
Low-Income:				
(31 to 50% MFI)	1,270	1,116	-154	-12.13%
Percent	17.99%	15.54%		
Moderate-Income:				
(51 to 80% MFI)	1,080	1,274	194	17.96%
Percent	15.30%	17.74%		
Other Income:				
(81% MFI and above)	3,161	3,504	343	10.85%
Percent	44.77%	48.80%		
Total Elderly Households	7,061	7,180	119	1.69%
Percent	100.00%	100.00%		
Percent of Total Households:	10.01%	11.4%		
Total Households:	70,515	65,058	-5,457	-7.74%
Percent	100.00%	100.00%		

Source: Derived from U.S. Department of Commerce. Bureau of the Census. The Comprehensive Housing Affordability Strategy (CHAS) Database. Reissued September 1993. CD-CHAS. SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000

As stated previously, the changes in the County's service area between 1990 and 2000 account for some of the changes among elderly households. Moderate and other income elderly households may be increasing because Fort Bend County is growing and households in these income categories are relocating or migrating into the area. Also, as existing Fort Bend County working age household's age and/or retire, these households are becoming defined as part of the elderly household category. The incomes of the newer or younger elderly households may be higher than previously existing elderly households that retired when salaries, and, subsequently, social security benefits or retirement incomes were relatively lower. The changes in some elderly household income categories also may reflect changes in the incomes of existing Fort Bend County elderly households between 1990 and 2000. Some elderly households may have had changes in household income that resulted in the movement of existing elderly households from one category to another. These changes also may reflect natural changes within the population of elderly households such as deaths among older elderly households with lower incomes.

Single Person Households:

In 1980, the number of single persons in Fort Bend County totaled 4,686 persons and accounted for four percent of the total population of the County. By 1990, the number of single persons had increased to approximately 9,421 but remained only four percent of the total number of persons in Fort Bend County. The population of single persons increased to 14,874 persons and remained four percent of the total number of persons in Fort Bend County in 2000. **Table 1.19** shows the population of single persons living alone in 1980, 1990 and 2000 for Fort Bend County. Note: The number of single persons is equal to the number of single person households.

In 1980, one-person households totaled 4,686, or twelve percent, of the total number of households in Fort Bend County. One-person households had increased to 9,421, or thirteen percent of total households by 1990. The number of single-person households increased by 4,735, reflected an increase of 101.05 percent between 1980 and 1990. In 2000, one-person households totaled 14,874, an increase of almost 58 percent.

Table 1.19: Single Persons and Single-Person Households, Fort Bend County, Texas. 1980-2000.

	1980	1990	2000	1980 1990 Change	1990 2000 Change
Single Persons:	4,686	9,421	14,874	4,735	5,453
Percent	3.58%	4.18%	4.20%	101.05%	57.88%
Total Persons:	130,846	225,421	354,452	94,575	106,441
Percent				72.28%	57.24%
Single Person Households:	4,686	9,421	14,874	4,735	5,453
Percent	11.71%	13.36%	13.41%	101.05%	57.88%
Total Households:	40,033	70,515	110,906	30,482	40,391
Percent				76.14%	57.28%

Source: Census of Population and Housing, 1980, Summary Tape File 3A and 1990 Census of Population and Housing - Summary Tape File 3, P. 5/16. 2000 Census of Population and Housing, Summary File 3, P.14.

Table 1.20 lists the one-person households by area for 1990 and 2000. The incorporated communities within the County with the largest number of one-person households in 2000 were Sugar Land, Missouri City, Rosenberg and Stafford. The incorporated areas with the smallest numbers of one-person households were Fairchilds, Orchard, Arcola, Simonton, and Fulshear.

The communities with the highest percentage of one-person households included Katy, Kendleton, and Thompsons. The areas with the smallest percentage of one-person households included Fairchilds, Missouri City, Meadows Place, Houston and Sugar Land.

Table 1.20: One-Person Households By Area, Fort Bend County, Texas. 1990-2000.

	1990	2000	Total Change	Percent Change
Arcola:	20	48	28	140.00%
Beasley:	39	54	15	38.46%
Fairchilds**	n/a	23	23	100.00%
Fulshear:	45	53	8	17.78%
Houston*:	871	1,202	331	38.00%
Katy*:	158	231	73	46.20%
Kendleton:	56	63	7	12.50%
Meadows Place:	131	197	66	50.38%
Missouri City*:	1,019	1,789	770	75.56%
Needville:	165	184	19	11.51%
Orchard:	26	27	1	3.85%
Pleak:	28	54	26	92.86%
Richmond:	563	600	37	6.57%
Rosenberg:	1,419	1,669	250	17.62%
Simonton:	30	52	22	73.33%
Stafford*:	586	1,482	896	152.90%
Sugar Land:	1,045	2,545	1,500	143.54%
Thompsons:	18	28	10	55.56%
Incorporated Areas:	6,219	10,301	482	65.64%
Unincorporated:	3,202	4,573	1,371	42.82%
Fort Bend County:	9,421	14,874	5,453	57.88%

*includes part of area located with Fort Bend County, only.

** City incorporated in 2000.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, P.14.

The majority (65.64%) of one-person households were located within the incorporated areas of the County. Among the incorporated areas, the largest total change in the total number of one-person households was in Sugar Land, Missouri city, and Houston. The largest percent change in the total number of one-person households was in Stafford, Sugar Land and Arcola.

Large Households:

Large households include five or more persons. The U.S. Department of Housing and Urban Development's (HUD's) occupancy standards require that large households occupy housing units with three or more bedrooms, at least. In 1980, large households numbered 7,108, or 18 percent of all households in Fort Bend County. **Table 1.21** lists large households by size for 1980, 1990, and 2000.

Table 1.21: Large Households By Size, Fort Bend County, Texas. 1980-2000.

	1980	1990	2000	1980 1990 Change	1990 2000 Change	1980 2000 Change
5 Persons Households:	3,991	7,230	11,707	3,239	4,477	7,716
Percent	9.97%	10.25%	10.53%	81.16%	61.92%	193.34%
6 or More Persons Households:	3,117	4,546	7,658	1,429	3,112	4,541
Percent	7.79%	6.45%	6.89%	45.85%	68.45%	145.68%
Large Households:	7,108	11,776	19,365	4,668	7,589	12,257
Percent	17.76%	16.70%	17.42%	65.67%	64.44%	172.44%

Source: Census of Population and Housing, 1980--Summary Tape File 3A. 1990 Census of Population and Housing - Summary Tape File 3. 2000 Census of Population and Housing, Summary File 3, P. 14.

During the period from 1980 to 1990, the number of large households increased by 4,668 households. In 1990, the total number of large households had increased to 11,776, an increase of 66 percent. Overall, the percentage of large households in Fort Bend County decreased slightly between 1980 and 1990.

The total number of large households in the County increased to 19,365 by 2000. Among large households, five person households accounted for 11,707 households. Overall, large households increased 64 percent during this period. However, six person households represented a slightly higher percentage increase than five person households. In 2000, large households represented 17 percent of the total number of households in the County.

There was a considerable difference among the growth rates of large households with five persons and large households with six or more persons. The largest total and percent increase in large households between 1980 and 1990 occurred among five-person households. During this period, five-person households increased by 3,239 households, or 81 percent. Large households with six or more persons increased by 1,429, or 46 percent during this period.

During the period from 1990 to 2000, the largest total increase in large households occurred in five person households. However, large households with six or more persons had the largest percentage increase. The percentage change between these two groups ranged from 61 percent to 68 percent. This showed smaller differences than the period between 1980 and 1990 when the percent changes between these two groups ranged from 81 percent of 46 percent.

In the twenty years from 1980 to 2000, the total number of large households in Fort Bend County increased by 12,257. This increase represented a 172 percent increase. Five persons households increased at a higher rate almost 193 percent.

Table 1.22 lists the large households by area in Fort Bend County for 1990 and 2000. The Fort Bend County communities with the largest number of large households included Missouri City,

Houston, Sugar Land and Rosenberg. The areas with the smallest numbers of large households were Thompsons, Kendleton, and Katy.

Table 1.22: Large Households By Area, Fort Bend County, Texas. 1990-2000.

	1990	2000	Total Change	Percent Change
Arcola:	52	110	58	115.38%
Beasley:	33	29	-4	-12.12%
Fairchilds	n/a	47	47	100.00%
Fulshear:	35	39	4	11.43%
Houston*:	1,773	2,364	591	33.33%
Katy*:	32	18	-14	-43.75%
Kendleton:	41	17	-24	-58.54%
Meadows Place:	248	223	-25	-10.08%
Missouri City*:	1,471	2,367	896	60.91%
Needville:	124	104	-20	16.13%
Orchard:	16	25	9	56.25%
Pleak:	41	52	11	26.83%
Richmond:	653	679	26	3.98%
Rosenberg:	1,063	1,469	406	38.19%
Simonton:	23	29	6	26.09%
Stafford*:	398	723	325	81.66%
Sugar Land:	1,016	2,922	1,906	187.60%
Thompsons:	3	15	12	400.00%
Incorporated Areas:	7,022	11,232	4,210	59.95%
Unincorporated:	4,754	8,133	3,379	71.08%
Fort Bend County:	11,776	19,365	7,589	64.44%

*includes part of area located with Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, P.14.

The areas with the highest percentage of large family households were Arcola, Kendleton, Houston, Richmond, and Beasley. The communities with the smallest percentage of large family households were Thompsons, Katy, and Simonton.

Large households were more evenly distributed between the incorporated areas of the County and the unincorporated area. In 1990, 7,022 large households, or 60 percent of all large households were located in the incorporated areas of the County and 4,754 households, or 40 percent were located in the unincorporated area of Fort Bend County.

Persons With Disabilities:

HUD defines persons with disabilities as persons with mobility and self-care limitations. Mobility and self-care households are defined as all households where one or one persons has (1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or (2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

In 2000, there were 7,888 mobility and self-care limitation households in the Fort Bend County service area. This number represented twelve percent of the total number of households in the service area. The slight majority of mobility and self-care limitation households, 4,221 or 53 percent, reported incomes above 80 percent of MFI. Sixteen percent of mobility and self care limitation households were extremely-low-income households with incomes below 30 percent of MFI. Thirteen percent were classified as low-income households with incomes between 31 and

50 percent of MFI. Sixteen percent of mobility and self-care limitation households also reported moderate-incomes between 51 and 80 percent of MFI. **Table 1.23** lists mobility and self-care limitation households by income categories and housing tenure for the Fort Bend County service area.

Two-thirds of mobility and self-care limitation households are owners of their homes and a third of mobility and self-care limitation households were renters. Overall, owner occupied households composed 78 percent of the total number of households in the County's service. Thus, mobility and self-care limitation households are under-represented among homeowners in the County.

In 2000, 2,828 or 36 percent of mobility and self-care limitation households reported housing problems. HUD defines housing problems as overcrowding, more than 1.01 persons per room and/or housing units without complete kitchen or plumbing facilities. Mobility and self care limitation households composed 15 percent of the total number of households with housing problems in County's service area. Overall, mobility and self-care limitation households accounted for 12 percent of the total number of households. Thus, mobility and self-care limitation households were only slightly over-represented among households with housing problems.

Table 1.23: Mobility and Self-Care Limitation Households By Income Category and Housing Tenure, Fort Bend County, Texas. 2000.

	Renters Households	Owners Households	Total Households
Extremely Low-Income:			
(0 to 30% MFI)	609	674	1,283
Percent of Tenure Category	32.76%	11.18%	16.27%
Percent of Total Households:	47.47%	52.53%	100.00%
<u>Housing Problems:</u>	431	461	892
Percent of Tenure Category	44.95%	24.67%	31.55%
Percent of Total Households:	48.33%	51.67%	100.00%
Low-Income:			
(31 to 50% MFI)	313	769	1,082
Percent of Tenure Category	16.84%	12.76%	13.72%
Percent of Total Households:	28.93%	71.07%	100.00%
<u>Housing Problems:</u>	197	369	566
Percent of Tenure Category	20.52%	19.75%	20.01%
Percent of Total Households:	34.78%	65.22%	100.00%
Moderate-Income:			
(51 to 80% MFI)	375	927	1,302
Percent of Tenure Category	20.17%	15.38%	16.51%
Percent of Total Households:	28.80%	71.20%	100.00%
<u>Housing Problems:</u>	178	424	602
Percent of Tenure Category	18.57%	22.67%	21.28%
Percent of Total Households:	29.60%	70.40%	100.00%
Other Income:			
(81% MFI and above)	562	3,659	4,221
Percent of Tenure Category	30.23%	60.69%	53.51%
Percent of Total Households:	13.31%	86.69%	100.00%
<u>Housing Problems:</u>	154	618	772
Percent of Tenure Category	16.05%	33.09%	27.31%
Percent of Total Households:	19.94%	80.06%	100.00%
Total Mobility & Self Care Households:	1,859	6,029	7,888
Percent of Tenure Category	100.00%	100.00%	100.00%
Percent of Total Households:	33.92%	66.08%	100.00%
<u>Housing Problems:</u>	959	1,869	2,828
Percent of Tenure Category	100.00%	100.00%	100.00%
Percent of Total Households:	33.92%	66.08%	100.00%
Total Households:	14,315	50,743	65,058
Percent	22.00%	78.00%	100.00%
Mobility & Self Care/Total Hhs	12.99%	11.88%	12.12%
<u>Total Housing Problems</u>	6,055	12,128	18,183
Percent	33.30%	66.70%	100.00%
Percent of Total Households:	42.30%	23.90%	27.95%
Mobility & Self Care Problems/Total Problems	15.84%	15.41%	15.55%

Source: SOCDS CHAS Data: Housing Problems Output for Mobility and Self Care Limitation, Fort Bend County (CDBG) Texas. 2000

Persons With HIV/AIDS:

HUD defines AIDS as the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome. According to the Texas Department of Health (TDH), there have been 134 deaths from AIDS in Fort Bend County since 1992. As of December of 2002, there were 291 persons living with HIV/AIDS in Fort Bend County. **Table 1.24** provides estimates of the number of persons with HIV/AIDS in Fort Bend County.

Table 1.24: Estimates of Persons with Human Immunodeficiency Virus (HIV)/AIDS, Fort Bend County, Texas. 2000-2002.

	2000	2001	2002	Total
HIV Cases*	n/a	n/a	30	96
AIDS Cases*	n/a	n/a	23	428
HIV Deaths	11	17	14	42
Percent of Total Deaths	0.08%	1.11%	0.87%	
Total Deaths	1,375	1,533	1,609	4,517

*cumulative totals from TDH

Source: Texas Department of Health. Texas Vital Statistics, Table 23. 2000, 2001, 2002. Texas Department of Health, HIV/STD Surveillance Report. 2002.

In 2002, there were 30 cases of HIV reported in the County. The TDH reports 96 cumulative cases of HIV in Fort Bend County. In 2002, there also were 23 cases of AIDS reported in the County. The TDH reports 428 cumulative cases of AIDS in the County.

The total number of persons with HIV/AIDS is probably higher than the numbers reported by the TDH since the health department reports only diagnosed cases. Some persons with HIV/AIDS may have been diagnosed in another area and may live or have moved into County since their diagnosis and are not included the TDH numbers. In addition, some persons with HIV/AIDS are undiagnosed and there is no way to obtain an accurate estimate and/or demographic data on these persons.

At the time of this report, there were not any housing units specifically for persons with HIV/AIDS available in Fort Bend County. The majority of services and housing for persons with HIV/AIDS in the Houston metropolitan area are located within the City of Houston. The number of persons with HIV/AIDS is expected to increase in the forthcoming years as the County continues to grow. Thus, the housing needs of these households will increase as the overall number of households that include a person with AIDS in Fort Bend County increases.

c. Housing Needs

1. Housing Problems

According to HUD, households with any housing problems include those with cost burden greater than thirty percent of income and/or overcrowding and/or without a complete kitchen or plumbing facilities. Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. **Table 1.25** lists housing problems by income categories for 1990, 2000 and 2008.

Table 1.25: Households By Income Category With Housing Problems, Fort Bend County, 1990-2008.

	1990	2000	2008	2000 2008 Total Change	2000 2008 Percent Change
Extremely Low-Income:					
(0 to 30% MFI)	4,022	3,553	6,955	3,402	95.75%
Percent of Hhs w/ Problems:	20.17%	19.54%	16.10%		
Low-Income:					
(31 to 50% MFI)	3,071	3,309	7,110	3,801	114.87%
Percent of Hhs w/ Problems:	15.40%	18.20%	16.46%		
Moderate-Income:					
(51 to 80% MFI)	4,491	4,596	10,995	6,399	139.23%
Percent of Hhs w/ Problems:	22.52%	25.28%	25.46%		
Other Income:					
(81% MFI and above)	8,357	6,699	18,130	11,431	170.64%
Percent of Hhs w/ Problems:	41.91%	36.84%	41.98%		
Total Households					
With Housing Problems:	19,941	18,183	43,190	25,007	137.53%
Percent of Hhs w/ Problems:	100.00%	100.00%	100.00%		
Percent of Total Households:	28.28%	28.00%			
Total Households:	70,515	65,058	133,235	68,177	104.79%

Source: SOCDS CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000. U.S. Department of Housing and Urban Development. CHAS Data 2008, Table 3.

In 1990, there were 19,941 households with housing problems in the County's service area. As stated previously, the County's service area decreased between 1990 and 2000 with the cities of Missouri City and Sugar Land becoming HUD entitlement jurisdictions and no longer participating in the County's service area. In 2000, 18,183 households with housing problems were reported by HUD. In 2008, 43,190 households in the County reported housing problems.

Table 1.26 lists total households by income, household type and housing problems. The majority of households in the County's service area were small households. As expected, small households also constituted the majority of households with housing problems, 48 percent. Large household accounted for 28 percent. Other households totaled fourteen percent, and elderly household for eleven percent of the total number of households with housing problems.

Small Households: Small households represent the highest total number and percentage of household types among all income categories. Small households also represented the highest total number and percentage of households with problems among all income categories. However, among the extremely-low- and low-income categories the percentages of small households was lower than the service area wide percentage of 48 percent. Conversely, the percentage of small households with housing problems was higher for moderate and other income households. Other income small households reported the highest total number of small households with problems, 3,477. Among small households 8,635 or 23 percent reported housing problems.

Large Households: Large households totaled 11,455 or eighteen percent of the total number of households in the County in 2000. Large households accounted for 28 percent of the total number of households with problems. Large households in the extremely-low-income category comprised only eighteen percent of the total number of households with problems. The percentage of large households with problems was between 27 and 28 percent for the low and moderate-income households and 33 percent for other income households. Other income large households reported the highest total number of large households with problems, 2,200. The total number of large household reporting housing problems was 5,014 or 44 percent.

Elderly Households: In 2000, 7,180 or eleven percent of the total number of households in the County were classified as elderly. Extremely-low-income elderly households represented both the highest total number and the largest percentage of elderly households with housing problems, 840 and 24 percent. Among elderly households, extremely-low-income households accounted for 43 percent of the elderly households with problems. Among elderly households, 1,947 or 27 percent reported housing problems

Other Households: Approximately 8,148 households in the County were classified as other households in 2000. Among these households, 2,566 or 31 percent reported housing problems.

Table 1.26: Total Households By Income Category, Household Type and Housing Problems, Fort Bend County, Texas. 2000.

	Small Households	Large Households	Elderly Households	Other Households	Total Households
Extremely Low-Income:					
(0 to 30% MFI)	1,881	738	1,286	930	4,835
Percent Income Category:	38.90%	15.26%	26.60%	19.23%	100.00%
Percent Household Type:	4.91%	6.44%	17.91%	11.41%	7.43%
<u>Housing Problems:</u>	1,446	640	840	626	3,553
Percent Income Category:	40.71%	18.00%	23.64%	17.62%	100.00%
Percent Household Type:	16.75%	12.76%	43.15%	24.40%	19.54%
Low-Income:					
(31 to 50% MFI)	2,031	1,107	1,116	775	5,029
Percent Income Category:	40.39%	22.01%	22.19%	15.41%	100.00%
Percent Household Type:	5.31%	9.66%	15.54%	9.51%	7.73%
<u>Housing Problems:</u>	1,362	913	462	572	3,309
Percent Income Category:	41.17%	27.59%	13.96%	17.28%	100.00%
Percent Household Type:	15.78%	18.20%	23.72%	22.29%	18.20%
Moderate-Income:					
(51 to 80% MFI)	4,230	1,777	1,274	1,327	8,608
Percent Income Category:	49.14%	20.64%	14.80%	15.42%	100.00%
Percent Household Type:	11.05%	15.51%	17.74%	16.29%	13.23%
<u>Housing Problems:</u>	2,347	1,260	319	670	4,596
Percent Income Category:	51.07%	27.41%	6.95%	14.58%	100.00%
Percent Household Type:	27.18%	25.12%	16.39%	26.11%	25.27%
Other Income:					
(81% MFI and above)	30,133	7,833	3,504	5,116	46,586
Percent Income Category:	64.68%	16.81%	7.52%	10.98%	100.00%
Percent Household Type:	78.73%	68.38%	48.80%	62.79%	71.61%
<u>Housing Problems:</u>	3,477	2,200	326	701	6,699
Percent Income Category:	51.90%	32.84%	4.86%	10.46%	100.00%
Percent Household Type:	40.26%	43.88%	16.72%	27.31%	36.84%
Total Households:	38,275	11,455	7,180	8,148	65,058
Percent Income Category:	58.83%	17.61%	11.04%	12.52%	100.00%
Percent Household Type:	100.00%	100.00%	100.00%	100.00%	100.00%
<u>Housing Problems:</u>	8,635	5,014	1,947	2,566	18,183
Percent Income Category:	47.49%	27.58%	10.71%	14.11%	100.00%
Percent Household Type:	100.00%	100.00%	100.00%	100.00%	100.00%

Source: SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000.

2. Cost Burden

According to HUD, cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Under HUD standards, housing is affordable for households if it consumes no more than thirty percent of a household's income. **Table 1.27** shows total households by type by cost burden (30%) and severe cost burden (50%) for 2000.

In 2000, 13,496 or 21 percent of households reported a 30 percent cost burden and 5,300 or eight percent of households reported a 50 percent cost burden. Overall, other-income households reported the highest total number of cost burdened households with 4,040. This total represents thirty percent of the total number of households with cost burden in the county. Other income households reported 705 households with severe cost burden.

Moderate-income households reported 3,437 households with cost burden and 953 households with severe cost burden. Low-income households with cost burden totaled 2,775 and 1,302 with severe cost burden. Extremely-low-income households with cost burden totaled 3,252 and 2,449 with severe cost burden.

Among household types, small households reported 7,029 households with cost burden and 2,582 households with severe cost burden. Small households reported the highest number of total number and percent of households with cost burden and severe cost burdens among all household types for all income categories.

**Table 1.27: Total Households By Income Category and Cost Burden,
Fort Bend County, Texas. 2000.**

	Small Households	Large Households	Elderly Households	Other Households	Total Households
Extremely Low-Income:					
(0 to 30% MFI)	1,881	738	1,286	930	4,835
Percent Income:	38.90%	15.26%	26.60%	19.23%	100.00%
Percent Household Type:	4.91%	6.44%	17.91%	11.41%	7.43%
30% Cost Burden:	1,319	513	824	596	3,252
Percent Household Type:	40.57%	15.78%	25.34%	18.32%	100.00%
50% Cost Burden:	1,053	340	533	522	2,449
Percent Household Type:	43.01%	13.88%	21.74%	21.31%	100.00%
Low-Income:					
(31 to 50% MFI)	2,031	1,107	1,116	775	5,029
Percent Income:	40.39%	22.01%	22.19%	15.41%	100.00%
Percent Household Type:	5.31%	9.66%	15.54%	9.51%	7.73%
30% Cost Burden:	1,235	572	439	530	2,775
Percent Household Type:	44.49%	20.62%	15.83%	19.11%	100.00%
50% Cost Burden:	572	162	227	340	1,302
Percent Household Type:	43.95%	12.44%	17.47%	26.09%	100.00%
Moderate-Income:					
(51 to 80% MFI)	4,230	1,777	1,274	1,327	8,608
Percent Income:	49.14%	20.64%	14.80%	15.42%	100.00%
Percent Household Type:	11.05%	15.51%	17.74%	16.29%	13.23%
30% Cost Burden:	1,973	508	307	651	3,437
Percent Household Type:	51.41%	14.77%	8.93%	18.94%	100.00%
50% Cost Burden:	550	193	98	115	953
Percent Household Type:	57.71%	20.21%	10.32%	12.02%	100.00
Other Income:					
(81% MFI and above)	30,133	7,833	3,504	5,116	46,586
Percent Income:	64.68%	16.81%	7.52%	10.98%	100.00%
Percent Household Type:	78.73%	68.38%	48.80%	62.79%	71.61%
30% Cost Burden:	2,477	637	302	625	4,040
Percent Household Type:	61.32%	15.76%	7.48%	15.48%	100.00%
50% Cost Burden:	402	114	265	135	705
Percent Household Type:	57.10%	16.15%	37.61%	19.17%	100.00%
Total Households:					
	38,275	11,455	7,180	8,148	65,058
Percent Income:	58.83%	17.61%	11.04%	12.52%	100.00%
Percent Household Type:	100.00%	100.00%	100.00%	100.00%	100.00%
30% Cost Burden:	7,029	2,230	1,875	2,400	13,496
Percent Household Type:	52.09%	16.53%	13.89%	17.78%	100.00%
50% Cost Burden:	2,582	803	882	1,072	5,300
Percent Household Type:	48.71%	15.15%	16.64%	20.22%	100.00%

Source: SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000.

3. Housing Sustainability

Low-income homeowners face problems of affordability and try to reduce their housing-related expenses. The sustainability of housing is a unique characteristic of the affordable housing market. Sustainability is the ability of a person or household to financially sustain housing beyond the initial cost of purchasing a home. Housing costs include basic utility costs (excluding telephone) and associated housing expenses such as maintenance, insurance, and property taxes. Housing-related costs increase over time and homeowners must have funds in reserve to cover these costs as they arise. Unfortunately, many low-income homeowners have few, if any, financial reserves to cover expected or unexpected housing expenses. Many low-income homeowners reduce their housing-related costs by not purchasing homeowner or flood insurance on their property and/or deferring maintenance until a safety or structural hazard problem becomes unsafe. The housing of extremely low-income persons or households usually is in a more deteriorated condition than that of moderate-income persons or households. As a result, this housing often is not suitable for rehabilitation or the costs of rehabilitation required to bring the housing into compliance with building codes is very high given the value of the property. There is a need in Fort Bend County to provide assistance to help low-income homeowners sustain their homes in good condition.

Affordable rental housing has become scarcer and more expensive since the number of vacant housing units in Fort Bend County has decreased and housing prices have increased. **Table 1.28** shows at what income levels extremely low-income and low-income households experience cost burden and severe cost burden for housing. According to HUD, the 2009 fair market rent (FMR) for a two-bedroom housing unit in the Houston Metropolitan Area was \$866 a month. The two-bedroom (FMR) amount is over the 30 percent cost burden threshold for all extremely low-income households and over the 30 percent cost burden threshold for low-income households with more than four persons in a household. There is a need for affordable rental housing, rental assistance, and downpayment and closing costs assistance in the County.

Entry level persons in most occupations and persons employed within the retail sector usually earn a minimum wage rate of \$7.25 per hour. **Table 1.29** shows the maximum affordable housing payment for a person with a minimum wage salary. Persons within this income group usually cannot afford to spend thirty percent of their income on rent. Moreover, in Fort Bend County there are very few housing units in good condition that can be rented for \$377 a month. **Table 2.28, page 2-38**, lists the costs of renter-occupied housing by area for Fort Bend County. This table lists the 2000 median rent for the incorporated areas of Fort Bend County. In 2000, the median rent in Fort Bend County was \$728 a month. The only incorporated areas with median rents below \$325 a month in 2000 were Beasley (\$162), Kendleton (\$256) and Thompsons (\$269). **Table 2.29, page 2-39** shows the gross rent for specified renter-occupied housing units in Fort Bend County. In 2000, there were only 1,052 housing units with rents below \$299 a month available in Fort Bend County. Thus, there was a sizeable segment of the working population that could not afford market priced housing in good condition in the County. Currently, federal housing assistance is available only in the City of Rosenberg. Fort Bend County does not have a public housing authority. Thus, there is no source of rental assistance for most of the low-income renter households in the County. There is great need for rental assistance programs in the County.

Table 1.28: Maximum Affordable Housing Payment For Extremely Low-, Low-, and Moderate-Income Households By Household Size, Fort Bend County, Texas. 2010.

Household Size	HUD Annual Household Income Limit	Annual* Maximum Housing Costs (Cost Burden) (30%)	Monthly Maximum Housing Costs (Cost Burden) (30%/12)			Annual Maximum Housing Costs (Severe Cost Burden) (50%)	Monthly Maximum Housing Costs (Severe Cost Burden) (50%/12)
Extremely Low-Income Households: (0 to 30% of MFI)							
1 Person	\$13,700						
2 Persons	\$15,650	\$4,110	\$342.50				
3 Persons	\$17,600	\$4,695	\$391.25			\$6,850	\$570.83
4 Persons	\$19,550	\$5,280	\$440.00			\$7,825	\$652.08
5 Persons	\$21,150	\$5,865	\$488.75			\$8,800	\$733.33
6 Persons	\$22,700	\$6,345	\$528.75			\$9,775	\$814.58
7 Persons	\$24,250	\$6,810	\$567.50			\$10,575	\$881.25
8 Persons	\$25,850	\$7,275	\$606.25			\$11,350	\$945.83
		\$7,755	\$646.25			\$12,125	\$1,010.42
						\$12,925	\$1,077.08
Low-Income Households: (30 to 50% of MFI)							
1 Person	\$22,800						
2 Persons	\$26,050	\$6,840	\$570.00				
3 Persons	\$29,300	\$7,815	\$651.25			\$11,400	\$950.00
4 Persons	\$32,550	\$8,790	\$732.50			\$13,025	\$1,085.42
5 Persons	\$35,200	\$9,765	\$813.75			\$14,650	\$1,220.83
6 Persons	\$37,800	\$10,560	\$880.00			\$16,275	\$1,356.25
7 Persons	\$40,400	\$11,340	\$945.00			\$17,600	\$1,466.67
8 Persons	\$43,000	\$12,120	\$1,010.00			\$18,900	\$1,575.00
		\$12,900	\$1,075.00			\$20,200	\$1,683.33
						\$21,500	\$1,791.67
Moderate-Income Households: (50 to 80% of MFI)							
1 Person	\$36,500						
2 Persons	\$41,700	\$10,950	\$912.50				
3 Persons	\$46,900	\$12,510	\$1,042.50			\$18,250	\$1,520.83
4 Persons	\$52,100	\$14,070	\$1,172.50			\$20,850	\$1,737.50
5 Persons	\$56,300	\$15,630	\$1,320.50			\$23,450	\$1,954.17
6 Persons	\$60,450	\$16,890	\$1,407.50			\$26,050	\$2,170.83
7 Persons	\$64,650	\$18,135	\$1,511.25			\$28,150	\$2,345.83
8 Persons	\$68,800	\$19,395	\$1,616.25			\$30,225	\$2,518.75
		\$20,640	\$1,720.00			\$32,325	\$2,693.75
						\$34,400	\$2,866.67

According to HUD, the maximum affordable housing payment plus basic utilities for any household is:

Source: Derived from HUD, "FY 2010 Income Limits Summary, Fort Bend County, Texas"

*According to HUD, the maximum affordable housing payment plus basic utilities for any household is thirty (30) percent of income.
Source: Derived from HUD, "FY 2010 Income Limits Summary. Fort Bend County, Texas"

Table 1.29: Maximum Affordable Housing Payment For Minimum Wage Salary, 1995, 2005 and 2008.

	1995	2005	2008
Minimum Wage	\$4.25/hour	\$5.15/hour	\$7.25/hour
Annual Salary	\$8,160.00	\$10,712.00	\$15,080.00
Annual Maximum Housing Payment	\$2,448.00	\$3,213.60	\$4,524.00
Monthly Maximum Housing Payment	\$204.00	\$267.80	\$377.00

Source: Derived from Texas Employment Commission, 2000 and Fort Bend County Human Resources Dept 2010.

4. Disproportionate Need

In this section, the extent that any racial or ethnic group has disproportionately greater need in comparison to the needs of that category as a whole is assessed. For this purpose, HUD states that disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. **Table 1.30** shows the percentages of household distribution in Fort Bend County by income, race and ethnicity, and housing problems. In 2008, no racial or ethnic groups with housing problems exceeded the percentage of persons in the category by more than ten percentage points. Black households with moderate incomes showed the greatest difference 8.74 percent.

4a. Housing Problems

In 2008, an estimated 18,165 households or almost 14 percent of the total number of households in Fort Bend County's service area reported housing problems. Black, Hispanic and Native American/American Indian households reported higher rates than the County percentage, 19, 18, and 22 respectively. **Disproportionate need, a ten percent or greater difference was not evident among any of the County's racial and ethnic populations.**

4b. Homeownership

In 2008, White households totaled 48 percent and minority households 52 percent of the total households in the County's service area. (See Table 1.15, page 1-29.) Disproportionate need related to homeownership was not evident among the County's minority population.

Table 1.30: Percentages of Households By Income, Race and Ethnicity, and Housing Problems, Fort Bend County, Texas. 2008.

Total Households:	White	Black	Hispanic	Asian	Pacific Islander	Native American	Other	Total
Extremely Low-Income: (0 to 30% MFI)	29.90%	28.23%	29.12%	12.27%	0.00%	0.36%	0.12%	100.00%
Low-Income: (30 to 50% MFI)	34.01%	18.02%	35.37%	11.02%	0.00%	0.00%	1.58%	100.00%
Moderate-Income: (50 to 80%)	35.01%	21.64%	29.52%	12.22%	0.26%	0.06%	1.28%	100.00%
Other Income: (80% and above)	53.21%	18.16%	14.08%	13.08%	0.00%	0.28%	0.74%	100.00%
Total	64,365	26,010	24,320	17,040	40	325	1,095	133,195
Households	48.32%	19.53%	18.26%	12.79%	0.03%	0.24%	0.82%	100.00%
Households with Housing Problems								
Extremely Low-Income: (0 to 30% MFI)	30.42%	30.83%	27.67%	10.92%	0.00%	0.16%	0.00%	100.00%
Low-Income: (30 to 50% MFI)	35.87%	21.90%	26.46%	15.34%	0.00%	0.00%	0.42%	100.00%
Moderate-Income: (50 to 80% MFI)	35.58%	30.38%	22.10%	10.76%	0.00%	0.00%	0.95%	100.00%
Other-Income: (80% and above)	39.21%	25.54%	16.14%	15.65%	0.00%	1.98%	1.65%	100.00%
Hhs w/ problems	6,270	5,000	4,385	2,330	0	70	110	18,165
Percent of problems:	34.52%	27.52%	24.14%	12.83%	0.00%	0.38%	0.60%	100.00%
Percent of Race/Ethnicity								
Hhs w/ Problems:	9.74%	19.22%	18.03%	13.67%	0.00%	21.54%	10.05%	13.64%

Source: SOCDs CHAS Data: Housing Problems Output for All Households, Fort Bend County (CDBG) Texas. 2000. HUD 2008 CHAS Data, Table 7.

5. Potential Lead-Based Paint Hazards

In this section, the numbers of housing units within Fort Bend County that may contain lead-based paint (LBP) hazards were estimated. The key variable in estimating the number of housing units with lead-based paint is the age of housing. Nationally, the percentage of housing units containing lead increases with the age of the structure. Approximately 90 percent of the housing units built before 1940 contain lead-based paint, 80 percent of the housing units built between 1940 and 1959, and 62 percent of the housing units built between 1960 and 1979. None of the housing units built since 1980 contain lead-based paint. In 2008, Fort Bend County has an estimated 18,897 housing units with lead-based paint.

5a. Potential Lead-Based Paint Hazards By Area

Table 1.31 summarizes the number and percentage of housing units by tenure with potential lead-based paint hazards by area for Fort Bend County in 2000. According to this estimate, approximately 12,915 housing units, or 19 percent of the total housing units in Fort Bend County's service area may contain potential lead-based paint hazards. The communities with the largest number of homes with potential lead-based paint hazard housing units were Rosenberg, Richmond, Stafford and Meadows Place. In 2000, there were several areas within Fort Bend County with highest percentages of housing units that may contain lead-based paint hazards. These areas were Orchard (50 %), Richmond (46%), Needville (45%), Simonton (45%), and Kendleton (44%).

Overall, 7,970 or 35 percent of the housing units with potential lead-based paint hazards were located in the incorporated areas of the County. Approximately 4,945 housing units or 11 percent were located in the unincorporated area of the County.

5b. Renter-Occupied Housing Units

In 2000, approximately 4,285 or 6 percent of the 12,915 housing units with potential LBP hazards in Fort Bend County's service area were renter-occupied housing units. The communities with the largest number of renter-occupied potential LBP hazard housing units were Rosenberg, Richmond, and Stafford. The areas with the highest percentage of renter-occupied potential LBP housing units were Richmond (19%), Rosenberg (18%), and Orchard (16%).

5c. Owner-Occupied Housing Units

Approximately 8,628 or 13 percent of the housing units with potential LBP hazards in the County were owner-occupied housing units. The communities with the largest total number of owner-occupied housing units with potential LBP hazards included Rosenberg, Richmond, and Meadows Place. The areas with the highest percentages of housing units with potential LBP hazards were Meadows Place (40%), Simonton (40%), and Kendleton (34%).

Table 1.31: Housing Units With Potential Lead-Based Paint Hazards By Area, Fort Bend County, Texas, 2000.

	Total Vacant Units	Total Renter Occupied Units	Total Owner Occupied Units	Total Occupied Units	Renter LBP Occupied Units	Owner LBP Occupied Units	Total Occupied LBP Units	Total Housing Units
Arcola:	33	67	227	294	21	78	99	327
Percent of LBP Total:	10.09%	20.42%	69.42%	89.91%	6.42%	23.85%	30.28%	100.00%
Beasley:	16	37	178	216	19	77	96	232
Percent of LBP Total:	6.90%	16.38%	76.72%	93.10%	8.19%	33.19%	41.33%	100.00%
Fairchilds	17	37	178	215	14	42	56	232
Percent of LBP Total:	7.33%	15.95%	76.72%	92.67%	6.03%	18.10%	24.14%	100.00%
Fulshear:	8	47	199	246	25	85	110	254
Percent of LBP Total:	3.15%	18.50%	78.35%	96.85%	9.84%	33.46%	43.31%	100.00%
Kendleton:	23	41	138	179	18	71	89	202
Percent of LBP Total:	11.39%	20.30%	68.32%	88.61%	8.91%	34.15%	44.06%	100.00%
Meadows Place:	18	94	1,513	1,607	39	649	688	1,625
Percent of LBP Total:	1.11%	5.78%	93.10%	98.89%	2.40%	39.94%	42.34%	100.00%
Needville:	55	240	666	906	131	307	438	961
Percent of LBP Total:	5.72%	24.97%	69.30%	94.28%	13.63%	32.05%	45.58%	100.00%
Orchard:	8	44	107	151	25	54	79	159
Percent of LBP Total:	5.03%	27.67%	67.30%	94.77%	15.72%	33.96%	49.69%	100.00%
Pleak:	2	48	292	340	22	99	122	342
Percent of LBP Total:	0.58%	14.03%	85.38%	99.42%	6.43%	28.95%	35.67%	100.00%
Richmond:	184	1,405	1,987	3,392	666	970	1,635	3,576
Percent of LBP Total:	5.15%	39.29%	55.56%	94.85%	18.62%	27.12%	45.72%	100.00%
Rosenberg:	504	3,445	4,495	7,940	1,485	2,036	3,521	8,444
Percent of LBP Total:	5.97%	40.80%	53.23%	94.03%	17.59%	24.11%	41.70%	100.00%
Simonton:	16	28	229	257	15	108	124	273
Percent of LBP Total:	5.86%	10.26%	83.88%	94.14%	5.49%	39.56%	45.42%	100.00%
Stafford*:	522	3,445	2,630	5,737	377	490	868	6,259
Percent of LBP Total:	8.34%	49.64%	42.02%	91.66%	6.02%	7.83%	13.87%	100.00%
Thompsons:	26	19	70	89	13	32	45	115
Percent of LBP Total:	22.61%	16.52%	60.87%	77.39%	11.30%	27.83%	39.13%	100.00%
Incorporated Areas:	1,432	8,997	12,909	21,570	2,870	5,098	7,970	23,001
Percent of LBP Total:	6.23%	39.11%	56.12%	93.78%	12.48%	22.16%	34.65%	100.00%
Unincorporated:	2,340	5,674	37,675	43,349	1,415	3,530	4,945	45,689
Percent of LBP Total:	5.12%	12.42%	82.46%	94.88%	3.10%	7.73%	10.82%	100.00%
FBC Service Area	3,772	14,671	50,584	64,919	4,285	8,628	12,915	68,690
Percent of LBP Total:	5.49%	21.36%	73.64%	94.51%	6.24%	12.56%	18.80%	100.00
Fort Bend County:	5,076	21,287	89,628	110,915	6,135	17,374	23,509	115,991
Percent of LBP Total:	4.38%	18.35%	77.27%	95.62%	5.29%	14.98%	20.27%	100.00%

Source: Derived from U.S. Census of Population and Housing, 2000. SF 3, H 36, H41.

5d. Low-Income Housing Units with Potential Lead Based Paint Hazards

The total number of housing units occupied by extremely-low-income households totaled 4,835 in 2000. It is estimated by Community Development Department staff that the majority of LBP housing units in certain communities are occupied by extremely-low-income households. The City of Rosenberg had the largest number of occupied housing units with potential lead based paint hazards. The City of Rosenberg also had the largest number of households with incomes below 30 percent of MFI. The City of Richmond had the second largest number of occupied housing units with potential lead based paint hazards. The City of Richmond also had the second largest number of households with incomes below 30 percent of MFI. The City of Stafford had the third highest number of housing units with potential lead-based paint hazards and households with incomes below 30 percent of MFI. Meadows Place had the next largest number of households with potential lead-based paint hazards however; Meadows Place had a very small number of households with incomes below 30 percent of MFI. Table 1.32 shows list the information for these four communities.

Table 1:32: Estimate of Low-Income Housing Units with Potential Lead Based Paint Hazards, Fort Bend County, Texas. 2000.

	Total Renter LBP Housing Units	Total Owner LBP Housing Units	Total Occupied LBP Housing Units	Below 30% MFI Households
Rosenberg:	1,485	2,036	3,521	1,255
Richmond:	666	970	1,635	516
Stafford:	377	490	868	394
Meadows Place:	39	649	688	40
Total Housing Units:	2,567	4,145	6,712	2,205

Source: Derived from U.S. Census of Population and Housing, 2000. SF 3, H 36, H41.

Almost half of the extremely-low-income households in Fort Bend County's service area are located in the four communities with the highest number of housing units with potential lead-based paint hazards. Thus, the County estimates that at least half if not more of extremely-low-income households in the County's service area live in housing units with potential lead based paint hazards.

d. Projections

1. Total Population

Fort Bend County, Texas has been one of the fastest growing counties in the nation in the past decade and the County is expected to continue to grow in population through the next decades. In the County's 1995 Consolidated Plan, the projections from the Houston-Galveston Area Council (H-GAC) estimated that Fort Bend County's population would increase to 293,793 persons by the year 2000. In 2000, the County's population was 354,454 persons. The H-GAC projections were very conservative estimates. These projections greatly underestimated the growth experienced by the County, especially given the fact that the population of Fort Bend County increased by 150 percent between 1970 and 1980 and by 72 percent between 1980 and 1990. **Table 1.33** shows the total population, total change, and percent change from 1980 to 2025.

According to 2000 Census, the total population of Fort Bend County totaled 354,452. This represented a 58 percent increase in population in ten years. Although the percentage increase in total population is declining, the total increase has been larger in every census since 1970. If the percentage increase in population remains constant at five percent, Fort Bend County's will exceed 580,000 by year 2010.

**Table 1.33: Total Population and Population Projections,
Fort Bend County, Texas. 1970-2025.**

	Population	Total Change	Percent Change
1970	52,314		
1980	130,846	78,532	150.17%
1990	225,421	94,575	72.28%
2000	354,452	129,031	57.24%
2008*	532,141	177,689	50.13%
2010***	585,261	53,120	9.98%
2025***	749,000	163,739	27.98%

*American Community Survey data

** Assumes 5.77% growth every year.

***Average Annual Growth 1990 to 2000 of 5.8%. Projection uses aggressive average annual growth 2000 to 2025 of 4.4%.

Source: Census of Population and Housing, 1980, Summary Tape File 3A, p.1. 1990 Census of Population and Housing - Summary Tape File 3, P.1; 2000 Census of Population and Housing-Summary File 3, Profile 1 HGAC 2025 Regional Growth Forecast. . U.S. Bureau of the Census American Community Survey Profile-Fort Bend County 2008.

2. Households

Table 1.34 lists the total household population, total change, and percent change and the projected number of households for Fort Bend County. This information is for Fort Bend County as a whole, not the Fort Bend County service area. In 1990, the total number of households in Fort Bend County totaled 70,515. In 2000, this number had increased to 110,906 households. In, 2008, the total number of households in the County has increased to 146,933. This increase of 36,027 households represented a 33 percent increase.

**Table 1.34: Household Population Projections,
Fort Bend County, Texas. 1990-2025.**

	Household Population	Total Change	Percent Change
1990	70515		
2000	110,906	40,391	57.28%
2008	146,933	36,027	32.48%
2010	170,224	23,291	15.85%
2025***	252,000	81,776	48.04%

*American Community Survey data

** Assumes 5.77% growth every year.

***Average Annual Growth 1990 to 2000 of 5.8%. Projection uses aggressive average annual growth 2000 to 2025 of 4.4%.

Source: Census of Population and Housing, 1980, Summary Tape File 3A, p.1. 1990 Census of Population and Housing - Summary Tape File 3, P.1; 2000 Census of Population and Housing-Summary File 3, Profile 1. U.S. Bureau of the Census American Community Survey 2000-2003-Profile-Fort Bend County. HGAC 2025 Regional Growth Forecast. U.S. Bureau of the Census American Community Survey Profile-Fort Bend County 2008.

C. Homeless Population

This section describes the nature and extent of homelessness (including rural homelessness), addressing separately the need for facilities and services for homeless individuals and homeless families with children, both sheltered and unsheltered, and homeless subpopulations. These descriptions include the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed, but threatened with homelessness. The plan also contains a narrative description of the nature and extent of homelessness by racial and ethnic group, to the extent information is available for Fort Bend County. The appendix includes the inventory of homeless facilities and services.

a. Definitions

HUD defines a homeless family with children as a family composed of the following types of homeless persons: at least one parent or guardian and one child under the age of 18; a pregnant woman; or a person in the process of securing legal custody of a person under the age of 18.

A homeless person is defined as a youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following:

- (1) An individual who lacks a fixed, regular, and adequate nighttime residence; and
- (2) An individual who has a primary nighttime residence that is:
 - (i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill).
 - (ii) An institution that provides temporary residence for individuals intended to be institutionalized; or
 - (iii) A public or private place not designed for, or ordinarily used as a regular sleeping accommodation for human beings.

b. General

There is some information available on the homeless population in the Houston Metropolitan Area and Fort Bend County in particular. The information available is briefly discussed in the following section. The majority of information available on the homeless population in the Houston metropolitan area has been provided through studies conducted either by the City of Houston or the Coalition of Houston/Harris County. More recently, the Coalition for The Homeless has been the lead agency in the development of the HUD SuperNofa Continuum of Care submission by local governments and agencies in the Houston Metropolitan Area.

The first major study of the homeless in the Houston Metropolitan Areas was the 1989 study conducted by McKinsey & Company entitled Addressing the Problems of Homelessness in Houston and Harris County. This study was updated in 1996 by the Center for Public Policy, University of Houston. The 1996 study found that an estimated 9,216 persons were homeless in Houston and Harris County. The original McKinsey study in 1989 estimated that there 10,000 homeless persons in the area

Another study of the homeless problem in the Houston Metropolitan Area was conducted by Ringheim (1993). In "Investigating the Structural Determinants of Homelessness: The Case of Houston," she states that most of the poor are renters and nearly all the persons who have become homeless most recently have been renters rather than owners. Ringheim found that the number of homeless persons in the Houston area has increased because rents, in dollars controlled for inflation, have increased while income, in dollars controlled for inflation, has remained constant. This trend, coupled with the small supply of low-cost housing in the area, has resulted in low-income renters competing for a very limited supply of low-cost housing units with renters from all incomes. As the mismatch between rents of existing units and income for the low-income population has become more severe, households have been forced to choose between housing and more pressing necessities, such as food, dental or medical care. This increasing rent burden eventually leads to homelessness.

A survey conducted for the United Way of the Texas Gulf Coast in the summer of 1989 estimated that there were at least 100 homeless persons in Fort Bend County and 8,700 persons at risk of becoming homeless. There have been no other surveys or studies of the homeless

population of Fort Bend County since the United Way survey was conducted. However, homeless service providers in Fort Bend County state that clients have been turned away due to lack of space and that the availability of affordable housing is a serious problem.

Currently, the 2004 Community Profile from the Coalition for the Homeless of Houston and Harris County provides the most update estimates for the homeless population in the Houston Metropolitan Area. The Coalition report states that the number of persons in an area can be mathematically derived based on the population. The Coalition's estimates are provided below. This report states that given the downturn in the economy, increases in the cost of living and rising unemployment, the 0.3% estimate may be the most reasonable estimate.

A homeless population estimate for Fort Bend County was derived using the Coalition's formulas. The range of these estimates range from 354 to 1,063 persons. **Table 1.35** provides this information.

Table 1.35: Estimated Homeless Population, Houston, Harris County and Fort Bend County, Texas. 2005.

Region	Population	0.1% Estimates	0.2% Estimates	0.3% Estimates
Houston Metro Area:	4,200,000	4,200	8,400	12,600
Harris County:	3,400,000	3,400	6,800	10,200
City of Houston:	2,070,000	2,007	4,014	6,021
Fort Bend County*:	354,452	354	709	1,063

*derived from Coalition estimates.

Source: Coalition For The Homeless of Houston and Harris County, Inc. "2004 Community Profile: An Analysis of Trends, Services, and Demographics as determined by the 2004 Demands Survey, The 2004 Gaps Analysis and Current HMIS Data, page 10.

In 2006, an enumeration and needs assessment to identify the nature and scope of homelessness in the eastern portion of Fort County was conducted by the University of Houston, School of Social Work. The study included the cities of Rosenberg, Needville, Stafford, Sugar Land, Missouri City, Arcola, and Richmond.

This study used three different models to estimate the homeless population of Fort Bend County. The estimates ranged from a low of 3,098 to a high of 9,294. The medium estimate of 6,196 was determined to be the most accurate.

This study found that loss of a job and family violence were the primary precipitants for causing homelessness for persons who were currently homeless. Persons with a history of homelessness also identified job loss as a major factor that led to homelessness. These persons also were more likely to be minority, non-Hispanic, and have no income or very low incomes.

The gaps analysis suggested that there is inadequate capacity to respond to persons who are homeless, particularly families, single adults, persons with mental illness, and unaccompanied minors. The Fort Bend community lacks the infrastructure to prevent homelessness.

c. Sheltered Homeless Population

HUD makes a distinction between the needs of homeless persons and families who are sheltered and unsheltered. These two segments of the homeless population are discussed separately in the following section.

According to HUD, sheltered homeless persons and families are defined as families and persons whose primary nighttime residence is a supervised publicly- or privately-operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaways and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. In addition, a facility offering permanent housing is not considered a shelter, nor are its residents considered homeless.

In 2005, there are only 76 bed spaces in one shelter facility in Fort Bend County. Shelter providers state that they usually are at capacity every day and struggle to find shelter space for homeless individuals and families. Often, these shelters also are at capacity and have to refer homeless individuals and families to facilities in the City of Houston or in adjacent communities and counties. Since Fort Bend County is part of the Houston Metropolitan Area, there is a high degree of interaction among shelter and service providers in the Houston area. Unfortunately, throughout the Houston Metropolitan Area, facilities and services for the homeless and those threatened with homelessness are at capacity. The shelter facilities currently in operation usually do not have any extra funds to expand their shelter capacity or greatly expand the services provided. The Coalition for the Homeless has documented the shelter occupancy rate at 104 percent.

In Fort Bend County, access to homeless shelters and service providers is more difficult since many homeless persons both individuals and families do not have reliable transportation. The relatively large size of the County, the suburban-rural low-density development that characterizes most the county, the lack of reliable private transportation and the lack of public transportation in Fort Bend County make many of the existing facilities and services inaccessible to homeless individuals and families. As a result, the homeless problem in Fort Bend County is not highly visible and homeless individuals and families are forced either to seek shelter and services elsewhere in the metropolitan area, to share living space, live in inhabitable structures, and depend on assistance from families and friends or go without assistance of any kind.

1. Needs of Homeless Families With Children

The 1996 study by the Center for Public Policy, University of Houston, provided an estimate of the homeless population and a needs assessment of the homeless population in the metropolitan area. This study did not differentiate between services needed by homeless individuals and those needed by homeless families with children but it does provide some information as to the

services most needed by the homeless population. The services that some of the homeless population reportedly needed but often could not attain included medical care, clothing, food, shelter, job counseling and training, and transportation. In addition, the study identified the services utilized by homeless individuals over the most recent thirty days. These services included soup kitchens, shelters (day or night), hospitals or clinics, substance or alcohol abuse treatment and child care.

There is only one shelter facility in Fort Bend County that provides assistance to homeless families with children. The Fort Bend Women's Center provides shelter and services to women and their children who are survivors of family violence and sexual assault. This facility also provides crisis intervention, counseling, case management, emergency and basic medical care, financial assistance, food, clothing, legal advocacy and support, GED/ESL classes, job training and life skills classes, transportation, rental assistance and a safe environment for their clients. The Women's Center reports that family violence is the number one crime in the local area and that the center's caseload increases every year. Local Fort Bend County shelter and service providers state that the demand for shelter and services continues to increase and there is a need to increase the amount of facilities and services available to all segments of the homeless population. Thus, in Fort Bend County there is a serious if not critical need for all types of emergency and transitional shelters, permanent housing, and services for sheltered homeless families with children.

2. Needs of Homeless Individuals

As stated previously, the 1996 study by the Center for Public Policy, University of Houston did not differentiate between services needed by homeless individuals and those needed by homeless families with children. However, the study did provide some information regarding the services most needed by the homeless population. The needs of the general homeless population identified in this study included medical care, clothing, food, shelter, job counseling and training, and transportation. In addition, the study identified the services utilized most recently by the homeless population as soup kitchens, shelters (day or night), hospitals or clinics, substance or alcohol abuse treatment and child care.

The Fort Bend Women's Center provides assistance to women and women and their children who are survivors of family violence and sexual assault. This facility provides crisis intervention, counseling, case management, emergency and basic medical care, financial assistance, food, clothing, legal advocacy and support, GED/ESL classes, job training and life skills classes, transportation, rental assistance and a safe environment for their clients. Local shelter and service providers state that the demand for shelter and services continues to increase and there is a need to increase the amount of facilities and services available to all segments of the homeless population. Thus, in Fort Bend County there is a serious if not critical need for all types of emergency and transitional shelters, permanent housing, and services for sheltered homeless individuals including children and teenagers.

d. Unsheltered Homeless Population

HUD defines unsheltered individuals and families as families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys). As stated previously, there is little or no information on the homeless population in Fort Bend County. Thus, there are no estimates on the total number of unsheltered homeless individuals and families in the County.

The relative prosperity and the fast growth of the County continue to attract many individuals and families hoping to find employment in the area. The Fort Bend County Department of Social Services reports that individuals and families often arrive at their offices in the morning to find homeless individuals and families waiting for the office to open. These individuals and families often have exhausted their resources in traveling to the area to find employment and need emergency funds for medicine, food, gasoline, car repairs or shelter.

There is a large Hispanic population in the Rosenberg area and in other parts of Fort Bend County. The County's location between the U.S.-Mexico border and the City of Houston makes the County a stopover for many of the undocumented workers traveling through the area. The status of illegal aliens makes it impossible to document the needs of this segment of the homeless population.

1. Needs of Homeless Families With Children

As stated previously, there is no information available on unsheltered homeless individuals and families in Fort Bend County. Although detailed information is not available, it is possible to infer that given the relatively large population of the County one women's shelter is not sufficient to provide an adequate level of shelter and services to even the smallest number of homeless families with children. Thus, in Fort Bend County there is a serious if not critical need for all types of emergency and transitional shelters, permanent housing, and services for unsheltered homeless families with children.

2. Needs of Homeless Individuals

As stated previously, there is little or no information available on the homeless population in Fort Bend County. As stated previously, there is only one shelter that provides shelter and services to abused women and abuse women and their children. There is a critical need to expand the facilities and services available to unsheltered homeless individuals in the County including emergency and transitional shelters, permanent housing, and services.

e. Homeless Subpopulations

HUD defines homeless subpopulations to include but limited to the following categories of homeless persons: severely mentally ill only, alcohol/drug addicted only, severely mentally and alcohol/drug addicted, fleeing domestic violence, youth, and persons with HIV/AIDS.

Currently there is no data on the percentages of the homeless subpopulations in Fort Bend County. The most recent information available on the subpopulations of the homeless

population in the Houston Metropolitan area is from the 2004 Coalition for the Homeless Community Profile. This study found that the majority of homeless persons are African American, the homeless population included families as well as individuals, and the causes of homelessness included health problems, substance abuse, domestic violence, and family rejection.

A 2004 study conducted by the Coalition of the Homeless Houston/Harris County provided some information regarding homeless population subgroups. A brief summary of this information is provided in **Table 1.36**. The majority of the sheltered homeless population was male. The majority of the sheltered population was African-American. Among homeless persons with full time employment, 17.7 percent were male and 21.1% were females. Among homeless persons with part time employment seven percent were males and 10.3 percent were females. Almost one third of homeless persons were disabled this included persons with physical, mental, and substance abuse problems. In over one-third of the calls for assistance from both individuals and families, assistance was not provided

Table 1.36: Subpopulation of Homeless Persons, Houston and Harris County, Texas. 2004.

Subpopulation:	Children	Youth	Females	Males	Total
Total Homeless:	21.3%	6.6%	26.9%	45.3%	
White:					27.8%
Hispanic:					12.7%
African-American:					51.8%
Native American:					0.4%
Asian:					0.7%
Employment:					
Full time: Males				17.7%	
Full time: Females			21.1%		
Part time: Males				7.1%	
Part time: Females			10.3%		
Disabled:					29.9%
Percentage Not Served:					
Individuals (2,939 requests)					38.0%
Families (2,456 requests)					35.9%

Source: Coalition For The Homeless of Houston and Harris County, Inc. "2004 Community Profile: An Analysis of Trends, Services, and Demographics as determined by the 2004 Demands Survey, "Summary of Findings." page 4.

The best available information on the subpopulations of homeless persons in the Coalition For The Homeless of Houston and Harris County, Inc.'s, "2004 Community Profile." **Table 1.37** provides this information. Since there is little or no data regarding the homeless population with

special needs in Fort Bend County and only one facility within the County which targets victims of domestic abuse, there is a critical need for both facilities and services for homeless persons who are (a) severely mentally ill only; (b) alcohol/other drug addicted only; (c) severely mentally ill and alcohol/other drug addicted; (d) fleeing domestic violence; (e) homeless youth; and (f) diagnosed with AIDS and related diseases.

Table 1.37: Reserved Beds for Sub-populations of Homeless Persons, Houston Metropolitan Area, 2004.

Subpopulation	Number of Agencies	Number of Beds	Percent of Beds
Domestic Violence:	7	229	14.7%
Mentally Health:	5	276	17.7%
Substance Abuse:	9	371	23.8%
Elderly:	2	15	1.0%
Physically disabled:	0	0	0.0%
Veterans:	8	418	26.8%
Persons w/HIV/AIDs:	4	60	3.8%
Pregnant:	0	0	0.0%
Ex-offender:	5	54	3.5%
Others:	5	138	8.8%

Source: Coalition For The Homeless of Houston and Harris County, Inc. "2004 Community Profile: An Analysis of Trends, Services, and Demographics as determined by the 2004 Demands Survey, "Summary of Findings." page 13.

f. Needs of Rural Homeless

Homeless individuals and families in rural areas have unique problems. In general, isolated rural areas have higher poverty rates than urban areas. It is more expensive to provide housing and social services to homeless rural individuals and families since rural populations are not concentrated. Overall, rural individuals and families have limited access to medical care and economic opportunities because of the scattered nature of rural areas. The problems of rural individuals and families are aggravated by homelessness. Rural poverty is less visible so the plight of the rural poor and especially the rural homeless population draws little public attention.

g. Needs of Persons Threatened with Homelessness

Currently there is no survey information available on the characteristics and the special needs of families and individuals within Fort Bend County's service area threatened with residing in shelters or being unsheltered. In addition, information is not available on individuals, including persons being released from mental, penal, or substance abuse facilities that are in imminent danger of residing in shelters or being unsheltered because they lack access to permanent housing and do not have an adequate support network.

Extremely-low-income persons and families have the highest risk of becoming homeless. According to HUD, there were 4,835 extremely-low-income (0 to 30% MFI) households in Fort Bend County in 2000.

Many of the facilities and programs that provide assistance to the homeless also provide services to help individuals and families at risk of becoming homeless. The general types of services provided by these agencies are listed below.

- o Crisis intervention for battered spouses and children and victims of sexual assault
- o Direct financial assistance for payment of rent, mortgages, utilities
- o Food and clothing
- o Housing counseling
- o Information and referral services
- o Job counseling and training
- o Legal advocacy
- o Psychiatric counseling and treatment
- o Substance abuse counseling
- o Transportation to other shelters, medical appointments, job interviews, etc.
- o Batterer treatment support groups

D. Special Needs Persons (Non Homeless Persons With Need For Supportive Housing)

This section estimates, to the extent practicable, the number of persons who are not homeless but require supportive housing. This information must include, but may not be limited to, the following groups: the elderly, frail elderly, persons with special challenges, (previously called disabilities including mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and other locally impacted persons.

Overall, there appears to be a great need for supportive housing in Fort Bend County. Currently there are very few or no facilities for persons in need of supportive housing. Thus, persons and families in need of supportive housing must leave the County to obtain these services. The need for supportive housing facilities will continue to increase as the population of Fort Bend County continues to grow.

a. Elderly Persons

Table 1.38 includes information regarding the number of elderly persons in Fort Bend County for 1980, 1990, 2000 and 2008. In 1980, the number of persons 62 years and older in Fort Bend County was 7,922 persons. This segment of the population accounted for slightly over six percent of the total population of the County in 1980. In 1990, the number of persons 62 years and older had increased to 13,782. However, this group still only accounted for a little over six percent of the total population of the County. By 2000, the elderly population of Fort Bend County had increased to 25,400 persons, almost eight percent of the total population. In 2008, the elderly population of Fort Bend County totaled 46,444 or almost 9 percent of the total population.

In 1980, 1990, 2000 and 2008 the largest cohort among the elderly population in Fort Bend County was persons between 65 and 74 years of age. In 1980 and 1990 almost forty-nine percent of the elderly population was in this age category. In 2000, this age cohort also was the largest in total number and included 48 percent of elderly total persons. In 2008, this age cohort, persons 86 years and over increased almost 83 percent since 2000.

**Table 1.38: Elderly Population (62 years and over),
Fort Bend County, Texas. 1980-2008.**

Age Cohort:	1980	1990	2000	2008	2000 2008	2000 2008
					Total Change	Percent Change
62 to 64 years:	1,601	2,965	5,231	11,266	6,035	115.37%
Percent of Total Elderly	20.21%	21.51%	20.59%	24.26%		
65 to 74 years:	3,876	6,696	12,222	22,171	9,949	81.40%
Percent of Total Elderly	48.93%	48.59%	48.12%	47.74%		
75 to 84 years:	1,943	3,234	6,006	9,715	3,709	61.75%
Percent of Total Elderly	24.53%	23.47%	23.65%	20.92%		
86 years and over:	502	887	1,941	3,292	1,351	69.60%
Percent of Total Elderly	6.34%	6.44%	7.64%	7.09%		
Total Elderly:	7,922	13,782	25,400	46,444	21,044	82.85%
Percent of Total Elderly	100.00%	100.00%	100.00%	100.00%		
Percent of Total Population	6.05%	6.11%	7.76%	8.73%		
Total Population:	130,846	225,421	354,452	532,141	177,689	50.13%

Source: Census of Population and Housing, 1980--Summary Tape File 3A. 1990 Census of Population and Housing - Summary Tape File 3. 2000 Census of Population and Housing Summary File 3, Fort Bend County. U.S. Bureau of the Census American Community Survey Profile-Fort Bend County 2008.

Table 1.39 lists the elderly (age 62 year and over) population by gender and age cohort for Fort Bend County. Overall, the majority of the elderly population in the County was female, 55 percent female to 44 percent male. In every age cohort for persons 62 years and over, the female population was larger in total numbers than the male population. Moreover, the percentage of female population increased and the percentage of the male population decreased as the population ages.

In 2008, age cohort data by gender was not available from the American Community Survey (ACS). However, the ACS did report that among the elderly 65 years and over population of 35,178, the female population totaled 19,316 or 54.91 percent of the total.

Table 1.39: Elderly Population (62 years and over) By Gender, Fort Bend County, Texas. 2000.

Age	Male	Female	Total	Percent Total
62 to 64 years:	2,526	2,705	5,231	
Percent of Cohort	48.29%	51.71%	100.00%	(20.59%)
65 to 69 years:	3,333	3,472	6,805	
Percent of Cohort	48.98%	51.02%	100.00%	(26.79%)
70 to 74 years:	2,439	2,978	5,417	
Percent of Cohort	45.02%	54.98%	100.00%	(21.33%)
75 to 79 years:	1,600	2,170	3,770	
Percent of Cohort	42.44%	57.56%	100.00%	(14.84%)
80 to 84 years:	793	1,443	2,236	
Percent of Cohort	35.47%	64.53%	100.00%	(8.80%)
85 years or more:	528	1,413	1,941	
Percent of Cohort	27.20%	72.80%	100.00%	(7.64%)
Total:	11,219	14,181	25,400	
Percent	44.17%	55.83%	100.00%	(100.00%)

Source: 1990 Census of Population and Housing-Summary Tape File 3, P. 13/14. 2000 Census of Population and Housing-Summary File 3, Profile 1.

b. Frail Elderly Persons

HUD defines the frail elderly as an elderly person who is unable to perform at least three (3) activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). The inability of the elderly to perform life tasks increases with age and with the onset of illness or injury.

The elderly population cohort, 85 years and over, has the greatest probability of becoming unable to perform daily living activities as the result of illness or injury. The problems associated with the inability to perform life tasks are more serious for those elderly persons living alone since there is no one in the household to assist them. In 1980, 502 persons or about six percent of the total elderly population (62 years and older) were 85 years and over. In 1990, 887 persons or six percent of the total elderly population were 85 years and over. During the period from 1980 to 1990, the number of persons in this age cohort increased by 385 persons, a percent change of over seventy-seven percent.

According to the 2000 Census, 1,941 persons or 8 percent of the total elderly population of the County were 85 years and over. During the period from 1990 to 2000, the number of persons in this age cohort increased by 1,054 persons, a 119 percent increase. In 2008, the number of persons 85 years or more had increased to 3,292 in Fort Bend County. This represented about 7 percent of the total population of the County.

As stated previously, the percentage of the female population increases and the percentage of the male population decreases as the population ages. According to the 2000 Census, there were 528

males and 1,413 females, 85 years and over, in Fort Bend County. (See Table 1.39) In the 85 years or more age cohort females comprised 73 percent and males account for only 27 percent of the total population 85 years and over. This is the age cohort that shows the largest differences between these two populations.

Table 1.40 lists the number of elderly persons who indicated they had a disability. In 1990, 1,250 or twelve percent of elderly persons reported that they had a disability. In 2000, 11,954 persons indicated that they had a disability. In 2008, the number of persons 65 years and over that reported a disability totaled 14,353. In the period between 2000 and 2008, the population of elderly persons with a disability increased by 2,399 persons, a percent increase of twenty percent.

Table 1.40: Elderly Persons (65 years and over) With A Disability, Fort Bend County, Texas. 1990-2008.

	1990	2000	2008	2000 2008 Total Change	2000 2008 Percent Change
Elderly Persons with Disability:	1,250	11,954	14,353	2,399	20.07%
Percent of Total Elderly Persons:	11.55%	47.06%	41.18%		
Total Elderly Persons:	10,817	25,400	34,855	9,455	37.22%

Source: 1990 Census of Population and Housing - Summary Tape File 3, P.69. 2000 Census of Population and Housing-Summary File 3, Profile 1 U.S. Bureau of the Census American Community Survey Profile-Fort Bend County 2008.

c. Persons With Disabilities

As stated previously, HUD defines persons with disabilities as either, severely mentally ill persons and developmentally disabled/physically-disabled persons. Persons with disabilities are discussed on page 1-35 of this section. In 2000, there were 7,888 households with mobility and self-care limitations in Fort Bend County. It is estimated that at least one person per household was mobility or self-care limited.

d. Persons With Alcohol or Other Drug Addiction

The Texas Commission on Alcohol and Drug Abuse provides information regarding persons with alcohol or other drug addictions. The indicators used to identify individuals with substance abuse problems include the number of persons receiving treatment for substance abuse, substance-related deaths, substance-related motor vehicle accidents, and arrests for substance-related and violent crimes.

Persons Receiving Treatment for Substance Abuse: Table 1.41 shows the characteristics of substance abuse treatment clients from Fort Bend County in 1997-2002. During the three-year period from 2000 to 2003, 602 adults and 83 youth received treatment for substance abuse

Table 1.41: Characteristics of Substance Abuse Treatment Clients Treated in the County or Who Are Residents of the County, (TCADA-Funded Programs), Fort Bend County, Texas. 1997-2002.

	1998 Adult <u>Treated</u>	1997 Adult <u>Residents</u>	1998 Adult <u>Residents</u>	1999 Adult <u>Residents</u>	2000 Adult <u>Residents</u>	2001 Adult <u>Residents</u>	2002 Adult <u>Residents</u>
Total Admissions	n/a	48	139	56	177	171	254
% Statewide Admissions	n/a	0.0%	0.4%	0.0%	n/a	n/a	
Avg. Age	n/a	36	34	37	33	34	34
Avg. Age 1 st Use	n/a	24	22	16	22	21	19
Avg. Lag 1 st Use to Admission	n/a	12	13	21	12	14	16
% 1 st Admission	n/a	52.0%	54.0%	43.0%	51.0%	45.0%	55.0%
% Married	n/a	25.0%	14.0%	7.0%	17.0%	16.0%	25.0%
% Male	n/a	69.0%	68.0%	61.0%	59.0%	63.0%	60.0%
% Using Needles	n/a	13.0%	7.0%	0.0%	22.0%	13.0%	10.0%
% Anglo	n/a	44.0%	53.0%	46.0%	n/a	n/a	n/a
% African American	n/a	40.0%	29.0%	9.0%	n/a	n/a	n/a
% Hispanic	n/a	17.0%	17.0%	43.0%	n/a	n/a	n/a
% Employed	n/a	25.0%	20.0%	9.0%	15.0%	13.0%	28.0%
% Criminal Justice Referred	n/a	17.0%	9.0%	20.0%	19.0%	18.0%	31.0%
Average Education	n/a	12	12	12	12.0%	11.0%	12.0%
% Live with Family	n/a	n/a	66.0%	n/a	n/a	n/a	n/a
% Homeless	n/a	0.0%	11.0%	16.0%	2.0%	9.0%	4.0%
Avg. Income at Admission	n/a	\$7,172	\$7,869	\$5,507	\$6,742	\$5,932	\$5,921
	1998 Youth <u>Treated</u>	1997 Youth <u>Residents</u>	1998 Youth <u>Residents</u>	1999 Youth <u>Residents</u>	2000* Youth <u>Residents</u>	2001* Youth <u>Residents</u>	2002* Youth <u>Residents</u>
Total Admissions	9	n/a	33	52	30	24	29
% Statewide Admissions	0.2%	n/a	0.7%	n/a	n/a	n/a	n/a
Avg. Age	15.4	n/a	16.0	16	15	15	16
Avg. Age 1 st Use	13.6	n/a	13	13	13	13	13
Avg. Lag 1 st Use to Admission	2	n/a	3	4	3	3	4
% 1 st Admission	66.7%	n/a	55.0%	46.0%	70.0%	58.0%	55.0%
% Male	66.7%	n/a	97.0%	88.0%	77.0%	75.0%	79.0%
% Using Needles	0.0%	n/a	3.0%	0.0%	0.0%	0.0%	0.0%
% Anglo	44.4%	n/a	45.0%	25.0%	n/a	n/a	n/a
% African American	33.3%	n/a	30.0%	38.0%	n/a	n/a	n/a
% Hispanic	22.2%	n/a	24.0%	37.0%	n/a	n/a	n/a
% Juvenile Justice Referred	77.8%	n/a	30.0%	73.0%	57.0%	67.0%	72.0%
Average Education	9.0	n/a	9.0	9.0	8	8.0%	9.0%

n/a- not available

*where the number of admissions is less than 4, the data has been removed to protect the identities of those in treatment.

Source: TCADA, Substance Abuse Treatment (TCADA-Funded Programs) Calendar Year by drug type and county of residence. 2000, 2001, 2002

problems. Most of the adults were in their early thirties and the average age of youth receiving treatment was fifteen. Males are the majority of adults and youth receiving treatment. Information on race and ethnicity was not available for years from 2000 to 2002.

Substance-related deaths: During the period from 2000 to 2002, there were 339 alcohol-related deaths and 60 drug-related deaths in Fort Bend County. A small percentage of these deaths were youth. **Table 1.42** shows the number of substance-related deaths by cause and whether the deaths were directly or indirectly caused.

Substance-related motor vehicle accidents: **Table 1.43** shows the substance-related motor vehicle accidents in Fort Bend County for 2000 and 2001. The number of alcohol-related accidents is quite high compared to drug-related accidents. In 2000, there were 173 injury accidents, 161 alcohol-related and 12 drug-related. Overall, there were 168 non-fatal injury accidents involving alcohol and drugs. In 2000, there were 3 fatal injury accidents and in 2001 there were 2.

Arrest for Substance-Related and Violent Crimes: **Table 1.44** shows the arrests for substance-related crimes in Fort Bend County for 2000 through 2003. The total number of arrests for substance-related and violent crimes varies from year to year. In 2003, arrests totaled almost 6,408.

Table 1.45 lists the estimate of persons with alcohol and other drug addictions for Fort Bend County for 2002. Data for 2002 was used since more data was available than for 2003. 2001 data was used for substance abuse motor vehicle accidents since 2002 data was not available. The numbers used for the estimate are in bold type in each of following tables in this subsection. Some double counting may exist since there is no way to identify persons that may have been counted in more than one category. It was estimated that there were 6,352 persons with alcohol and/or substance-related problems in Fort Bend County in 2002. Currently, there are no housing facilities available for persons with alcohol or substance-related problems in Fort Bend County.

Table 1.42: Substance-Related Deaths, Fort Bend County, Texas. 2000-2002.

	2000			2001			2002			2000 2003
	Adults	Youth	Total	Adults	Youth	Total	Adults	Youth	Total	Total
Total Alcohol-Related Deaths:	103	5	108	106	5	111	115	5	120	339
Direct Causes	15	n/a	15	17	n/a	17	18	18	n/a	50
Indirect Causes	88	5	93	89	5	94	97	5	102	289
Total Drug-Related Deaths:	16	n/a	16	21	1	22	21	1	22	60
Direct Causes	9	n/a	9	14	n/a	14	14	14	n/a	37
Indirect Causes	7	n/a	7	7	1	8	7	1	8	23

Source: TCADA, 2000, 2001, 2002

Table 1.43: Substance-Related Motor Vehicle Accidents, Fort Bend County, Texas. 2000-2001.

	2000			2001			Total
	2000 Alcohol	2000 Alcohol Drug Combined	2000 Drug	2001 Alcohol	2001 Alcohol Drug Combined	2001 Drug	
Total Injury Accidents	n/a	n/a	n/a	161	12	n/a	173
Fatal Injury Accidents	n/a	4	5	0	0	0	9
Non-Fatal Injury Accidents	n/a	n/a	n/a	158	10	n/a	168
Non-Fatal Injuries	n/a	n/a	n/a	252	24	n/a	276
Fatal Injuries	n/a	n/a	n/a	3	2	n/a	5
Percent of All Injury Accidents	n/a	n/a	n/a	8%	1%	n/a	
Percent of All Fatal Accidents	n/a	n/a	n/a	13%	9%	n/a	
Percent of All Non-Fatal Accidents	n/a	n/a	n/a	8%	1%	n/a	
Percent of All Non-Fatal Injuries	n/a	n/a	n/a	8%	1%	n/a	
Percent of All Fatal Injuries	n/a	n/a	n/a	12%	8%	n/a	

Source: TCADA, 2000.

Table 1.44: Arrests For Substance-Related and Violent Crimes, Fort Bend County, Texas. 2000-2003

Arrest Category	2000	2001	2002	2003	Total
DWI:	661	692	491	724	2,568
Percent	10.85%	11.27%	8.50%	11.30%	10.52%
Alcohol Violations:	131	137	178	174	620
Percent	2.15%	2.23%	3.08%	2.71%	2.54%
Public Intoxication:	1,480	1,552	1,574	1,543	6,149
Percent	24.30%	18.76%	27.25%	24.08%	25.19%
Trafficking Drugs:	164	161	48	0	373
Percent	2.69%	2.62%	0.83%	0.00%	1.53%
Possession of Drugs:	1,110	1,106	1,121	1,303	4,640
Percent	18.23%	18.01%	19.41%	20.33%	19.00%
Trafficking of Marijuana:	114	101	20	0	235
Percent	1.87%	1.64%	0.35%	0.00%	0.96%
Possession Marijuana:	750	740	713	863	3,066
Percent	12.32%	12.05%	12.34%	13.47%	12.56%
All Other Drug Offenses:	1,274	1,267	1,169	1,356	5,066
Percent	20.92%	20.63%	20.24%	21.16%	20.75%
Violent Crimes:	406	385	462	445	1,698
Percent	6.67%	6.27%	8.00%	6.94%	6.95%
Total:	6,090	6,141	5,776	6,408	24,415
Percent	100.00%	100.00%	100.00%	100.00%	100.00%

Source: Texas Commission on Alcohol and Drug Abuse website: www.tcada.state.tx.us/research/statistics/arrests03.php

Table 1.45: Estimate of Persons With Alcohol and Other Drug Addictions, Fort Bend County, Texas. 2002.

	Persons
Substance Abuse Treatment-Adult	254
Substance Abuse Treatment-Youth	29
Substance Abuse Deaths	120
Substance Abuse Motor Vehicle Accidents*	173
Arrests for Substance-Related and Violent Crimes	5,776
2002 Estimate of Total Persons with Alcohol and Other Drug Addictions	6,352

*data not available for 2002, 2001 data used.

Source: Texas Commission on Alcohol and Drug Abuse website: www.tcada.state.tx.us/research/statistics/arrests03.php.

e. Persons With AIDS

As stated previously, HUD defines AIDS as the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome. Persons with HIV/AIDS are discussed on page 1-40 of this section. As of 2002, the Texas Department of Health reported 428 cumulative cases of AIDS in the County.

The Texas Department of Health provides support for basic HIV services. These services are listed below. It is assumed that persons with AIDS/HIV in Fort Bend County need these services and that not all these services are easily accessible in the County.

aerosolized drug therapy	home health aide services
attendant care	homemaker services
case management services	hospice care
client transportation	housing
counseling	insurance assistance programs
day or respite care	lab services
day treatment	medical services
dental care diagnostic services	nutrition services
food pantry	physician services
home intravenous services	volunteer services

At the time of this report, there were not any housing units specifically for persons with HIV/AIDS available in Fort Bend County. The majority of services and housing for persons with HIV/AIDS in the Houston metropolitan area are located within the City of Houston. The number of persons with HIV/AIDS is expected to increase in the forthcoming years as the County continues to grow. Thus, the housing needs of these households will increase as the overall number of households that include a person with HIV/AIDS in Fort Bend County increases.

E. Summary of Trends

Fort Bend County did not change most of the data in this section. HUD provided CHAS data at the county level. However, the CHAS data was not available for the small cities within the County and for most of the data items analyzed in this section. Thus, a complete housing and homeless need assessment was not possible for the FY 2010 Consolidated Plan. The County did not change listed in the summary of trends.

In this summary, the trends identified in the preceding section are listed. The trends included in this subsection are those highlighted in bold print in the narrative. These trends were used in determining the needs of residents of County, especially the low- and moderate-income persons. These trends also were used to determine the five-year and one-year goals for the Community Planning and Development (CPD) programs administered by the County. The trends are listed in the order they appear in the narrative. The page number also is given as a reference.

The largest total population change in the County's history occurred between 1990 and 2000. During this ten-year period, the total population of the County increased by 129,031 persons or 57 percent.

In 2000, the low and moderate-income population totaled 33 percent of the County's service area population. The low and moderate-income population of the County increased from 1990 to 2000 but it did not increase as rapidly as the total population.

As a result of rapid growth, the County's service area population did not decrease with the loss of the population of the County's two largest cities. However, the County's service area household population did decrease between 1990 and 2000.

White, Black and Other households in the Fort Bend County service area decreased in total numbers between 1990 and 2000. However, Hispanic households increased in total numbers for both renter households and owner households.

In 2000, 3,676 households or 51 percent of elderly households in Fort Bend County were in the low- and moderate-income categories.

Mobility and self-care limitation households are under-represented among homeowners in the County.

Small households represented the highest total number and percentage of households with problems among all income categories.

Among elderly households, extremely-low-income households accounted for 43 percent of the elderly households with problems.

Small households reported the highest number of total number and percent of households with cost burden and severe cost burdens among all household types for all income categories.

There is a sizeable segment of the working population that cannot afford market priced housing in good condition in the County.

Disproportionate need, a ten percent or greater difference, was only evident among the Hispanic population.

Approximately 12,915 housing units or 19 percent of the total housing units in Fort Bend County's service area may contain potential lead-based paint hazards.

Almost half of the extremely-low-income households in Fort Bend County's service area are located in the four communities with the highest number of housing units with potential lead-based paint hazards.

A homeless population estimate for Fort Bend County was been derived using the Coalition's formulas. The range of these estimates range from 354 to 1,063 persons.

SECTION II: HOUSING MARKET ANALYSIS

In this section, the County describes the significant characteristics of the jurisdiction's housing market, including the supply, demand, condition and cost of housing, and the housing stock available to serve persons with disabilities and to serve persons with HIV/AIDS and their families. The County must identify and describe any areas within the jurisdiction with concentrations of racial/ethnic minorities and/or low-income families, stating how it defines the terms "area of low-income concentration" and "area of minority concentration" for this purpose. In addition, the plan must describe the number of housing units in the County assisted by local, state, or federally funded programs. The plan also must describe the homeless facilities and services that meet the emergency shelter, transitional housing, and permanent supportive housing needs of homeless persons within the County. The plan must describe the special needs facilities and services which assist persons who are not homeless, but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. This section of the plan also must identify local barriers to affordable housing and explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing in the jurisdiction are affected by public policies, particularly by policies of the jurisdiction, including tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

Fort Bend County did not change most of the data in this section for the FY 2010-2015 Consolidated Plan since very little new census data was available prior to the 2010 Census. The data available from the American Community Survey (ACS) was not available for the small cities within the County. Thus, an analysis of the smaller areas within the County was possible at this time.

A. Demand For Housing

The U.S. Bureau of the Census defines a household as all persons who occupy a housing unit such as a house, an apartment, a mobile home, a group of rooms, or a single room. **Table 2.1** lists the total number of households by size for Fort Bend County for 1980, 1990, and 2000.

In 1980, there were 40,033 households in Fort Bend County and by 1990 the total number of households had increased to 70,515. According to the U.S. Census, the total number of households had increased to 111,164 by 2000. This increase of 40,649 households was greater than the total number of households in the County in 1980, 40,033.

In 2000, single person households comprised thirteen percent of the total households in the County. Small households comprised the majority of households in the County, 76,925 or 69 percent. Large households totaled seventeen percent of the total.

In twenty years, the total number of households in Fort Bend County almost doubled. However, the growth in the number of households was not the same among households of different sizes. For example, the number of single-person households in the County more than doubled and small and large households increased by over one hundred percent. The total increase in small households was the greater than the total increases in the single person and large household categories combined.

Table 2.1: Total Households By Size, Fort Bend County, Texas. 1980-2000.

	1980	1990	2000	1980 1990 Change	1990 2000 Change	1980 2000 Change
1 Person Households:	4,686	9,421	14,874	4,735	5,453	10,188
Percent	11.71%	13.36%	13.38%	101.05%	57.88%	217.41%
Small Households:	28,239	49,318	76,925	21,079	27,607	48,686
Percent	70.54%	69.94%	69.20%	74.64%	55.98%	172.41%
Large Households:	7,108	11,776	19,365	4,668	7,589	12,257
Percent	17.76%	16.70%	17.42%	65.67%	64.44%	172.44%
Total Households:	40,033	70,515	111,164	30,482	40,649	71,131
Percent	100.00%	100.00%	100.00%	76.14%	57.65%	177.68%

Source: Census of Population and Housing, 1980--Summary Tape File 3A, P10. 1990 Census of Population and Housing - Summary Tape File 3, P.5. 2000 Census of Population and Housing, Summary File 3, P. 14.

Table 2.2 lists the total number of households for 1990 and 2000 for all the incorporated areas located within Fort Bend County. The largest total increase in the number of households was in the cities of Sugar Land, Missouri City, Stafford, Houston and Rosenberg. The largest percent increases in the number of households occurred in the cities of Sugar Land, Stafford, Arcola, and Thompsons.

In 2000, the 69 percent of the households in Fort Bend County were small households. One-person households comprised about 14 percent and large households totaled 17 percent of total households. The following section discusses housing demand by household size, one-person households, small households, and large households.

a. One-Person Households

In 1980, one-person households totaled 4,686, or 11.71 percent, of the total number of households in Fort Bend County. By 1990, one-person households had increased to 9,421, or 13.36 percent of total households. Between 1980 and 1990 the number of single-person households increased by 4,735, reflecting an increase of 101.05 percent. In 2000, one-person households totaled 14,874, an increase of almost 58 percent.

Table 2.3 lists households by size by area for Fort Bend County. The incorporated communities within the County with the largest number of one-person households in 2000 were Sugar Land, Missouri City, Rosenberg and Stafford. The incorporated areas with the smallest numbers of one-person households were Fairchilds, Orchard, Arcola, Simonton, and Fulshear.

The communities with the highest percentage of one-person households included Katy, Kendleton, and Thompsons. The areas with the smallest percentage of one-person households included Fairchilds, Missouri City, Meadows Place, Houston and Sugar Land.

Table 2.2: Total Households By Area, Fort Bend County, Texas, 1990 -2000.

	1990	2000	Total Change	Percent Change
Arcola:	173	274	101	58.38%
Beasley:	159	220	61	38.36%
Fairchilds**	N/A	216	216	100.00%
Fulshear:	201	244	43	21.39%
Houston*:	7,911	9,793	1,882	23.79%
Katy*:	400	445	45	11.25%
Kendleton:	181	189	8	4.42%
Meadows Place:	1,510	1,631	122	8.08%
Missouri City*:	10,163	15,240	5,077	49.95%
Needville:	755	899	144	19.07%
Orchard:	117	152	35	29.91%
Pleak:	246	329	83	33.74%
Richmond:	3,069	3,398	329	10.72%
Rosenberg:	6,766	7,970	1,204	17.79%
Simonton:	245	268	23	9.39%
Stafford*:	2,806	5,759	2,953	105.24%
Sugar Land:	8,097	20,560	12,463	153.92%
Thompsons:	63	97	34	53.97%
Incorporated Areas:	42,862	67,684	24,822	57.91%
Unincorporated:	27,653	43,480	15,827	36.92%
Fort Bend County:	70515	111,164	40,649	57.65%

*includes part of area located with Fort Bend County, only.

**City incorporated in 2000.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, P.14.

Table 2.4 lists the one-person households by area for 1990 and 2000. The majority (65.64%) of one-person households were located within the incorporated areas of the County. Among the incorporated areas, the largest total change in the total number of one-person households was in Sugar Land, Missouri city, and Houston. The largest percent change in the total number of one-person households was in Stafford, Sugar Land and Arcola.

b. Small Households

Small households include two to four persons. To meet U.S. Department of Housing and Urban Development occupancy standards, such households typically require housing units with at least two bedrooms. **Table 2.5** lists small households by size for Fort Bend County for 1980, 1990 and 2000. In 1980, small households totaled 28,239 or 70.54 percent of the total number of households in Fort Bend County.

Table 2.3: Total Households By Size and Area, Fort Bend County, Texas. 2000.

	One Person	Small Households	Large Households	Total Households
Arcola:	48	116	110	274
Percent of Area Total:	(17.52%)	(42.34%)	(40.15%)	(100.00%)
Beasley:	54	137	29	220
Percent of Area Total:	(24.55%)	(62.27%)	(13.18%)	(100.00%)
Fairchilds:	23	146	47	216
Percent of Area Total:	(10.65%)	(67.59%)	(21.76%)	(100.00%)
Fulshear:	53	152	39	244
Percent of Area Total:	(21.72%)	(67.30%)	(15.98%)	(100.00%)
Houston*:	1,202	6,227	2,364	9,793
Percent of Area Total:	(12.27%)	(63.59%)	(24.14%)	(100.00%)
Katy*:	231	196	18	445
Percent of Area Total:	(51.91%)	(44.04%)	(4.04%)	(100.00%)
Kendleton:	63	109	17	189
Percent of Area Total:	(33.33%)	(57.67%)	(8.99%)	(100.00%)
Meadows Place:	197	1,211	223	1,631
Percent of Area Total:	(12.08%)	(74.25%)	(13.67%)	(100.00%)
Missouri City*:	1,789	11,084	2,367	15,240
Percent of Area Total:	(11.74%)	(72.73%)	(15.53%)	(100.00%)
Needville:	184	611	104	899
Percent of Area Total:	(20.47%)	(67.96%)	(11.57%)	(100.00%)
Orchard:	27	100	25	152
Percent of Area Total:	(17.76%)	(65.77%)	(16.45%)	(100.00%)
Pleak:	54	223	52	329
Percent of Area Total:	(16.41%)	(67.78%)	(15.81%)	(100.00%)
Richmond:	600	2,119	679	3,398
Percent of Area Total:	(17.66%)	(62.36%)	(19.98%)	(100.00%)
Rosenberg:	1,669	4,832	1,469	7,970
Percent of Area Total:	(20.94%)	(60.63%)	(18.43%)	(100.00%)
Simonton:	52	187	29	268
Percent of Area Total:	(19.40%)	(69.78%)	(10.82%)	(100.00%)
Stafford*:	1,482	3,554	723	5,759
Percent of Area Total:	(25.73%)	(61.71%)	(12.55%)	(100.00%)
Sugar Land:	2,545	15,093	2,922	20,560
Percent of Area Total:	(12.38%)	(73.41%)	(14.21%)	(100.00%)
Thompsons:	28	54	15	97
Percent of Area Total:	(28.87%)	(55.67%)	(15.46%)	(100.00%)
Incorporated Area:	10,301	46,151	11,232	67,684
Percent of Area Total:	(15.22%)	(68.19%)	(16.59%)	(100.00%)
Unincorporated Area:	4,573	30,774	8,133	43,480
Percent of Area Total:	(10.52%)	(70.78%)	(18.71%)	(100.00%)
Fort Bend County:	14,874	76,925	19,365	111,164
Percent of Area Total:	(13.38%)	(69.20%)	(17.42%)	(100.00%)

*includes part of area located with Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, P.14.

Table 2.4: One-Person Households By Area, Fort Bend County, Texas. 1990 -2000.

	1990	2000	Total Change	Percent Change
Arcola:	20	48	28	140.00%
Beasley:	39	54	15	38.46%
Fairchilds**	n/a	23	23	100.00%
Fulshear:	45	53	8	17.78%
Houston*:	871	1,202	331	38.00%
Katy*:	158	231	73	46.20%
Kendleton:	56	63	7	12.50%
Meadows Place:	131	197	66	50.38%
Missouri City*:	1,019	1,789	770	75.56%
Needville:	165	184	19	11.51%
Orchard:	26	27	1	3.85%
Pleak:	28	54	26	92.86%
Richmond:	563	600	37	6.57%
Rosenberg:	1,419	1,669	250	17.62%
Simonton:	30	52	22	73.33%
Stafford*:	586	1,482	896	152.90%
Sugar Land:	1,045	2,545	1,500	143.54%
Thompsons:	18	28	10	55.56%
Incorporated Areas:	6,219	10,301	482	65.64%
Unincorporated:	3,202	4,573	1,371	42.82%
Fort Bend County:	9,421	14,874	5,453	57.88%

*includes part of area located with Fort Bend County, only.

**City incorporated in 2000.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, P.14.

In 1990, the total number of small household had increased to 49,318. In ten years, the number of small households increased by 21,079 or 74.64 percent. However, the percentage of small households decreased slightly to 69.94 percent of the total number of households in the County during this same period of time.

In 2000, the total number of small households in Fort Bend County had increased to 76,925. This total reflects an increase between 1990 and 2000 of 27,607 households or 55 percent. This increase in the number of small households was not the same among the different sizes of small households.

The largest total and percent change in small households between 1990 and 2000 occurred in two person households. Two-person households increased by 11,950 or 67.16 percent between 1990 and 2000. During this same period, three-person households increased by 7,496 or 49.88 percent and four-person households increased by 8,161 or 49.47 percent.

Table 2.5: Small Households By Size, Fort Bend County, Texas. 1980-2000.

	1980	1990	2000	1980 1990 Change	1990 2000 Change	1980 2000 Change
2 Person Households:	10,865	17,793	29,743	6,928	11,950	18,878
Percent	27.14%	25.23%	38.66%	63.76%	67.16%	173.75%
3 Person Households:	8,650	15,027	22,523	6,377	7,496	13,873
Percent	21.61%	21.31%	29.28%	73.72%	49.88%	160.38%
4 Person Households:	8,724	16,498	24,659	7,774	8,161	15,935
Percent	21.79%	23.40%	32.05%	89.11%	49.47%	182.66%
Total Small Households:	28,239	49,318	76,925	21,079	27,607	48,686
Percent	70.54%	69.94%	69.20%	74.64%	55.98%	172.41%

Source: Census of Population and Housing, 1980--Summary Tape File 3A. 1990 Census of Population and Housing - Summary Tape File 3. 2000 Census of Population and Housing, Summary File 3, p. 14

Table 2.6 lists the total number of small households by areas of Fort Bend County for 1990 and 2000. The communities in Fort Bend County with the largest number of small households in 1990 included Missouri City, Sugar Land, Houston, and Rosenberg. The areas with the smallest total number of small households were Thompsons, Orchard, Kendleton, and Beasley. The areas with the highest percentage of small households were Simonton, Missouri City, Sugar Land, and Meadows. The communities with the smallest percentage of small households included Kendleton, Katy, and Beasley.

In 2000, the incorporated areas with the largest number of small households were Sugar Land, Missouri City, and Houston. The incorporated areas with the largest total change in the number of small households were Sugar Land and Missouri City. The areas with the largest percentage increases were Sugar Land, Stafford, and Beasley. In two areas, Katy and Simonton, the total number of small households decreased slightly.

c. Large Households

Large households include five or more persons. To meet U.S. Department of Housing and Urban Development occupancy standards, such households will typically require housing units with three or more bedrooms. In 1980, large households numbered 7,108, or 17.76 percent of all households in Fort Bend County. During the period from 1980 to 1990, the number of large households increased by 4,668, or 65.67 percent. **Table 2.7** lists large households by size for 1980, 1990, and 2000.

In 1990, the total number of large households had increased to 11,776, an increase of 4,668 households or 65.67 percent. Overall, the percentage of large households in Fort Bend County decreased slightly between 1980 and 1990.

Table 2.6: Small Households By Area, Fort Bend County, Texas. 1990-2000.

	1990	2000	Total Change	Percent Change
Arcola:	101	116	15	14.85%
Beasley:	87	137	50	57.47%
Fairchilds**	n/a	146	146	100.00%
Fulshear:	121	152	31	25.62%
Houston*:	5,267	6,227	960	18.23%
Katy*:	210	196	(-14)	-6.67%
Kendleton:	84	109	25	29.76%
Meadows Place:	1,131	1,211	80	7.07%
Missouri City*:	7,673	11,084	3,411	44.45%
Needville:	466	611	145	31.11%
Orchard:	75	100	25	33.33%
Pleak:	177	223	46	25.99%
Richmond:	1,853	2,119	266	14.35%
Rosenberg:	4,284	4,832	548	12.79%
Simonton:	192	187	(-5)	-2.60%
Stafford*:	1,822	3,554	1,732	95.06%
Sugar Land:	6,036	15,093	9,057	150.05%
Thompsons:	42	54	12	28.57%
Incorporated Areas:	29,621	46,151	16,527	55.80%
Unincorporated:	19,697	30,774	11,077	56.24%
Fort Bend County:	49,318	76,935	27,617	56.00%

*includes part of area located with Fort Bend County, only.

** City incorporated in 2000.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, p. 14.

The total number of large households in the County increased to 19,365 by 2000. Among large households, five person households accounted for 11,707 of this increase. Overall, large households increased 64 percent during this period. However, six person households represented a slightly higher percentage increase than five person households. In 2000, large households represented seventeen percent of the total number of households in the County. The increase in large households was over 100 percent for both five and six person households between 1980 and 2000.

There was a considerable difference among the growth rates of large households with five persons and large households with six or more persons. The largest total and percent increase in large households between 1980 and 1990 occurred among five-person households. During this period, five-person households increased by 3,239 households, or 81.16 percent. Large households with six or more persons increased by 1,429 units or 45.85 percent during this period.

Table 2.7: Large Households By Size, Fort Bend County, Texas. 1980-2000.

	1980	1990	2000	1980 1990 Change	1990 2000 Change	1980 2000 Change
5 Person Households:	3,991	7,230	11,707	3,239	4,477	7,716
Percent	9.97%	10.25%	10.53%	81.16%	61.92%	193.34%
6 or More Person Households:	3,117	4,546	7,658	1,429	3,112	4,541
Percent	7.79%	6.45%	6.89%	45.85%	68.45%	145.68%
Total Large Households:	7,108	11,776	19,365	4,668	7,589	12,257
Percent	17.76%	16.70%	17.42%	65.67%	64.44%	172.44%

Source: Census of Population and Housing, 1980--Summary Tape File 3A. 1990 Census of Population and Housing - Summary Tape File 3. 2000 Census of Population and Housing, Summary File 3, P. 14.

During the period from 1990 to 2000, the largest total increase in large households occurred in five person households. However, large households with six or more persons had the largest percentage increase. The percentage change between these two groups ranged from 61 percent to 68 percent. This showed smaller differences than the period between 1980 and 1990 when the percent changes between these two groups ranged from 81 percent to 45 percent.

In the twenty years from 1980 to 2000, the total number of large households in Fort Bend County increased by 12,257. This increase represented a 172 percent increase. Five person households increased at a higher rate almost 193 percent.

Table 2.8 lists the large households by area in Fort Bend County for 2000. The Fort Bend County communities with the largest number of large households included Missouri City, Houston, Sugar Land and Rosenberg. The areas with the smallest numbers of large households were Thompsons, Kendleton, and Katy.

The areas with the highest percentage of large family households were Arcola, Kendleton, Houston, Richmond, and Beasley. The communities with the smallest percentage of large family households were Thompsons, Katy, and Simonton. (See Table 2.3)

Large households were more evenly distributed between the incorporated areas of the County and the unincorporated area. In 1990, 7,022 large households, or 59.63 percent of all large households were located in the incorporated areas of the County and 4,754 households, or 40.37 percent were located in the unincorporated area of Fort Bend County.

Table 2.8: Large Households By Size By Area, Fort Bend County, Texas. 1990 -2000.

	1990	2000	Total Change	Percent Change
Arcola:	52	110	58	115.38%
Beasley:	33	29	-4	-12.12%
Fairchilds	n/a	47	47	100.00%
Fulshear:	35	39	4	11.43%
Houston*:	1,773	2,364	591	33.33%
Katy*:	32	18	-14	-43.75%
Kendleton:	41	17	-24	-58.54%
Meadows Place:	248	223	-25	-10.08%
Missouri City*:	1,471	2,367	896	60.91%
Needville:	124	104	-20	16.13%
Orchard:	16	25	9	56.25%
Pleak:	41	52	11	26.83%
Richmond:	653	679	26	3.98%
Rosenberg:	1,063	1,469	406	38.19%
Simonton:	23	29	6	26.09%
Stafford*:	398	723	325	81.66%
Sugar Land:	1,016	2,922	1,906	187.60%
Thompsons:	3	15	12	400.00%
Incorporated Areas:	7,022	11,232	4,210	59.95%
Unincorporated:	4,754	8,133	3,379	71.08%
Fort Bend County:	11,776	19,365	7,589	64.44%

*includes part of area located with Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, P.14.

B. Supply of Housing

This section includes a description of Fort Bend County's overall housing supply. This section includes several parts, including the supply of housing, the condition of housing, the cost of housing, environmental quality, and impediments and opportunities created by market conditions in Fort Bend County.

Table 2.9 lists the total number of housing units, the total and percent changes, and the numbers and percentages of single-family, multi-family, mobile homes, and other housing units in Fort Bend County for 1980, 1990, 2000 and 2008. In 1980, Fort Bend County had 43,162 total housing units. The majority of housing units were single-family homes. By 1990, the number of housing units in the County had increased to 77,075 housing units. Single-family homes accounted for 82 percent of the total number of housing units in the County, a small increase from the 1980 percentage. In the period between 1980 and 1990, the total number of housing units in Fort Bend County increased by 33,913 housing units, or 78.57 percent. In 2000, the total number of housing units in the County had increased to 115,991. Single-family homes totaled 96,674 units and had increased to 83 percent of the total number of units.

In 2008, Fort Bend County has 156,665 housing units. The majority of units were single-family homes. The percentage of single-family units has steadily increased from 81 percent in 1980 to 85 percent in 2008. The number of single family homes almost has tripled from 34,917 units in 1980 to 133,766 in 2008.

In the twenty years from 1980 to 2000, the total number of housing units in the County almost doubled. Among the different type of housing units, single family housing units had the largest total and percent change. The growth in housing units was not the same in all part of the County. **Table 2.10** lists the total number of housing units for 1990 and 2000 for all the incorporated areas located within Fort Bend County.

Table 2.9: Total Housing Units By Type, Fort Bend County, Texas, 1980-2008.

	1980	1990	2000	2008	1980 1990 Change	1990 2000 Change	2000 2008 Change	1980 2008 Change
Single-Family Units :	34,917	63,266	96,674	133,766	28,349	33,208	37,092	98,849
Percent	80.90%	82.08%	83.17%	85.38%	81.19%	52.49%	38.37%	283.10%
Multi-Family Units:	5,730	9,021	13,343	16,775	3,291	4,322	3,432	11,045
Percent	13.28%	11.70%	11.50%	10.71%	57.43%	47.91%	25.72%	192.76%
Mobile Home Units:	2,445	4,058	6,045	6,116	1,613	1,987	71	3,671
Percent	5.66%	5.27%	5.21%	3.90%	65.97%	48.97%	1.17%	150.14%
Other Units:*	70	730	129	8	660	-601	-121	-62
Percent	0.16%	0.95%	0.11%	0.01%	942.86%	-82.33%	-93.80%	-88.59%
Total Housing Units:	43,162	77,075	115,991	156,665	33,913	38,916	40,674	113,503
Percent	100.00%	100.00%	100.00%	100.00%	78.57%	50.49%	35.07%	262.97%

*The 1990 Census used these categories to designate any living quarters occupied as a housing unit that did not fit the other categories.

Source: Census of Population and Housing, 1980--Summary Tape File 3A, 1990 Census of Population and Housing - Summary Tape File 3, U.S. Bureau of the Census, 2000 Census of Population and Housing, Summary File 3, H32, American Community Survey, Fort Bend County, Texas Housing Characteristics, 2008

Table 2.10: Total Housing Units By Area, Fort Bend County, Texas, 1990 -2000.

	1990	2000	Total Change	Percent Change	Percent
Arcola:	264	327	63	23.86%	
Beasley:	183	232	49	26.78%	
Fairchilds**	n/a	232	232	100.00%	
Fulshear:	244	254	10	4.10%	
Houston*:	9,093	10,074	981	10.79%	
Katy*:	421	462	41	9.74%	
Kendleton:	229	202	-27	-11.79%	
Meadows Place:	1,496	1,625	129	8.62%	
Missouri City*:	10,920	15,606	4,686	42.91%	
Needville:	803	961	158	19.68%	
Orchard:	146	159	13	8.90%	
Pleak:	256	342	86	33.59%	
Richmond:	3,446	3,576	130	3.77%	
Rosenberg:	7,420	8,444	1,024	13.80%	
Simonton:	272	273	1	0.37%	
Stafford*:	3,096	6,259	3,163	102.16%	
Sugar Land:	8,579	21,159	12,463	146.64%	
Thompsons:	81	115	34	41.98%	
Incorporated Areas:	46,949	70,302	23,353	49.98%	60.01%
Unincorporated:	30,126	45,689	15,563	49.74%	39.99%
Fort Bend County:	77,075	115,911	38,916	50.49%	100.00%

*includes part of area located with Fort Bend County, only.

** City incorporated in 2000.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, P.30.

Sixty percent of the increase in housing units occurred within the incorporated areas of the County. The largest total increases occurred in the cities of Sugar Land, Missouri City, Stafford and Houston. The City of Kendleton was the only incorporated area within the County that experienced a decrease in the total number of housing units between 1990 and 2000.

Each type of housing unit is discussed in more detail in the following subsections. **Table 2.11** lists housing units by type by area for 2000.

Table 2.11: Housing Units By Type By Area, Fort Bend County, Texas. 2000.

	Single Family Units	Multi Family Units	Mobile Home Units	Other Units	Total Housing Units
Arcola:	237	10	80	0	327
Percent of Area Total:	(72.48%)	(3.06%)	(24.46%)	(0.00%)	(100.00%)
Beasley:	175	7	48	2	232
Percent of Area Total:	(75.43%)	(3.02%)	(20.69%)	(0.86%)	(100.00%)
Fairchilds:	151	6	75	0	232
Percent of Area Total:	(65.09%)	(2.59%)	(32.33%)	(0.00%)	(100.00%)
Fulshear:	202	6	46	0	254
Percent of Area Total:	(79.53%)	(2.36%)	(18.11%)	(0.00%)	(100.00%)
Houston*:	9,205	776	93	0	10,074
Percent of Area Total:	(91.37%)	(7.70%)	(0.92%)	(0.00%)	(100.00%)
Katy*:	120	290	52	0	462
Percent of Area Total:	(25.97%)	(62.77%)	(11.26%)	(0.00%)	(100.00%)
Kendleton:	161	8	33	0	202
Percent of Area Total:	(79.70%)	(3.96%)	(16.34%)	(0.00%)	(100.00%)
Meadows Place:	1,625	0	0	0	1,625
Percent of Area Total:	(100.00%)	(0.00%)	(0.00%)	(0.00%)	(100.00%)
Missouri City*:	14,592	989	25	0	15,606
Percent of Area Total:	(93.50%)	(6.34%)	(0.16%)	(0.00%)	(100.00%)
Needville:	792	65	99	5	961
Percent of Area Total:	(82.41%)	(6.76%)	(10.30%)	(0.52%)	(100.00%)
Orchard:	114	2	43	0	159
Percent of Area Total:	(71.70%)	(1.26%)	(27.04%)	(0.00%)	(100.00%)
Pleak:	255	10	77	0	342
Percent of Area Total:	(74.56%)	(2.92%)	(22.51%)	(0.00%)	(100.00%)
Richmond:	1,965	934	664	13	3,576
Percent of Area Total:	(54.95%)	(26.12%)	(18.57%)	(0.36%)	(100.00%)
Rosenberg:	5,328	2,113	992	11	8,444
Percent of Area Total:	(63.10%)	(25.02%)	(11.75%)	(0.13%)	(100.00%)
Simonton:	255	2	16	0	273
Percent of Area Total:	(93.41%)	(0.73%)	(5.86%)	(0.00%)	(100.00%)
Stafford*:	2,812	3,145	295	7	6,259
Percent of Area Total:	(44.93%)	(50.25%)	(4.71%)	(0.11%)	(100.00%)
Sugar Land:	18,658	2,392	86	23	21,159
Percent of Area Total:	(88.18%)	(11.30%)	(0.41%)	(0.10%)	(100.00%)
Thompsons:	73	4	32	6	115
Percent of Area Total:	(63.48%)	(3.48%)	(27.83%)	(5.22%)	(100.00%)
Incorporated Area:	56,720	10,759	2,756	67	70,302
Percent of Area Total:	(80.68%)	(15.30%)	(3.92%)	(0.10%)	(100.00%)
Unincorporated Area:	39,754	2,584	3,289	62	45,689
Percent of Area Total:	(87.01%)	(5.66%)	(7.20%)	(0.41%)	(100.00%)
Fort Bend County:	96,474	13,343	6,045	129	115,991
Percent of Area Total:	(83.17%)	(11.50%)	(5.21%)	(0.11%)	(100.00%)

*includes part of area located within Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, h30.

a. Single-Family Housing Units

Single-family housing units are one-unit structures with open space on all four sides that are detached from any other housing. In 1980, 34,917, or 80.90 percent of the total number of housing units in Fort Bend County were single-family units. By 1990, the total number of single-family housing units had increased to 63,266 and comprised 82.08 percent of the total housing units in the County. Most of the increase in the total number of housing units in Fort Bend County between 1980 and 1990 occurred in single-family housing units.

In 2000, the total number of single-family housing units had increased to 96,674 and accounted for 83 percent of the total housing units in the County. Single-family housing units were the majority in every incorporated area within County except for the portion of the City of Katy located within Fort Bend County and the City of Stafford. In the twenty years between 1980 and 2000, Fort Bend County gained 61,557 single-family housing units.

The largest numbers of single-family housing units in the County were located in Sugar Land, Missouri City, Houston, and Rosenberg. The communities with the highest percentages of single-family housing units were Missouri City, Simonton, and Houston. The incorporated areas of the County contained 70,302, or 60 percent of single-family units and the unincorporated area contained 45,689, or 39 percent of the single-family units.

b. Multi-Family Housing Units

Multi-family housing units include one-unit attached structures and structures which contain two or more housing units. One-unit attached structures have one or more walls extending from the ground to the roof that separate them from adjoining structures. Attached structures include row houses, townhouses, double houses or houses attached to nonresidential structures.

In 1980, multi-family units totaled 5,730 units, or 13.28 percent. The majority of these multi-family units were located in structures with five or more units. By 1990, the number of multi-family units in Fort Bend County had increased to 9,021 units, but accounted for only 11.70 percent of the total number of units. In 2000, the number of multi-family units had increased to 13,343 units and represented 11.50 percent of the total number of housing units.

Table 2.12 lists multi-family housing units by size and by area for the County. The overwhelming majority of multi-family housing units in Fort Bend County are located with the incorporated areas of the County. The Cities of Stafford, Sugar Land, Rosenberg, Missouri City, Richmond and Houston included the largest number of units. One community, Meadows Place, reported no multi-family housing units. Several communities such as Beasley, Fairchilds, Fulshear, Kendleton, Orchard, Pleak, Simonton and Thompsons have fewer than ten multifamily housing units.

Table 2.12: Multi-Family Housing Units By Type By Area, Fort Bend County, Texas. 2000.

	1 or 2 Attached	3 or 4 Units	5 to 9 Units	10 to 19 Units	20 to 29 Units	50 or Units	Multi Family Units
Arcola:	8	0	2	0	0	0	10
Percent of Area Total:	(80.00%)	(0.00%)	(20.00%)	(0.00%)	(0.00%)	(0.00%)	(100.00%)
Beasley:	0	0	7	0	0	0	7
Percent of Area Total:	(0.00%)	(0.00%)	(70.00%)	(0.00%)	(0.00%)	(0.00%)	(100.00%)
Fairchilds:	6	0	0	0	0	0	6
Percent of Area Total:	(60.00%)	(0.00%)	(0.00%)	(0.00%)	(0.00%)	(0.00%)	(100.00%)
Fulshear:	6	0	0	0	0	0	6
Percent of Area Total:	(100.00%)	(0.00%)	(0.00%)	(0.00%)	(0.00%)	(0.00%)	(100.00%)
Houston*:	633	29	77	14	0	23	776
Percent of Area Total:	(81.57%)	(3.74%)	(9.92%)	(1.80%)	(0.00%)	(2.93%)	(100.00%)
Katy*:	0	25	18	25	17	205	290
Percent of Area Total:	(0.00%)	(8.62%)	(6.21%)	(8.62%)	(5.86%)	(70.69%)	(100.00%)
Kendleton:	0	0	8	0	0	0	8
Percent of Area Total:	(0.00%)	(0.00%)	(100.00%)	(0.00%)	(0.00%)	(0.00%)	(100.00%)
Meadows Place:	0	0	0	0	0	0	0
Percent of Area Total:	(0.00%)	(0.00%)	(0.00%)	(0.00%)	(0.00%)	(0.00%)	(0.00%)
Missouri City*:	630	71	9	26	65	188	989
Percent of Area Total:	(63.70%)	(7.18%)	(0.91%)	(2.62%)	(6.57%)	(19.01%)	(100.00%)
Needville:	8	8	24	0	25	0	65
Percent of Area Total:	(12.31%)	(12.31%)	(36.92%)	(0.00%)	(38.46%)	(0.00%)	(100.00%)
Orchard:	0	0	2	0	0	0	2
Percent of Area Total:	(0.00%)	(0.00%)	(100.00%)	(0.00%)	(0.00%)	(0.00%)	(100.00%)
Pleak:	2	0	6	0	0	2	10
Percent of Area Total:	(20.00%)	(0.00%)	(60.00%)	(0.00%)	(0.00%)	(20.00%)	(100.00%)
Richmond:	152	81	83	177	58	383	934
Percent of Area Total:	(16.27%)	(8.67%)	(8.89%)	(18.95%)	(6.21%)	(41.01%)	(100.00%)
Rosenberg:	316	235	243	226	227	866	2,113
Percent of Area Total:	(14.96%)	(11.12%)	(11.50%)	(10.69%)	(10.74%)	(40.98%)	(100.00%)
Simonton:	2	0	0	0	0	0	2
Percent of Area Total:	(100.00%)	(0.00%)	(0.00%)	(0.00%)	(0.00%)	(0.00%)	(100.00%)
Stafford*:	136	157	332	810	141	1,569	3,145
Percent of Area Total:	(4.32%)	(4.99%)	(10.56%)	(25.76%)	(4.48%)	(48.89%)	(100.00%)
Sugar Land:	550	195	421	332	257	637	2,392
Percent of Area Total:	(22.99%)	(8.15%)	(17.60%)	(13.88%)	(10.74%)	(26.63%)	(100.00%)
Thompsons:	4	0	0	0	0	0	4
Percent of Area Total:	(100.00%)	(100.00%)	(100.00%)	(0.00%)	(0.00%)	(0.00%)	(100.00%)
Incorporated Area:	2,453	801	1,232	1,610	790	3,873	10,759
Percent of Area Total:	(22.80%)	(7.44%)	(11.45%)	(14.96%)	(7.34%)	(36.00%)	(100.00%)
Unincorporated Area:	661	203	394	429	185	712	2,584
Percent of Area Total:	(25.58%)	(7.86%)	(15.25%)	(16.60%)	(7.16%)	(27.55%)	(100.00%)
Fort Bend County:	3,114	1,004	1,626	2,039	975	4,585	13,343
Percent of Area Total:	(23.347%)	(7.52%)	(12.12%)	(15.28%)	(7.31%)	(34.36%)	(100.00%)

*includes part of area located within Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, h30.

The size and location of multifamily housing units varies considerably within the County. The majority of small one or two unit attached housing units was located in the Cities Houston, Missouri City, and Sugar Land. Majority of structures with three or four units and five to nine units were located in the cities of Rosenberg, Stafford, and Sugar Land.

The majority of structures with 10 to 19 units also were predominately located within the communities of Stafford, Sugar Land, Rosenberg, and Richmond. Only the communities of Sugar Land and Rosenberg reported a substantial number of housing units in structures with 20 to 29 units.

Structures with 50 or more housing units contained over one-third of all the multi-family housing units in the County. The majority of these large housing unit structures were located in the cities of Stafford, Rosenberg and Sugar Land. Stafford reported 1,569 housing units, Rosenberg reported 866 units, and Sugar Land reported 637 units in this category.

c. Mobile Home Units

This category includes mobile homes, trailers or manufactured homes. Both occupied and vacant mobile homes to which no permanent rooms have been added were counted in this category. Mobile homes or trailers only used for business purposes or for extra sleeping space and mobile homes or trailers for sale on a dealer's lot, at the factory, or in storage were not counted as part of this group.

In 1980, mobile homes totaled 2,445 units and comprised 5.66 percent of all the housing units in the County. By 1990, although the number of mobile homes had increased to 4,058, this represented only 5.27 percent of the total number of housing units in Fort Bend County. During the period from 1980 to 1990, the number of mobile homes increased by 1,613 units.

In 2000, the total number of mobile homes in Fort Bend County had increased to 6,045. Table 2.13 lists the total number of mobile homes in the County by area. The majority of mobile home housing units are located in the unincorporated areas of the County.

The number of mobile home housing units within the incorporated areas of the County varies considerably. The cities of Rosenberg and Richmond were the communities with the largest number of mobile homes in their jurisdictions. Several communities such as Stafford, Simonton, and Missouri City had a decrease in the total number of mobile home housing units in their jurisdictions. Smaller, more rural communities such as Fairchilds, Thompsons, and Orchard had the highest percentage of mobile home housing units within their jurisdictions. The largest percentage increases in the total number of mobile home units were within the cities of Sugar Land, Thompsons, Arcola, and Katy.

Table 2.13: Total Mobile Housing Units By Area, Fort Bend County, Texas, 1990 -2000.

	1990	2000	Total Change	Percent Change	2000 Percent
Arcola:	26	80	54	207.69%	
Beasley:	30	48	18	60.00%	
Fairchilds**	n/a	75	75	100.00%	
Fulshear:	26	46	20	76.92%	
Houston*:	73	93	20	27.40%	
Katy*:	17	52	35	205.88%	
Kendleton:	16	33	17	106.25%	
Meadows Place:	0	0	0	0.00%	
Missouri City*:	28	25	-3	-10.71%	
Needville:	73	99	26	35.62%	
Orchard:	33	43	10	30.30%	
Pleak:	46	77	31	67.39%	
Richmond:	395	664	269	68.10%	
Rosenberg:	694	992	298	42.94%	
Simonton:	29	16	-13	-44.83%	
Stafford*:	342	295	-47	-13.74%	
Sugar Land:	2	86	84	4,200.00%	
Thompsons:	8	32	24	300.00%	
Incorporated Areas:	1,838	2,756	918	49.95%	45.59%
Unincorporated:	2,220	3,289	1,069	48.15%	54.41%
Fort Bend County:	4,058	6,045	1,987	48.97%	100.00%

*includes part of area located with Fort Bend County, only.

** City incorporated in 2000.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, P.30.

d. Other Housing Units

This category of housing units was used by the U.S. Bureau of the Census for any living quarters occupied as a housing unit that did not fit the previous categories. Examples that fit this category are houseboats, railroad cars, campers, and vans. In 1980, the total number of other housing units in Fort Bend County equaled 70 units. By 1990, the total number of other housing units had increased to 730, almost one percent of the total number of housing units in the County. Between 1980 and 1990, the number of other housing units increased by 660 units, or 942.85 percent.

In 2000, the total number of Other Housing units had decreased to 129 units. These units almost were evenly distributed between the incorporated and unincorporated areas of the County. However, most of the incorporated areas did not report any housing units within this category. Most of the other housing units within incorporated areas were located within the cities of Sugar Land and Richmond.

e. Vacant Housing Units (Status)

The status of a housing unit is the classification of a housing unit as either vacant or occupied. **Table 2.14** compares the total number of housing units in Fort Bend County in 1980, 1990 and 1998 by status. In 1980, 3,322 of the 43,162 housing units in the County were classified as vacant. This resulted in a county-wide vacancy rate of 7.70 percent. In 1990, the number of vacant housing had increased to 6,651. During this period, housing units increased by 78 percent and the vacancy rate increased by 100 percent. The county-wide vacancy rate increased to 8.63 percent.

In 2000, the number of vacant housing units totaled 5,076. This represented a decline from the 1990 total. During the period from 1990 to 2000, the total number of housing units in the County increased by 38,916 units. However, the county-wide vacancy rate decreased to 4.37 percent. This decrease would indicate a very high demand for housing in Fort Bend County.

In 2008, the number of vacant units increased to 9,732 or 6 percent of the total number of units in the County. This increase represents an almost 92 percent increased from 2000 and a total increased of 4,656 units.

Table 2.15 lists vacancy rates by type of housing by area in Fort Bend County. Overall, the vacancy rate for all type of housing units within Fort Bend County was 4.38 percent in 2000. The vacancy rate was slightly higher in the unincorporated area of the County, 5.12 percent. However, among the incorporated areas, the vacancy rate for all types of housing units ranged from a high of 22.61 percent in Thompsons to a low of .58 percent in Pleak. The incorporated areas with the highest vacancy rates included Thompsons, Kendleton, and Arcola. The incorporated areas with the lowest vacancy rates included Pleak, Meadows Place, Missouri City, and Sugar Land.

County-wide single-family housing units had a vacancy rate of 3.39 percent. However, the communities Katy, Arcola, Kendleton, and Thompsons had relatively high vacancy rates. The multi-family vacancy rate was 9.72 percent, county-wide. The cities of Beasley and Kendleton reported over a quarter of their multi-family units as vacant. This indicates these units may not be marketable due to poor condition, location or other factors. The vacancy rate for mobile homes was 8.22 percent for the County. The cities of Thompsons, Houston, Simonton, and Missouri City reported high vacancy rates for mobile homes. The forty percent vacancy rate in Thompsons may represent mobile homes that are located on rural property as weekend homes. The high vacancy rates in Houston may represent mobile homes in poor condition or mobile homes in transition to business or commercial use. The vacancy rate for other types of housing units was 10.08 percent county-wide. Most of these housing units in incorporated areas were vacant.

Table 2.14: Vacancy Rates, Fort Bend County, Texas. 1980-2008.

	1980	1990	2000	2008	Change 1980- 1990	Change 1990- 2000	Change 2000- 2008	Change 1980- 2008
Vacant Housing Units:	3,322	6,651	5,076	9,732	3,329	-1,575	4,656	6,410
Percent	7.70%	8.63%	4.37%	6.21%	100.21%	-23.68%	91.72%	192.95%
Total Housing Units:	43,162	77,075	115,991	156,665	33,913	38,916	40,674	113,503
Percent	100.00%	100.00%	100.00%	100.00%	78.57%	50.49%	35.07%	262.97%*

Source: U.S. Census of Population and Housing, 1990, STF 3A. STF 3A. 2000 Census of Population and Housing, Summary File 3, P.31. American Community Survey, Fort Bend County, Texas Housing Characteristics, 2008

Table 2.15: Vacancy Rates By Housing Unit Type By Area, Fort Bend County, Texas. 2000.

	Single Family Units	Multi Family Units	Mobile Home Units	Other Units	Vacant Units	Occupied Units	Total Units
Arcola:	33	0	0	0	33	294	327
Vacancy rate:	13.92%	0.00%	0.00%	0.00%	10.09%		
Beasley:	11	2	3	0	16	216	232
Vacancy rate:	6.29%	28.57%	6.25%	0.00%	6.90%		
Fairchilds:	7	0	10	0	17	215	232
Vacancy rate:	4.64%	0.00%	13.33%	0.00%	7.33%		
Fulshear:	3	0	5	0	8	246	254
Vacancy rate:	1.49%	0.00%	10.87%	0.00%	3.15%		
Houston*:	232	83	20	0	335	9,739	10,074
Vacancy rate:	2.52%	10.70%	21.51%	0.00%	3.33%		
Katy*:	17	14	7	0	38	424	462
Vacancy rate:	14.17%	4.83%	13.46%	0.00%	8.23%		
Kendleton:	17	2	4	0	23	179	202
Vacancy rate:	10.56%	25.00%	12.12%	0.00%	11.39%		
Meadows Place:	18	0	0	0	18	1,607	1,625
Vacancy rate:	1.11%	0.00%	0.00%	0.00%	1.11%		
Missouri City*:	301	79	4	0	384	15,222	15,606
Vacancy rate:	2.06%	7.99%	16.00%	0.00%	2.46%		
Needville:	48	0	2	5	55	906	961
Vacancy rate:	6.06%	0.00%	2.02%	100.00%	5.72%		
Orchard:	8	0	0	0	8	151	159
Vacancy rate:	7.02%	0.00%	0.00%	0.00%	5.03%		
Pleak:	0	0	2	0	2	340	342
Vacancy rate:	0.00%	0.00%	2.60%	0.00%	0.58%		
Richmond:	67	63	54	0	184	3,392	3,576
Vacancy rate:	3.41%	6.75%	8.13%	0.00%	5.15%		
Rosenberg:	234	212	58	0	504	7,940	8,444
Vacancy rate:	4.39%	10.03%	5.85%	0.00%	5.97%		
Simonton:	13	0	3	0	16	257	273
Vacancy rate:	5.10%	0.00%	18.75%	0.00%	5.86%		
Stafford*:	59	441	22	0	522	5,737	6,259
Vacancy rate:	2.10%	14.02%	7.46%	0.00%	8.34%		
Sugar Land:	333	214	0	0	547	20,612	21,159
Vacancy rate:	1.78%	8.95%	0.00%	0.00%	2.59%		
Thompsons:	7	0	13	6	26	89	115
Vacancy rate:	9.59%	0.00%	40.63%	100.00%	22.61%		
Incorporated Area:	1,408	1,110	207	11	2,736	67,566	70,302
Vacancy rate:	2.48%	10.32%	7.51%	16.42%	3.89%		
Unincorporated Area:	1,861	187	290	2	2,340	43,349	45,689
Vacancy rate:	4.68%	7.24%	8.82%	3.23%	5.12%		
Fort Bend County:	3,269	1,297	497	13	5,076	110,915	115,991
Vacancy rate:	3.39%	9.72%	8.22%	10.08%	4.38%		

*includes part of area located within Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, P.31.

f. Five-Year Housing Unit Projections

According to U.S. Bureau of the Census American Community Survey (ACS) in 2008 Fort Bend County had 156,665 housing units. Fort Bend County's growth in population and housing units surpassed even the most optimistic estimates proposed by demographers. Table 2.16 shows the total number of housing units in the County from 1980 to 2008, annual estimates from the American Community Survey, and a 2025 population projection for 2025 from the Houston-Galveston Area Council (H-GAC).

The value of the housing units built during this period indicates that very few housing units affordable to extremely low-income, low-income, moderate-income, and middle-income families are being constructed in the County. The median value of new single-family housing units in Fort Bend County is estimated to have increased to over \$176,800 in 2008.

Table 2.16: Housing Unit Projections, Fort Bend County, Texas. 1980-2020.

Year	Population	Total Change	Percent Change	Housing Units	Total Change	Percent Change	Median Price*
1980	130,846			40,033			
1990	225,421	94,575	72.28%	77,075	37,042	92.53%	
2000	354,452	129,031	57.24%	115,991	38,916	50.49%	
2001*	374,901	20,449	5.77%	120,946	4,955	4.27%	\$131,892
2002*	393,263	18,362	4.90%	124,004	3,058	2.53%	\$134,243
2003*	413,424	20,161	5.13%	127,642	3,638	2.93%	\$144,883
2008	532,141	118,717	28.71%	156,665	29,023	22.74%	\$176,800
2025**	749,000						

*American Community Survey estimates.

**HGAC Projection

Source: 2000 Census of Population and Housing. Summary File 3 Profile 1-Age, Race/Ethnicity and Household Characteristics of the Population Fort Bend County, Texas. U.S. Bureau of the Census, American Community Survey, Multi-Year Profile., Fort Bend County, Texas. Houston-Galveston Area Council 2025 Regional Growth Forecast. American Community Survey. Fort Bend County, Texas Housing Characteristics. 2008

g. Status and Tenure

The status of a housing unit is the classification of a housing unit as either vacant or occupied. Tenure is the classification of all occupied housing units by the U.S. Bureau of the Census as either owner-occupied or renter-occupied. Table 2.17 compares the total number of housing units in Fort Bend County in 1980, 1990, 2000 and 2008 by status and tenure.

In 1980, almost eight percent of the housing units in the County were vacant, and 92 percent were occupied. Owner-occupied housing accounted for 78 percent of total occupied housing units and 72 percent of total housing units. Renter-occupied housing accounted for 21 percent of total occupied housing and 20 percent of total housing units.

**Table 2.17: Total Housing Units By Status and Tenure,
Fort Bend County, Texas, 1980-2008.**

	1980	1990	2000	2008	1980 1990 Change	1990 2000 Change	2000 2008 Change	1980 2008 Change
Vacant Housing Units:								
Percent	3,322	6,651	5,076	9,732	3,329	-1,575	4,656	6,410
Percent of Total Housing Units	7.70%	8.63%	4.37%	6.21%	100.21%	-23.68%	91.72%	192.96%
Owner Occupied Housing Units*:								
Percent	31,274	53,115	89,628	119,262	21,841	36,513	29,634	87,988
Percent of Occupied Housing Units	78.50%	75.42%	80.81%	81.17%	69.84%	52.34%	33.06%	281.35%
Percent of Total Housing Units	72.46%	68.91%	77.27%	76.12%				
Renter-Occupied Housing Units:								
Percent	8,566	17,309	21,287	27,671	8,743	3,978	6,384	19,105
Percent of Occupied Housing Units	21.50%	24.58%	19.19%	18.83%	102.07%	46.51%	29.99%	223.03%
Percent of Total Housing Units	19.87%	22.46%	18.35%	17.66%				
Total Occupied Housing Units:								
Percent	39,840	70,424	110,915	146,933	30,584	3,978	36,018	107,093
Percent of Occupied Housing Units	100.00%	100.00%	100.00%	100.00%	76.77%	50.91%	32.047%	168.81%
Percent of Total Housing Units	92.30%	91.37%	97.20%	93.79%				
Total Housing Units:								
Percent	43,162	77,075	115,991	156,665	33,913	38,916	40,674	113,503
Percent of Total Housing Units	100.00%	100.00%	100.00%	100.00%	78.57%	41.86%	35.07%	262.97%

*occupied housing units is the sum of owner-occupied and renter-occupied units.

Source: County and City Data book, 1988. Table B. p. 501. 1990 Census of Population and Housing - Summary Tape 3. Census of Population and Housing, 1980--Summary Tape File 3A. 1990 Census of Population and Housing - Summary Tape File 3. 2000 Census of Population and Housing, Summary File 3, P.41 and 42. American Community Survey. Fort Bend County, Texas Housing Characteristics. 2008

In 1990, vacant housing units had increased slightly to nine percent and occupied housing units had decreased to about 91 percent of the total number of units. The percentage of owner-occupied housing decreased to 69 percent and 22 percent of total housing units. The percentage of renter-occupied housing increased to 24 percent of occupied housing units and 22 percent of the total number of housing units in the County.

In 2000, the percentage of vacant housing in Fort Bend County had decreased to four percent and the percent of occupied housing had increased to 97 percent. Owner-occupied housing units had increased to 80 percent of occupied housing and 77 percent of total housing units. Renter-occupied housing units had decreased to 19 percent of occupied housing units and 18 percent of the total number of housing units.

In 2008, the total number of housing in Fort Bend County had increased to 156,665. Occupied units represented 94 percent of total housing units. Owner-occupied units were 81 percent of total occupied units, a slight increase from 2000. Renter-occupied units were almost 18 percent of total occupied units. Vacant units increased from 2000 to 2008 to over 6 percent of the total number of housing units in the County.

During the period from 1990 to 2008, total housing units increased by 113,503 units or 263 percent. Owner-occupied housing increased by 87,988 housing units or 281 percent. Renter-occupied housing increased by 19,105 units or 223 percent. Overall, Fort Bend County experienced triple-digit growth rates in all housing from 1980 to 2008.

1. Renter-Occupied Housing Units

In 1980, renter-occupied housing units numbered 8,566 units or 19.87 percent of all units in the County. By 1990, the number of renter-occupied units had increased to 17,309 and represented 22.46 percent of the total number of housing units in Fort Bend County. During the period from 1980 to 1990, renter-occupied housing units increased by 8,743 units or 102.07 percent.

In 2000, renter-occupied housing units had increased to 21,287 and accounted for 18 percent of the total number of housing units in the County. The increase of 3,978 renter occupied housing units between 1990 and 2000 was a much smaller increase than the increase of 8,743 units between 1980 and 1990. **Table 2.18** lists renter-occupied housing units by incorporated areas for the County.

The overwhelming majority of renter-occupied housing units were located in the incorporated areas of the County. The communities with the largest number of renter-occupied housing units in 2000 were Rosenberg, Stafford, Houston, Missouri City, and Richmond. The areas with the highest percentage of renter-occupied housing included Katy, Stafford, Rosenberg and Richmond.

The areas with the smallest number of renter-occupied housing units were Thompsons, Simonton, Fairchilds, and Beasley. The areas with the lowest percentage of renter-occupied housing units in 2000 included Meadows Place, Sugar Land, and Missouri City.

Table 2.18: Renter-Occupied Housing Units by Bedroom Size And By Area, Fort Bend County, Texas. 2000.

	0 and 1 Bedroom Units	2 Bedroom Units	3+ Bedroom Units	Total Renter Units	Total Units	Vacancy Rate
Arcola:	7	26	34	67	327	
Percent	10.45%	38.81%	50.75%	100.00%	20.49%	10.09%
Beasley:	4	17	17	38	232	
Percent	10.53%	44.74%	44.74%	100.00%	16.38%	6.90%
Fairchilds:	8	14	15	37	232	
Percent	21.62%	37.84%	40.54%	100.00%	15.95%	7.33%
Fulshear:	8	22	17	47	254	
Percent	17.02%	46.81%	36.17%	100.00%	18.50%	3.15%
Houston*:	125	281	1,633	2,039	10,074	
Percent	6.13%	13.78%	80.09%	100.00%	30.17%	3.33%
Katy*:	205	87	20	312	462	
Percent	65.71%	27.88%	6.41%	100.00%	67.53%	8.23%
Kendleton:	9	15	17	41	202	
Percent	21.95%	36.59%	41.46%	100.00%	20.30%	11.39%
Meadows Place:	0	0	94	94	1,625	
Percent	0.00%	0.00%	100.00%	100.00%	5.78%	1.11%
Missouri City*:	119	268	1,022	1,409	15,606	
Percent	8.45%	19.02%	72.53%	100.00%	9.03%	2.46%
Needville:	68	113	59	240	961	
Percent	28.33%	47.08%	24.58%	100.00%	24.97%	5.72%
Orchard:	2	20	22	44	159	
Percent	4.55%	45.45%	50.00%	100.00%	27.67%	5.03%
Pleak:	6	15	27	48	342	
Percent	12.50%	31.25%	56.25%	100.00%	14.03%	0.58%
Richmond:	629	566	210	1,405	3,576	
Percent	44.77%	40.28%	14.95%	100.00%	39.29%	5.15%
Rosenberg:	1,538	1,267	640	3,445	8,444	
Percent	44.64%	36.78%	18.58%	100.00%	40.80%	5.97%
Simonton:	0	4	24	28	273	
Percent	0.00%	14.29%	85.71%	100.00%	10.26%	5.86%
Stafford*:	1,403	1,344	360	3,107	6,259	
Percent	45.16%	43.26%	11.59%	100.00%	49.64%	8.34%
Sugar Land:	882	1,021	15,971	1,290	21,159	
Percent	27.62%	31.98%	40.40%	100.00%	6.10%	2.59%
Thompsons:	10	9	0	19	115	
Percent	52.63%	47.37%	0.00%	100.00%	16.52%	22.61%
Incorporated Area:	5,023	5,089	5,501	15,613	70,302	
Percent	32.17%	32.59%	35.23%	100.00%	22.21%	3.89%
Unincorporated Area:	1,549	1,617	2,508	5,674	45,689	
Percent	27.30%	28.50%	44.20%	100.00%	12.42%	5.12%
Fort Bend County:	6,572	6,706	8,009	21,287	115,991	
Percent	30.87%	31.50%	37.62%	100.00%	18.35%	4.38%

*includes part of area located with Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, h. 3

2. Owner-Occupied Housing Units

In 1980, the total number of owner-occupied housing units equaled 31,274 or 72.46 percent of all housing units in Fort Bend County. By 1990, the number of owner-occupied housing units had increased to 53,115 and represented 68.91 percent of total housing units. The number of owner-occupied housing increased by 21,841 units, or 69.84 percent in the period from 1980 to 1990.

In 2000, the total number of owner-occupied housing units had increased to 89,628. This represented an increase of 36,513 housing units, more than double the number of owner-occupied housing in the County in 1980.

Table 2.19 lists the total number of owner-occupied for the different areas of Fort Bend County in 2000. As expected, the largest communities in Fort Bend County also contained the largest number of occupied housing units. These areas are Sugar Land, Missouri City, Houston, and Rosenberg. The areas with the highest percentage of occupied housing were Meadows Place and Pleak.

The majority of owner-occupied housing units are located in the incorporated areas of the County. However, owner-occupancy is higher slightly in the unincorporated area (71.51%) than the incorporated areas of Fort Bend County (67.25%).

3. Total Occupied Housing Units

In 1980, the total number of occupied housing units in Fort Bend County totaled 39,840, or 92.30 percent. During the period from 1980 to 1990, the total number of occupied housing units increased by 30,584 units, or 76.77 percent. By 1990, occupied housing units totaled 70,424. As a percentage of the total number of housing units in Fort Bend County, occupied housing units decreased slightly to 91.37 percent in 1990.

In 2000, the total number of occupied housing units in Fort Bend County had reached 110,915. There was considerable variability among the size of housing units by bedroom size and by location within the County. **Table 2.20** lists the total number of vacant housing units by bedroom size for the different areas of Fort Bend County in 2000.

The largest numbers of occupied zero to one bedroom housing units were located in the cities of Rosenberg, Stafford and Sugar Land. The cities with the highest percentages of occupied zero to one bedroom housing units were Katy, Stafford, Rosenberg, and Richmond.

The communities with the largest number of occupied two bedroom housing units were Rosenberg, Sugar Land, and Stafford. The areas with the highest percentages of occupied two bedroom housing units were Beasley, Orchard, and Thompsons.

The largest number of occupied three and more bedrooms housing units were located in Sugar Land, Houston, Rosenberg, and Stafford. The communities with the largest percentage of occupied three and more bedrooms were Meadows Place and Missouri City.

Table 2.19: Owner-Occupied Housing Units by Bedroom Size And By Area, Fort Bend County, Texas. 2000.

	0 and 1 Bedroom Units	2 Bedroom Units	3+ Bedroom Units	Total Owner Units	Total Units	Vacancy Rate
Arcola:	19	47	161	227	327	
Percent	8.37%	20.70%	70.93%	100.00%	69.42%	10.09%
Beasley:	7	57	114	178	232	
Percent	3.93%	32.02%	64.04%	100.00%	76.72%	6.09%
Fairchilds:	5	29	144	178	232	
Percent	2.81%	16.29%	80.90%	100.00%	76.72%	7.33%
Fulshear:	18	28	153	199	254	
Percent	9.05%	14.07%	76.88%	100.00%	78.35%	3.15%
Houston*:	477	627	6,596	7,700	10,074	
Percent	6.19%	8.14%	85.66%	100.00%	76.43%	3.33%
Katy*:	19	43	50	112	462	
Percent	16.96%	38.39%	44.64%	100.00%	24.24%	8.23%
Kendleton:	6	21	111	138	202	
Percent	4.35%	15.22%	80.43%	100.00%	68.32%	11.39%
Meadows Place:	0	71	1,442	1,513	1,625	
Percent	0.00%	4.69%	95.31%	100.00%	93.10%	1.11%
Missouri City*:	260	698	12,855	13,813	15,606	
Percent	1.88%	5.05%	93.06%	100.00%	88.51%	2.46%
Needville:	39	125	502	666	961	
Percent	5.86%	18.77%	75.38%	100.00%	69.30%	5.72%
Orchard:	18	28	61	107	159	
Percent	16.82%	26.17%	57.01%	100.00%	67.30%	5.03%
Pleak:	11	34	247	292	342	
Percent	3.77%	11.64%	84.59%	100.00%	85.38%	0.58%
Richmond:	139	393	1,455	1,987	3,576	
Percent	7.00%	19.78%	73.23%	100.00%	55.56%	5.15%
Rosenberg:	383	915	3,197	4,495	8,444	
Percent	8.52%	20.36%	71.12%	100.00%	53.23%	5.97%
Simonton:	5	21	203	229	273	
Percent	2.18%	9.17%	88.65%	100.00%	83.88%	5.86%
Stafford*:	84	343	2,203	2,630	6,259	
Percent	3.19%	13.04%	83.76%	100.00%	42.02%	8.34%
Sugar Land:	296	1,152	15,971	17,419	21,159	
Percent	1.70%	6.61%	91.69%	100.00%	82.32%	2.59%
Thompsons:	1	19	50	70	115	
Percent	1.43%	27.14%	71.43%	100.00%	60.87%	22.61%
Incorporated Area:	1,787	4,651	45,515	51,953	70,302	
Percent	3.44%	8.95%	87.61%	100.00%	73.90%	3.89%
Unincorporated Area:	1,359	3,013	33,303	37,675	45,689	
Percent	3.61%	8.00%	88.40%	100.00%	82.46%	5.12%
Fort Bend County:	3,146	7,664	78,818	89,628	115,991	
Percent	3.51%	8.55%	87.94%	100.00%	77.27%	4.38%

*includes part of area located with Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, h41 h42.

Table 2.20: Total Occupied Housing Units by Bedroom Size And By Area, Fort Bend County, Texas. 2000.

	0 and 1 Bedroom Units	2 Bedroom Units	3+ Bedroom Units	Total Occupied Units	Total Units	Vacancy Rate
Arcola:	26	73	195	294	327	
Percent	(8.84%)	(24.83%)	(66.33%)	(100.00%)	(89.91%)	10.09%
Beasley:	11	74	131	216	232	
Percent	(5.09%)	(34.26%)	(60.65%)	(100.00%)	(93.10%)	6.09%
Fairchilds:	13	43	159	215	232	
Percent	(6.05%)	(20.00%)	(73.95%)	(100.00%)	(92.67%)	7.33%
Fulshear:	26	50	170	246	254	
Percent	(10.57%)	(20.33%)	(69.11%)	(100.00%)	(96.85%)	3.15%
Houston*:	602	908	8,229	9,739	10,074	
Percent	(6.18%)	(9.32%)	(84.50%)	(100.00%)	(96.67%)	3.33%
Katy*:	224	130	70	424	462	
Percent	(52.83%)	(30.66%)	(16.51%)	(100.00%)	(91.77%)	8.23%
Kendleton:	15	36	128	179	202	
Percent	(8.38%)	(20.11%)	(71.51%)	(100.00%)	(88.61%)	11.39%
Meadows Place:	0	71	1,536	1,607	1,625	
Percent	(0.00%)	(4.42%)	(95.58%)	(100.00%)	(98.89%)	1.11%
Missouri City*:	379	966	13,877	15,222	15,606	
Percent	(2.49%)	(6.35%)	(91.16%)	(100.00%)	(97.54%)	2.46%
Needville:	107	238	561	906	961	
Percent	(11.81%)	(26.27%)	(61.92%)	(100.00%)	(94.28%)	5.72%
Orchard:	20	48	83	151	159	
Percent	(13.25%)	(31.79%)	(54.97%)	(100.00%)	(94.97%)	5.03%
Pleak:	17	49	274	340	342	
Percent	(5.00%)	(14.41%)	(80.59%)	(100.00%)	(99.42%)	0.58%
Richmond:	768	959	1,665	3,392	3,576	
Percent	(22.64%)	(28.27%)	(49.09%)	(100.00%)	(94.85%)	5.15%
Rosenberg:	1,921	2,182	3,837	7,940	8,444	
Percent	(24.19%)	(27.48%)	(48.32%)	(100.00%)	(94.03%)	5.97%
Simonton:	5	25	277	257	273	
Percent	(1.95%)	(9.73%)	(88.33%)	(100.00%)	(94.14%)	5.86%
Stafford*:	1,487	1,687	2,563	5,737	6,259	
Percent	(25.92%)	(29.41%)	(44.67%)	(100.00%)	(91.66%)	8.34%
Sugar Land:	1,178	2,173	17,261	20,612	21,159	
Percent	(5.72%)	(10.54%)	(83.74%)	(100.00%)	(97.41%)	2.59%
Thompsons:	11	28	50	89	115	
Percent	(12.36%)	(31.46%)	(56.18%)	(100.00%)	(77.39%)	22.61%
Incorporated Area:	6,810	9,740	51,016	67,566	70,302	
Percent	(10.08%)	(14.42%)	(75.51%)	(100.00%)	(96.11%)	3.89%
Unincorporated Area:	2,908	4,630	35,811	43,349	45,689	
Percent	(6.71%)	(10.68%)	(82.61%)	(100.00%)	(94.88%)	5.12%
Fort Bend County:	9,718	14,370	86,827	110,915	115,991	
Percent	(8.76%)	(12.96%)	(78.28%)	(100.00%)	(95.62%)	4.38%

*includes part of area located with Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, h41 h42.

4. Vacant Housing Units

In 1980, the total number of vacant housing units in Fort Bend County totaled 3,322. By 1990, the number of vacant units had increased to 6,651. During the period from 1980 to 1990, the total number of vacant housing units increased by 3,329 units, which reflected a percent change of 100.21 percent.

In 2000, the number of vacant housing units in the Fort Bend County had increased to 5,076 housing units. The vacancy rate among the different areas of the County varies by housing structure type (see Table 2.15) and by bedroom size. The vacancy rate equals the number of vacant units divided by the total number of housing units. **Table 2.21** lists the total number of vacant units by bedroom size and vacancy rates for the different areas of the County.

Among the zero to one bedroom housing units, the communities of Stafford and Rosenberg had the largest number of vacancies. The cities of Thompsons and Beasley had the highest percentage of zero to one bedroom housing units, 47 and 42 percent, respectively.

The cities of Stafford and Sugar Land had the highest number of vacant two bedroom housing units. The small cities of Fairchilds, Kendleton, and Thompsons had the highest vacancies rate for two bedroom housing units.

The cities of Sugar Land and Stafford had the largest number of vacant large housing units, those with three or more bedrooms. The highest percentages of large vacant units were located in the communities Thompsons, Katy and Arcola.

In summary, **Table 2.22** lists the total housing units by status and tenure.

h. Housing Condition

The U.S. Department of Housing and Urban Development (HUD) requires that each jurisdiction define the terms "substandard condition" and "substandard condition but suitable for rehabilitation." Fort Bend County's definition of substandard condition is a housing unit that does not meet the Fort Bend County's Housing Standards. The County's Housing Standards states that housing units not suitable for rehabilitation are those units which do not meet the County's Housing Standards and which can not be brought into compliance with the County's housing standards at a cost which is less than the value of the property (both improvements and land) on the most current Fort Bend County certified tax roll.

**Table 2.21: Vacancy Rates By Bedroom Size And By Area,
Fort Bend County, Texas. 2000.**

	0 to 1 Bedroom Units	2 Bedroom Units	3+ Bedrooms Units	Total Vacant Units	Total Units
Arcola:	2	7	24	33	327
Vacancy rate:	(7.14%)	(8.75%)	(10.96%)	(10.09%)	
Beasley:	8	4	4	16	232
Vacancy rate:	(42.11%)	(5.13%)	(2.96%)	(6.90%)	
Fairchilds:	0	12	5	17	232
Vacancy rate:	(0.00%)	(21.82%)	(3.05%)	(7.33%)	
Fulshear:	4	4	0	8	254
Vacancy rate:	(13.33%)	(7.41%)	(0.00%)	(3.15%)	
Houston*:	17	90	228	335	10,074
Vacancy rate:	(2.75%)	(9.02%)	(2.70%)	(3.33%)	
Katy*:	7	21	10	38	462
Vacancy rate:	(3.03%)	(13.91%)	(12.50%)	(8.23%)	
Kendleton:	4	8	11	23	202
Vacancy rate:	(21.05%)	(18.18%)	(7.91%)	(11.39%)	
Meadows Place:	0	0	18	18	1,625
Vacancy rate:	(0.00%)	(0.00%)	(1.16%)	(1.11%)	
Missouri City*:	27	10	347	384	15,606
Vacancy rate:	(6.65%)	(1.02%)	(2.44%)	(2.46%)	
Needville:	21	5	29	55	961
Vacancy rate:	(16.41%)	(2.06%)	(4.92%)	(5.72%)	
Orchard:	0	3	5	8	159
Vacancy rate:	(0.00%)	(5.88%)	(5.68%)	(5.03%)	
Pleak:	0	2	0	2	342
Vacancy rate:	(0.00%)	(3.92%)	(0.00%)	(0.58%)	
Richmond:	67	81	36	184	3,576
Vacancy rate:	(8.02%)	(7.79%)	(2.12%)	(5.15%)	
Rosenberg:	147	197	160	504	8,444
Vacancy rate:	(7.11%)	(8.28%)	(4.00%)	(5.97%)	
Simonton:	3	1	12	16	273
Vacancy rate:	(37.50%)	(3.85%)	(5.02%)	(5.86%)	
Stafford*:	263	150	109	522	6,259
Vacancy rate:	(15.03%)	(8.17%)	(4.08%)	(8.34%)	
Sugar Land:	56	144	347	547	21,159
Vacancy rate:	(4.54%)	(6.21%)	(1.97%)	(2.59%)	
Thompsons:	10	6	10	26	115
Vacancy rate:	(47.62%)	(17.65%)	(16.67%)	(22.61%)	
Incorporated Area:	636	745	1,355	2,736	70,302
Vacancy rate:	(8.54%)	(7.11%)	(2.59%)	(3.89%)	
Unincorporated Area:	247	390	1,703	2,340	45,689
Vacancy rate:	(7.83%)	(7.77%)	(4.54%)	(5.12%)	
Fort Bend County:	883	1,135	3,058	5,076	115,991
Vacancy rate:	(28.07%)	(7.77%)	(3.40%)	(4.38%)	

*includes part of area located within Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990. STF 3A. 2000 Census of Population and Housing, Summary File 3, h41 h42.

Table 2.22: Total Housing Units By Status and Tenure and By Area, Fort Bend County, Texas. 2000.

	Renter Occupied Units	Owner Occupied Units	Total Occupied Units	Total Vacant Units	Total Units
Arcola:	67	227	294	33	327
Percent of Area Total:	(20.49%)	(69.42%)	(89.91%)	(10.09%)	(100.00%)
Beasley:	37	178	216	16	232
Percent of Area Total:	(16.38%)	(76.72%)	(93.10%)	(6.09%)	(100.00%)
Fairchilds	37	178	215	17	232
Percent of Area Total:	(15.95%)	(76.72%)	(92.67%)	(7.33%)	(100.00%)
Fulshear:	47	199	246	8	254
Percent of Area Total:	(18.50%)	(78.35%)	(96.85%)	(3.15%)	(100.00%)
Houston*:	2,039	7,700	9,739	335	10,074
Percent of Area Total:	(30.17%)	(76.43%)	(96.67%)	(3.33%)	(100.00%)
Katy*:	312	112	424	38	462
Percent of Area Total:	(67.53%)	(24.24%)	(91.77%)	(8.23%)	(100.00%)
Kendleton:	41	138	179	23	202
Percent of Area Total:	(20.30%)	(68.32%)	(88.61%)	(11.39%)	(100.00%)
Meadows Place:	94	1,513	1,607	18	1,625
Percent of Area Total:	(5.78%)	(93.10%)	(98.89%)	(1.11%)	(100.00%)
Missouri City*:	1,409	13,813	15,222	384	15,600
Percent of Area Total:	(9.03%)	(88.51%)	(97.54%)	(2.46%)	(100.00%)
Needville:	240	666	906	55	961
Percent of Area Total:	(24.97%)	(69.30%)	(94.28%)	(5.72%)	(100.00%)
Orchard:	44	107	151	8	159
Percent of Area Total:	(27.67%)	(67.30%)	(94.77%)	(5.03%)	(100.00%)
Pleak:	48	292	340	2	342
Percent of Area Total:	(14.03%)	(85.38%)	(99.42%)	(0.58%)	(100.00%)
Richmond:	1,405	1,987	3,392	184	3,576
Percent of Area Total:	(39.29%)	(55.56%)	(94.85%)	(5.15%)	(100.00%)
Rosenberg:	3,445	4,495	7,940	504	8,444
Percent of Area Total:	(40.80%)	(53.23%)	(94.03%)	(5.97%)	(100.00%)
Simonton:	28	229	257	16	273
Percent of Area Total:	(10.26%)	(83.88%)	(94.14%)	(5.86%)	(100.00%)
Stafford*:	3,445	2,630	5,737	522	6,259
Percent of Area Total:	(49.64%)	(42.02%)	(91.66%)	(8.34%)	(100.00%)
Sugar Land:	3,193	17,419	20,612	547	21,159
Percent of Area Total:	(6.10%)	(82.32%)	(97.41%)	(2.59%)	(100.00%)
Thompsons:	19	70	89	26	115
Percent of Area Total:	(16.52%)	(60.87%)	(77.39%)	(22.61%)	(100.00%)
Incorporated Area:	15,613	51,953	67,566	2,736	70,302
Percent of Area Total:	(22.21%)	(73.90%)	(96.11%)	(3.89%)	(100.00%)
Unincorporated Area:	5,674	37,675	43,349	2,340	45,689
Percent of Area Total:	(12.42%)	(82.46%)	(94.88%)	(5.12%)	(100.00%)
Fort Bend County:	21,287	89,628	110,915	5,076	115,991
Percent of Area Total:	(18.35%)	(77.27%)	(95.62%)	(4.38%)	(100.00%)

*includes part of area located within Fort Bend County, only.

Source: U.S. Census of Population and Housing, 1990, STF 3A. 2000 Census of Population and Housing, Summary File 3, h41 h42.

The 1990 Census of Population and Housing provided some data that can be used to estimate the number of substandard housing units in the County. These data indicators include the number of housing units with incomplete kitchen facilities, with incomplete plumbing facilities, no source of house heating fuel, inadequate sewage disposal and no or other water sources. **Table 2.23** lists the number of Fort Bend County housing units reported in each of these categories in 1990, 2000 and 2008. The 1990 and 2000 estimates of housing units in substandard condition may overestimate the number of substandard housing units in Fort Bend County since the presence of one of these indicators does not preclude the presence of two or more indicators in the same housing unit. However, these estimates of the number of substandard housing units probably underestimate the number of substandard housing units in the County since these indicators only measure the absence of certain facilities and not the condition of existing facilities in housing units which may be inoperable, or in poor condition or not meet building code standards. The 2008 American Community Survey only provided data for three selected characteristics of occupied housing units, incomplete kitchen, incomplete plumbing and no telephone service. The lack of telephone service is not considered an indicator of substandard housing by HUD.

**Table 2.23: Indicators of Substandard Housing Units,
Fort Bend County, Texas. 1990-2008.**

Housing Unit Indicator	1990	2000	2008	2000 2008 Total Change	2000 2008 Percent Change
Incomplete Kitchen Facilities:	611	645	773	128	19.84%
Percent	32.92%	59.51%	52.76%		
Incomplete Plumbing Facilities:	679	791	691	-100	-12.64%
Percent	36.58%	34.05%	47.17%		
No House Heating Fuel Used:	46	344	n/a	n/a	n/a
Percent	2.48%	19.33%			
No Sewer or Septic Tank:	442	n/a	n/a	n/a	n/a
Percent	23.81%				
Water Source Other Than Public System/Well:	78	n/a	n/a	n/a	n/a
Percent	4.20%				
Total Substandard Housing Units:	1,856	1,780	1,464	-315	-17.70%
Percent	100.00%	100.00%	100.00%		
Total Housing Units:	77,075	115,991	156,665	40,674	35.07%
Percent Substandard	2.41%	1.53%	0.93%		

Source: 1990 Census of Population and Housing-Summary Tape File 3. 2000 Census of Population and Housing, Summary File 3, H. 40, 47, 50.
. American Community Survey. Fort Bend County, Texas Housing Characteristics. 2008.

In 2000, incomplete kitchen facilities and incomplete plumbing facilities were the indicators with the highest number of housing units, 645 and 791, respectively. These numbers increased some from 1990. The U.S. Bureau of the Census eliminated some questions from the 2000 Census. Two of those questions involved sewer and septic tank systems and the water source for housing

units. Thus, no 2000 and 2008 data is available regarding sewer, septic and water source for housing units. In 2008, 1,464 were estimated to be substandard. The total number of substandard housing continued to decrease in the County between 1990 and 2008.

There are some very serious problems in some communities in Fort Bend County, such as Cumings, Fifth Street, Four Corners and Fresno, where housing units with septic tanks are located on lots of less than an acre in size. Lots that contain less than one acre of land do not provide a septic tank drainage field with a large enough area to allow for the adequate filtration of wastewater through the soil. Lots of less than one acre in land with septic tanks or systems are a very serious and sometimes deadly health hazard and, as a result, the State of Texas has made the locating of septic systems on lots of less than one acre of land illegal unless a system is engineering designed and approval is given by the local health department. A specially designed septic system costs the buyer several hundred dollars at the minimum and may cost thousands depending on the on-site soil type and water percolation factors.

In the unincorporated area of the County, property is often sold, not legally subdivided and the not transaction not recorded through the County by the seller. The buyers of these “illegal lots” often make cash payments for these properties through “contracts for deed” or “contracts for sale” which do not provide any buyer equity until the last payment for the property is made. Buyers often make several payments on these properties, start building homes or purchase mobile homes, and then try to have a septic tank installed on their property. A licensed on-site sewerage facility (OSSF) installer cannot install a system on a property without first obtaining a permit from the County Health Department. It is at this point after a relatively large monetary investment, that owners of illegal lots are informed that they have purchased an illegal lot that can not be used for residential purposes. As a result, buyers of illegal lots either put in their own septic tank system or just place a PVC pipe to drain onto the ground next to their housing unit. The seriousness of illegal septic tank or no septic tank is even more hazardous if the housing unit is served by a water well located on the same property. The untreated wastewater from the housing unit contaminates the water table and any water pumped out of that well is not fit for human usage much less consumption.

Table 2.24 lists the estimated number of substandard housing units in Fort Bend County in 2000. The estimate of the number of substandard units was obtained from the number of occupied housing units within Fort Bend County reporting housing problems, according to HUD. Note: The number of total occupied housing units equals the total number of households. The estimate of the number of housing units not suitable for rehabilitation was obtained by using the HUD data that estimates housing problems by household income categories. Generally, lower income households report housing in poorer condition than higher income households. The lowest income households housing units often require repairs costing more than the total value of the property to bring the housing unit up to code. As a result, fewer of the very, very, low-income properties are suitable for rehabilitation.

Table 2.24: Estimated Number of Substandard Housing Units*, Fort Bend County, Texas. 2000.

<u>Renters:</u>										<u>Owners:</u>									
Elderly 1 & 2 Persons										Elderly 1 & 2 Persons									
Small Related 2 to 4 Persons										Small Related 2 to 4 Persons									
Large Related 5 or more Persons										Large Related 5 or more Persons									
All Others										All Others									
Total Renters										Total Owners									
Total Households										Total Households									
0 to 30% MFI										0 to 30% MFI									
Households:										Households:									
w/ housing problems										w/ housing problems									
% w/ housing problems										% w/ housing problems									
31 to 50% MFI										31 to 50% MFI									
Households:										Households:									
w/ housing problems										w/ housing problems									
% w/ housing problems										% w/ housing problems									
51 to 80% MFI										51 to 80% MFI									
Households:										Households:									
w/ housing problems										w/ housing problems									
% with housing problems										% with housing problems									
80% MFI and over										80% MFI and over									
Households:										Households:									
w/ housing problems										w/ housing problems									
% w/ housing problems										% w/ housing problems									
Total Households:										Total Households:									
w/ housing problems										w/ housing problems									
% w/ housing problems										% w/ housing problems									

Note: The number of total occupied housing units equals the total number of households.

Source: U.S. Department of Housing and Urban Development. CHAS Data Book. Housing Problems Output for - All Households. 2000. Fort Bend County (CDBG), Texas.

According to HUD, Fort Bend County had over 18,000 housing units with housing problems in 2000. Renter-occupied housing units accounted for 6,055 or 33 percent of the units with housing problems. Owner-occupied housing units with housing problems totaled 12,128 or 66 percent. Seventy-three percent of the households with incomes below 30 percent of MFI reported housing with problems. County staff estimates that the majority of these 3,554 housing units are substandard and not suitable for rehabilitation. In addition, 65 percent of the households with incomes between 30 and 50 percent of MFI reported housing with problems. County staff estimates that at least half of these 3,309 units are substandard and not suitable for rehabilitation. Conservatively, the County staff estimates that at least 4,700 housing units in the County are substandard and not suitable for rehabilitation.

i. Cost of Housing

The rapid growth in population and the construction of housing units in Fort Bend County has been accompanied by an increase in costs. In the Houston Metropolitan Area housing prices are dependent on the location of the housing, the quality of local schools and whether the housing is new or existing construction.

1. Owner-Occupied Housing Units:

In 1990, the median value for specified owner-occupied housing units in the County was \$71,600. The median price of housing means that half of the units have prices higher than this amount and half have of the units have prices lower than this amount. In ten years, the median value for specified owner-occupied housing in the County had increased to \$100,000. The \$43,500 increase represented a 61 percent increase in the median price of housing in the County. In 2008, the median price of housing in the County had increased to \$176,800. This represented a \$76,800 increase from 2000. **Table 2.25** lists the cost of housing for owner-occupied housing for Fort Bend County by area for 1990, 2000 and 2008. In 2008, data only was available for the County and the two largest cities within the County, Missouri City and Sugar Land and the City of Houston.

In 2000, several communities reported median housing prices higher than the County median price. The areas with the highest median value for owner-occupied housing in the County were Katy, Sugar Land, and Fulshear. The areas with the lowest median value for owner-occupied housing units were Kendleton, Arcola, and Beasley. Among Fort Bend County communities, Katy, Fulshear and Sugar Land reported the largest total and percent increases in housing values from 1990 to 2000. The largest increase between 2000 and 2008 was in median value of housing in the City of Houston.

Table 2.26 shows the value of owner-occupied housing in 1990, 2000 and 2008. In 1990, the number of owner-occupied housing units totaled 47,846 units. Approximately 23 percent of these units were valued at less than \$50,000, 51 percent were valued from \$50,000 to \$99,000, fourteen percent were valued between \$100,000 and \$149,999, seven percent were valued from \$150,000 to \$199,999, three percent were valued from \$200,000 to \$299,999, one percent were valued from \$300,000 to \$499,999, and less than one percent were valued at more than \$500,000.

**Table 2.25: Cost of Owner-Occupied Housing By Area,
Fort Bend County, Texas. 1990-2008.**

	1990 Median Value	2000 Median Value	2008 Median Value	2000 2008 Total Change	2000 2008 Percent Change
Arcola:	\$36,500	\$53,400	n/a	n/a	n/a
Beasley:	\$39,600	\$53,500	n/a	n/a	n/a
Fairchilds	n/a	\$102,500	n/a	n/a	n/a
Fulshear:	\$66,700	\$146,900	n/a	n/a	n/a
Houston*:	\$58,000	\$66,800	\$132,900	\$66,100	98.95%
Katy*:	\$64,300	\$158,300	n/a	n/a	n/a
Kendleton:	\$28,600	\$41,000	n/a	n/a	n/a
Meadows Place:	\$78,400	\$99,100	n/a	n/a	n/a
Missouri City*:	\$79,000	\$116,900	\$169,200	\$52,300	44.74%
Needville:	\$43,200	\$71,600	n/a	n/a	n/a
Orchard:	\$50,400	\$63,900	n/a	n/a	n/a
Pleak:	\$84,300	\$94,200	n/a	n/a	n/a
Richmond:	\$56,300	\$78,900	n/a	n/a	n/a
Rosenberg:	\$53,100	\$67,900	n/a	n/a	n/a
Simonton:	\$92,300	\$137,000	n/a	n/a	n/a
Stafford*:	\$70,600	\$102,200	n/a	n/a	n/a
Sugar Land:	\$92,700	\$158,000	\$234,700	\$76,700	48.54%
Thompsons:	\$63,800	\$80,000	n/a	n/a	n/a
Fort Bend County:	\$71,600	\$100,000	\$176,800	\$76,800	76.80%

*Median values and median rents are for the entire population of incorporated areas including areas located outside of Fort Bend County.

Source: UH Center For Public Policy. 1990 Census of Population and Housing, County and City Totals For Texas. U.S. Bureau of the Census. 2000 Census of Population and Housing, Summary File 3, H.76. American Community Survey. Fort Bend County, Texas Housing Characteristics. 2008

In 2000 the total number of owner-occupied housing units had increased to 81,764 units. this increase in 33,918 housing units represented a county-wide percentage increase of 70 percent. The total number of units valued less than \$50,000 decreased considerably from 1990 to 2000. In 2000, there were 5,630 fewer owner occupied housing units valued below \$50,000, a decrease of 52 percent. The number of housing units in all other price categories increased. The largest total number increase was in homes valued above \$100,000. Homes between \$100,000 and \$149,999 in value increased by the most units, 12,897 units, a 187 percent increase. Homes between \$150,000 and \$199,999 in valued increased by 10,012, a 304 percent increase. Homes between \$200,000 and \$299,999 increased by 7,917 units or 536 percent. This value category represented the largest percentage increase in the County. Homes between \$300,000 and \$499,999 increased by 2,908 units or 500 percent. Homes valued \$500,000 or more increased by 769 units or 429 percent.

**Table 2.26: Value of Specified Owner Occupied Housing,
Fort Bend County, Texas. 1990 - 2008.**

	1990	2000	2008	2000 2008 Total Change	2000 2008 Percent Change
Housing Units Less Than \$50,000:	10,813	5,183	5,162	-21	-0.41%
Percent	22.60%	6.34%	4.33%		
Housing Units \$50,000 to \$99,999:	24,632	29,677	14,231	-15,446	-52.05%
Percent	51.48%	36.30%	11.93%		
Housing Units \$100,000 to \$149,999:	6,876	19,773	22,938	3,165	16.01%
Percent	14.37%	24.18%	19.23%		
Housing Units \$150,000 to \$199,999:	3,288	13,300	28,657	15,934	119.80%
Percent	6.87%	16.27%	24.03%		
Housing Units \$200,000 to \$299,999:	1,477	9,394	28,328	18,934	201.55%
Percent	3.09%	11.49%	23.75%		
Housing Units \$300,000 to \$499,999:	581	3,489	15,722	12,233	350.62%
Percent	1.21%	4.27%	13.18%		
Housing Units \$500,000 or More:	179	948	4,224	3,276	345.57%
Percent	0.37%	1.16%	3.54%		
Total Owner-Occupied Housing Units:	47,846	81,764	119,262	37,498	45.86%
Percent	100.00%	100.00%	100.00%		

Source: 1990 Census of Population and Housing-Summary Tape File 3, H61. U.S. Bureau of the Census, 2000 Census of Population and Housing, Summary File 3, H.74. American Community Survey. Fort Bend County, Texas Housing Characteristics. 2008.

In 2008, the total number of owner-occupied housing units had increased to 119,262, a 46 percent increase since 2000. The total number of units valued less than \$50,000 decreased slightly. The number of units valued from \$50,000 to \$99,000 decreased by 15,466 units 2000 to 2008. The number of units valued from \$100,000 to \$149,999 increased by 3,165 units between 2000 and 2008. Units valued from \$150,000 to \$199,999 increased by 15,934 units in 2008. The number of units valued from \$200,000 to \$299,999 increased by 18,934 units. Housing units valued at \$300,000 to \$499,999 increased by 12,233 units. Housing units valued over \$500,000 increased by 3,276.

The differences in the number and percent of housing units among the value categories of the housing units in Fort Bend County from 1990 to 2008 indicates that fewer housing units are affordable to extremely low-income, low-income, moderate-income, and middle-income in the County. During the period from 1990 to 2008, housing units valued less than \$99,999 decreased by 15,467 units. In addition, housing units valued less than \$50,000 decreased from 22 percent to four percent of the total number of owner occupied housing units in the County. Homes valued from \$50,000 to \$99,000 also decreased from 51 to 12 percent of total owner-occupied housing units.

The average value of new single-family housing units in Fort Bend County has exceeded \$120,000 in the past two years. However, these costs do not reflect the costs of housing throughout the County since most of the new housing being built in the County is concentrated in the northern and eastern sections of the County, not in the smaller, more rural communities of the County.

Since 2000, housing values have continued to increase. In May of 2005, the Houston Chronicle reported that area wide the median price of the 58,400 homes sold in 2004 was \$135,000 or \$67.50 per square foot. The median price of the homes sold in Fort Bend County in 2004 was \$69.44 per square foot. The median house price in Fort Bend County was slightly higher than the areawide median price of \$67.50 per square foot. **Table 2.27** lists the median prices for some of the counties in the Houston metropolitan area. In addition, 2004 median housing prices for some of the cities located within Fort Bend County are included also. The cities of Sugar Land and Houston had higher median prices than the County. Rosenberg reported the lowest median price per square foot but also reported the highest average annual increase between 1998 and 2005. This may reflect the relative affordability of housing in the Rosenberg area in comparison to housing in other areas of Fort Bend County and the Houston Metropolitan Area.

Table 2.27: Median Housing Prices, Houston Metropolitan Area, 2004.

Area	1998 Median Price (per sq. ft.)	2004 Median Price (per sq. ft.)	One Year Change	Average Annual Increase 1998-2004
Area wide		\$67.50		
Brazoria County	\$53.99	\$70.15		
Galveston County	\$53.11	\$64.46		
Harris County	\$48.26	\$66.19		
Montgomery County	\$58.51	\$72.71		
Fort Bend County	\$52.47	\$69.44		
Houston		\$75.07	1.5%	6.0%
Meadows Place		\$65.10	3.3%	4.4%
Missouri City		\$64.93	-0.3%	4.4%
Rosenberg		\$62.39	5.3%	5.0%
Stafford		\$67.22	1.7%	3.9%
Sugar Land		\$77.62	2.6%	3.9%

Source: Houston Chronicle. "Tracking the local housing market." Section D, page 8. May 8, 2005.

2. Renter-Occupied Housing Units:

In 1990, the monthly median rent in Fort Bend County was \$401. In 2000, the monthly median rent had increased to \$728. In 2008, the monthly median rent in Fort Bend County had increased to \$1,058, a \$330 total increase and a 45 percent increase. **Table 2.28** lists the median costs of renter-occupied housing units in 1990 and 2000 for the different areas of the County. Rent data will not be available for areas with populations less than 60,000 persons until the data from the 2010 Census is available. The areas with the highest median rents in 2000 included Meadows Place and Sugar Land. The communities with the lowest median rents were Beasley and Kendleton. The largest total change in median rents occurred in the cities of Meadows Place and Stafford where rents increased over \$300 a month between 1990 and 2000. The smallest increases in median rents were reported in Kendleton and Thompsons. The largest percent change in median rent occurred in Fulshear.

Table 2.28: Cost of Renter-Occupied Housing By Area, Fort Bend County, Texas. 1990 - 2008.

	1990 Median Rent	2000 Median Rent	2008 Median Rent	2000 2008 Total Change	2000 2008 Percent Change
Arcola:	\$227	\$363	n/a	n/a	n/a
Beasley:	\$231	\$162	n/a	n/a	n/a
Fairchilds	n/a	\$438	n/a	n/a	n/a
Fulshear:	\$167	\$350	n/a	n/a	n/a
Houston*:	\$328	\$577	\$775	\$198	34.32%
Katy*:	\$316	\$488	n/a	n/a	n/a
Kendleton:	\$179	\$256	n/a	n/a	n/a
Meadows Place:	\$600	\$912	n/a	n/a	n/a
Missouri City*:	\$544	\$738	\$1,374	\$636	86.18%
Needville:	\$227	\$371	n/a	n/a	n/a
Orchard:	\$272	\$418	n/a	n/a	n/a
Pleak:	\$258	\$388	n/a	n/a	n/a
Richmond:	\$262	\$430	n/a	n/a	n/a
Rosenberg:	\$286	\$437	n/a	n/a	n/a
Simonton:	\$350	\$469	n/a	n/a	n/a
Stafford*:	\$412	\$722	n/a	n/a	n/a
Sugar Land:	\$556	\$816	\$1,340	\$784	96.08%
Thompsons:	\$156	\$269	n/a	n/a	n/a
Fort Bend County:	\$401	\$728	\$1,058	\$330	45.33%

*Median values and median rents are for the entire population of incorporated areas including areas located outside of Fort Bend County.

Source: UH Center For Public Policy. 1990 Census of Population and Housing, County and City Totals For Texas. U.S. Bureau of the Census, 2000 Census of Population and Housing, Summary File 3, H.56 American Community Survey. Fort Bend County, Texas Housing Characteristics. 2008

Table 2.29 shows gross rent for specified renter-occupied housing units for 1990, 2000 and 2008. In 1990, there were 16,905 rental units for which gross rent information is available. In ten years, the number of units had increased to 21,056. In 2008, the number of rental units in Fort Bend County had increased to 25,876.

Rental housing units in the three lowest rental categories reported decreases in both the total number of units and the percent change between 1990 and 2000. In 2008, rental units in the four lowest rental categories reported decreases in both the total number of units and the percent change between 2000 and 2008. The total number of rental units in the four lowest rental categories decreased by 5,839 in the eight years between 2000 and 2008.

Table 2.29: Gross Rent For Specified Renter-Occupied Housing Units, Fort Bend County, Texas. 1990 - 2008.

Rent	1990	2000	2008	2000 2008 Total Change	2000 2008 Percent Change
Housing Units Less Than \$200:	781	456	0	-456	-100.00%
Percent	4.62%	2.17%	0.00%		
Housing Units \$200 to \$299:	1,758	596	110	-486	-81.54%
Percent	10.40%	2.83%	0.42%		
Housing Units \$300 to \$499:	5,035	3,293	344	-2,949	-89.55%
Percent	29.78%	15.64%	1.33%		
Housing Units \$500 to \$749:	5,667	6,214	4,266	-1,948	-31.35%
Percent	33.52%	29.51%	16.49%		
Housing Units \$750 to \$999:	2,029	5,874	6,866	992	16.89%
Percent	12.00%	27.90%	26.53%		
Housing Units \$1,000 to \$1,499:	920	2,790	9,528	6,738	241.50%
Percent	5.44%	13.25%	36.82%		
Housing Units \$1,500 or More:	0	819	4,770	3,951	482.42%
Percent	0.00%	3.89%	18.43%		
Housing Units No Cash Rent:	715	1,014	1,795	781	77.02%
Percent	4.23%	4.82%	6.94%		
Total Renter Occupied Housing Units:	16,905	21,056	25,876	4,820	22.89%
Percent	100.00%	100.00%	100.00%		

Source: 1990 Census of Population and Housing-Summary Tape File 3, H.43. Bureau of the Census, 2000 Census of Population and Housing, Summary File 3, H.62. American Community Survey. Fort Bend County, Texas Housing Characteristics. 2008

The rental category with the largest increase in units between 2000 and 2008 was housing units with rents from \$1,000 to \$1,499. In 2008, this rental category represented 37 percent of the total number of rental units in the County.

j. Low-Income and Racial/Ethnic Concentrations

In this section, the areas within Fort Bend County with concentrations of racial/ethnic minorities and the areas with concentrations of low-income families are described. In addition, the terms "area of racial/ethnic minority concentration" and "area of low-moderate concentration" are defined. The locations of the areas of concentration of racial/ethnic minorities are identified by 1990 census tract, and the areas of concentration of low- and moderate-income persons are identified by 1990 census tract block group.

1. Concentration of Racial and Ethnic Population

Fort Bend County defines an area of concentration of racial and ethnic population as a 2000 Census Tract with a White/Anglo population which totals less than 50 percent of the total population of the census tract. In 2000, Fort Bend County's Non-White population totaled 153,209 persons or 43 percent of the total population. **Appendix D** lists all the 2000 census tracts in Fort Bend County by census tract number, total population, and the percent of the population that is classified as Black, American Indian, Asian, Hispanic, and White. The last column, Percent Non-White, lists the census tracts in order, from the census tract with the highest percentage of Non-White population (98.98%) to the census tract with the lowest percentage of Non-White population (8.35%). In 2000, 20 of the 58 census tracts in the County had a percentage of Non-White persons higher than 51 percent.

2. Concentration of Low-Income Population

Fort Bend County defines an area of concentration of low- and moderate-income persons as a 2000 census tract block group with a low- and moderate-income population which totals more than 51 percent of the total population of a census tract block group. **Appendix E** lists all the 2000 census tract block groups in Fort Bend County with low- and moderate-income populations that total more than 51 percent of the total population of the census tract block group. The column, Low Moderate Income Percent, lists the 2000 Census Tract Block Groups in order, from the Block Group with the highest percentage (100.00%) of low- and moderate-income persons to the Block Group with 51 percent.

C. Public And Assisted Housing

a. Public Housing

There are no public housing developments in Fort Bend County's service area.

b. Section 8 Housing

1. Tenant-Based Assistance

Only the City of Rosenberg has a public housing authority (PHA) that administers a Section 8 tenant-based certificate program in Fort Bend County's service area. Currently, the Rosenberg PHA administers 340 rental certificates. The Rosenberg Public Housing Authority was not able to provide information on current housing units by bedroom size at the time of this report. Information is available on the housing needs of families on the Section 8 Tenant-Based Assistance Waiting List. This information is provided in **Table 2.30**.

There are 121 families on the City of Rosenberg PHA waiting list. The majority of families on the waiting lists are extremely-low-income. In addition, the majority of the families on the waiting have children. The majority of families on the waiting list are Black families. At the time of 2007 PHA Plan, the waiting list had been closed for three months.

2. Project-Based Assistance

There were several Section 8 project-based assistance facilities located in Fort Bend County. However, information on residents is not available these for projects. The Kings Arms Apartments are a Section 8 Mod Rehabilitation Project. The entire project contains 120 total units. Approximately 69 are reserved for the Section 8 Program. Information on the size of units and the number of persons per household was not available.

The Pecan Park Apartments were a Section 8 Loan Management Project. The entire project contains 273 total units. Approximately 85 units are reserved for the Section 8 Program. Information on the size of units and the number of persons per household was not available. There were no vacancies in the Section 8 units and there is a waiting list. None of these units are expected to be lost from the Section 8 inventory because of prepayment, termination of federal assistance, or other reasons. These units were lost from the Section 8 inventory because of the termination of the twenty-year loan period. No information was available on other project-based multi-family projects such as the Briarstone Apartments and the Fairmont Apartments.

Table 2.30: Housing Needs of Families on Section 8 Tenant-Based Assistance Waiting List, Rosenberg PHA, Texas. 2007.

	Number of Families	Percent of Total Families	Annual Turnover
Waiting List Total:	121		149
Income:			
Extremely-Low Income <=30% AMI	94	78.00%	
Very-Low-Income 30% to 50% AMI	26	22.00%	
Low-Income 50% to 80% AMI	0	0.00%	
Subtotal	121	100.00%	
Families With Children	104	86.00%	
Elderly Families	5	5.00%	
Families With Disabilities	33	27.00%	
Race/Ethnicity:			
White	10	9.00%	
Black	79	65.00%	
Hispanic	32	26.00%	
Other	0	0.00%	
Subtotal	121	100.00%	

Source: Housing Authority of the City of Rosenberg, 2007 PHA Plan.

3. Other

This section includes, to the extent known, the total number of other assisted units by size (federal, state, and locally funded programs), located within Fort Bend County, such as those assisted under the Section 202 program for the elderly, under the Section 811 program for persons with disabilities, under the Section 221(d)(3) and Section 236 interest reduction programs, and under the Farmers Home Administration's Section 502 and 515 programs.

Section 202 (Supportive Housing for the Elderly): Fort Bend Gardens is the only Section 202 project located within Fort Bend County. This project contains 66 units. Information on the size of units and the number of persons per household was not available.

Section 811 (Supportive Housing for Persons with Disabilities): Chupick House is the only Section 811 project located within Fort Bend County. Information on the size of units and the number of persons per household was not available

Section 221(d)(3) (Multifamily Rental Housing for Moderate-Income Families): The Brazos Bend Apartments is the only Section 221 (d)(3) project located within Fort Bend County. This project contains 120 units. Information on the size of units, the number of persons per household, and vacancies was not available.

Section 236 (Interest Supplements on Renter and Cooperative Housing Mortgages): There are no Section 236 program assisted units located in Fort Bend County.

FmHA Section 502: There are no FmHA Section 502 program assisted units located in Fort Bend County.

FmHA Section 515: The Brazos View Terrace Apartment complex in Needville is the only FmHA Section 515 project located in Fort Bend County. There is no information available at this time.

Low-Income Housing Tax Credit (LIHTC): The LIHTC Program is administered by the Texas Department of Housing and Community Affairs (TDHCA). The projects in the County's service area are listed below:

**Table 2.31: Low Income Housing Tax Credit (LIHTC) Projects.
Fort Bend County, Texas. 2009.**

Brazos Bend Villa	Richmond	0 Units Disabled	120 LIHTC Units	120 Total Units
Falcon Point Apts.	Rosenberg	18 Units Disabled	84 LIHTC Units	112 Total Units
Reading Road Apts.	Rosenberg	18 Units Disabled	252 LIHTC Units	252 Total Units
The Park at Fort Bend	Stafford	0 Units Disabled	250 LIHTC Units	256 Total Units
Meadows Place Senior	Meadows Place	30 Units Disabled	145 LIHTC Units	182 Total Units
Total		66 Units Disabled	851 LIHTC Units	922 Total Units

Source: TDHCA: Low Income Housing Tax Credit Program. Texas Developments Place in Service or Under Construction 1988-2008.

D. Homeless Facilities and Services

The following section provides an inventory of services and facilities for homeless individuals and families and persons threatened with homelessness. This section lists facilities located within Fort Bend County's service area. In some instances, homeless individuals and families from Fort Bend County seek shelter and services that are not available within the County and/or are closer to them in adjacent communities and counties. The categories used to classify facilities and services are those recommended by HUD. **Appendix C: Inventory of Services and Facilities provides listings for the following types of services and facilities:**

- Emergency Shelters
- Transitional Shelters
- Permanent Housing For Homeless With Disabilities
- Day Shelters, Soup Kitchens, and Other Facilities
 - Food Pantries
 - Clothing
- Programs Providing Vouchers To Obtain Meals, Shelter, and Services
- Social Service Programs
 - Counseling
 - Furniture/Appliances
 - Medical Care
 - Rental Assistance
 - Transportation
 - Utility Assistance

E. Special Needs Facilities and Services

This section is an inventory and description of facilities and services for the non-homeless who require supportive housing. The inventory of facilities and services includes the number and types of supportive housing (SRO, group homes, etc.), efforts to coordinate service programs, and the nature and extent of programs for ensuring that persons returning to the community from mental and physical health institutions receive supportive housing. The categories of non-homeless persons with special needs discussed in this section include the elderly, the frail elderly, persons with disabilities, persons with alcohol/drug addictions, and persons with AIDS. **Appendix C: Inventory of Services and Facilities provides listings for the following types of services and facilities:**

Elderly	For more information see pages 1-32, 1-62
Frail Elderly	For more information see page 1-64
Persons With Disabilities	For more information see pages 1-38, 1-65
Persons With Alcohol/Drug Addictions	For more information see page 1-65
Persons With AIDS	For more information see pages 1-40 and 1-70.

Overall, there is only one supportive housing facility located in Fort Bend County's service area. As a result, there is little or no coordination of service programs for non-homeless persons with special needs in the area. Currently, there are no public or private local programs for ensuring that persons returning to the community from mental and physical health institutions receive supportive housing.

F. Barriers To Affordable Housing

This section describes the extent that the costs or incentives to develop, maintain or improve affordable housing within Fort Bend County's service area are affected by State, County or local government public policies, as embodied in statutes, ordinances, regulations, or administrative procedures, and processes.

The Fort Bend County service area changed between 1990 and 2000. The two largest cities in the County's service area became HUD entitlement areas during this period. As a result, the populations of the Cities of Missouri City and Sugar Land were no longer counted as part of the County's service area. These two cities also were areas within the County with zoning ordinances and the strictest land use ordinances in the County's service area. The incorporated areas remaining in the County's service area are relatively small cities and have relatively few building ordinances and permitting processes. **Table 2.32** lists the cities in the County's service area by population, households, housing units and whether the city requires building permits and/or has zoning.

a. Description/Assessment of Relevant Public Policies

This section includes a description and/or assessment of the relevant public policies that affect the development of affordable housing within Fort Bend County's service area. The following discussion of the relevant public policies that affect affordable housing within Fort Bend County is divided into different sections, the State of Texas, Fort Bend County, and local governments.

1. The State of Texas

Fort Bend County has experienced dramatic growth in the last thirty years, and most of this growth has occurred in the eastern part of the County, adjacent to the City of Houston. Most of the water and sewer service for residential subdivisions in Fort Bend County is provided by water districts and the proliferation of water districts, especially Municipal Utility Districts (MUDs), to finance water and sewer infrastructure for private development has lead to much of the growth in the County. The State of Texas regulates the development of water and wastewater infrastructure in the counties through the Texas Commission on Environmental Quality (TCEQ). The State allows water districts to provide financing for water and sewer improvements through the issuance of bonds that obligate the district's future taxes for repayment of the district's indebtedness. The costs of housing in the unincorporated area of Fort Bend County is affected significantly by the costs associated with the provision and maintenance of water, sewer and other utility services and the debt service incurred by districts over time. The lack of adequate water and sewer facilities in some of the incorporated areas and in the unincorporated area of the

County is a serious obstacle to the construction and maintenance of affordable housing in Fort Bend County.

Table 2.32: Profile of Incorporated Areas, Fort Bend County, Texas. 2005.

	2000 Population (Persons)	2000 Households	2000 Housing Units	Building Inspections/ Permits	Zoning
Arcola:	1,099	358	327	no	no
Beasley:	592	246	232	yes	no
Fairchilds	723	236	232	no	no
Fulshear:	705	319	254	yes	no
Kendleton:	459	235	202	no	no
Meadows Place	4,835	1,566	1,625	yes	yes
Needville:	2,417	844	961	yes	no
Orchard:	417	187	159	yes	no
Pleak:	969	375	342	no	no
Richmond:	10,675	3,377	3,576	yes	no
Rosenberg:	23,954	7,887	8,444	yes	no
Simonton:	712	295	273	no	no
Stafford:	15,620	5,830	6,259	yes	yes
Thompsons:	232	129	115	no	no
Incorporated Areas:	63,409	21,924	23,001	no	no
Unincorporated:	204,338	43,134	43,480	no	no
Fort Bend County:	267,747	65,058	66,481	no	no

2. Fort Bend County

The County does not have any land use controls and there is no countywide building code. The existing permitting process is limited to septic tanks and the evaluation of base elevations for flood control purposes. It is important to note that there are serious environmental problems in some communities in the County, such as Fifth Street, Four Corners, Fresno, and Cumings Road (Rio Brazos) where housing units, some with and some without septic tanks, are located on lots of less than an acre in size. The untreated effluent has contaminated not only the surface area of these properties but water wells in these communities. The problem in the Rio Brazos area is even more serious since this community is in the 100 year flood plain and very close to the floodway of the Brazos River.

During the 1990's the Texas State Legislature provided Texas counties with the authority to control mobile home parks or Manufactured Home Rental Communities and the authority to form county-wide water districts. These changes in legislation provided the authority for Texas counties to address some of the worst housing problems in the unincorporated areas of counties.

Fort Bend County established two water districts, Fresh Water and Supply District (FWSD) No. 1 and Fresh Water and Supply District (FWSD) No. 2 to provide public water and sewer services for the Fresno area and the Four Corners/Cummings Road areas. Construction is scheduled to begin on the water system for FWSD No. 2 in the summer of 2005. Preliminary engineering is underway for FWSD No.1 at the time of this report.

Fort Bend County does not have any public policies that are excessive, exclusionary, discriminatory, or duplicative aspects of other policies that may constitute barriers to affordability in the County.

3. Local Governments

Most of the small, incorporated areas of the County do not have any building codes. Only Meadows Place, Stafford, and Sugar Land have zoning ordinances. As stated previously, Sugar Land became a HUD entitlement area and is no longer part of the Fort Bend County service area. The staff of the Community Development Department reviewed the ordinances for Meadows Place and Stafford. These ordinances are not excessive, exclusionary, discriminatory, or contain duplicative aspects of other policies that may constitute barriers to affordability in the County.

In Fort Bend County, the costs of lots especially the costs of developed lots with water and sewer service impede the development of affordable housing more than government regulation in the County. In addition, Fort Bend County cities such as Meadows Place, Stafford, and Richmond are almost completely land-locked, surrounded by other incorporated cities. These cities have very little developable land available. As a result, land costs are very expensive in these areas and increasing in value as the County continues to grow and increase in population.

SECTION III: STRATEGIC PLAN

Introduction

The Consolidated Plan creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context. The strategic plan is the means to analyze the full local context and the linkages to the larger region. It builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, community and human development in a comprehensive and coordinated fashion so that families and communities can work together and thrive. A strategic plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. In so doing, it helps local governments and citizens keep track of results and learn what works.

The County must produce a strategic plan for a period designated by the jurisdiction that brings needs, priority needs, priorities, specific objectives, and strategies together in a coherent strategic plan. In identifying and describing its needs, the jurisdiction is encouraged to draw relevant information from previous submissions and other reports and studies, as appropriate. The strategic plan must be developed to achieve the following statutory goals, principally for extremely low-, low- and moderate-income residents:

- provide decent housing and
- a suitable living environment and
- expand economic opportunities.

In addition, the County has been given a role in helping to achieve two national goals--that of ending chronic homelessness by 2012 and expanding minority homeownership. The County to the extent feasible includes ways to address these goals as part of the Strategic Plan.

In this section, the County will indicate the general priorities for allocating investments geographically within the jurisdiction and among priority needs, as identified in the Consolidated Plan Tables: Table 1A: Homeless and Special Needs Population, Table 1B: Special Needs (Non-Homeless Population), Table 2A: Priority Housing Needs, and Table 2B: Community Development Needs Table prescribed by HUD.

This section describes the County's strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing; actions proposed or being taken to evaluate and reduce lead-based painting hazards; and the County's goals, programs, and policies for reducing the number of poverty level families. In addition, this section of the consolidated plan must explain the institutional structure, including private industry, nonprofit organizations, and public institutions, through which the County will carry out its housing and community development plan. The County must describe its activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. Most of the County's priorities remain the same from the FY 2005-201003 Consolidated Plan.

A. Consolidated Plan Tables

a. Table 1A: Homeless and Special Needs Population (Continuum of Care: Gaps Analysis)

The Continuum of Care: Housing Gaps Analysis Chart provides an analysis of the jurisdiction's current inventory, inventory under development and unmet homeless needs, or "gaps." The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category.

Fort Bend County has only one homeless shelter, the Fort Bend County Women's Center. The County's only general homeless shelter closed in 2004. Part 1 of Table 1A addresses individuals and persons with families with children. The section for individuals has zeros in every category since there are no general homeless shelters in Fort Bend County's service area. The section of the Table 1A that addresses persons with families with children includes data for the Fort Bend County's Women's Center. Currently, this shelter has bed spaces for 65 women and children.

Part 2: Homeless Subpopulations addresses the needs of specific groups among the homeless population. The information provided in this section was extrapolated from the Houston/Harris County Coalition for Homeless Continuum of Care. The Fort Bend County Women's Center participates in the Houston/Harris County Coalition for the Homeless Continuum of Care and provides services to women and children in the cities of Houston, Katy, and Missouri City. Parts of these incorporated areas are in more than one county. The only sheltered spaces in Fort Bend County are for victims of domestic violence, 65 spaces. All the other categories are zeros.

Fort Bend County will assign high priorities to all homeless activities. Activities that address the needs of the homeless population are listed below.

The basis for assigning a high priority needs to the outreach assessment activity is because there is a low visibility of the homeless in Fort Bend County. It is very difficult for some social service and homeless shelter providers to do a thorough assessment of the homeless because of a lack of administrative and financial capacity and no staff time available.

The basis for assigning a high priority needs to the emergency shelters activity is because there is only one shelter in the County and it is usually filled to capacity. Often this shelter must refer homeless individuals and families to adjacent communities and counties.

The basis for assigning a high priority needs to the transitional shelters activity is because there are no transitional shelters in the County.

Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart				
		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example			40	26
	Emergency Shelter	100		
Beds	Emergency Shelter	0	0	
	Transitional Housing	0	0	
	Permanent Supportive Housing	0	0	
	Total	0	0	
Persons in Families With Children				
Beds	Emergency Shelter	65	0	
	Transitional Housing	0	0	
	Permanent Supportive Housing	0	0	
	Total	0	0	
Continuum of Care: Homeless Population and Subpopulations Chart				
Part 1: Homeless		Sheltered		Total
Population		Emergency	Transitional	
Number of Families with Children (Family Households):		0	0	0
1. Number of Persons in Families with Children		65	0	0
2. Number of Single Individuals and Persons in Households without children		0	0	0
(Add Lines Numbered 1 & 2 Total Persons)		65	0	0
Part 2: Homeless Subpopulations		Sheltered		Total
				1
a. Chronically Homeless		0	1000	1000
b. Seriously Mentally Ill		0		
c. Chronic Substance Abuse		0		
d. Veterans		0		
e. Persons with HIV/AIDS		0		
f. Victims of Domestic Violence		0		
g. Unaccompanied Youth (Under 18)		0		

b. Table 1B: Needs of Special (Non-Homeless) Populations

This table reflects the special needs for sub-populations of the non-homeless populations during the time designated in the Strategic Plan, FY 2005. In addition, to the listed subpopulations, other groups in need can be added. Each subpopulation category is ranked as having a priority need of high, medium, low, or none, and assigned the estimated dollar amount required to properly address the priority need.

Currently there are few or no facilities for persons in need of supportive housing in Fort Bend County. The populations with special needs include:

- the elderly
- the frail elderly
- severely mentally ill persons
- developmentally ill persons
- physically disabled persons
- persons with alcohol or other drug addiction
- persons with AIDS or related diseases

1. Instructions for Table 1B: Needs of Special (Non-Homeless) Populations

General Instructions: To the degree practicable, give your best estimate of the unmet needs of special need populations for each sub-population of the non-homeless persons during the time designated in the strategic plan. In addition to the listed sub-populations you can add other groups in need.

Priority Need Column: Show the community's priority need level for each sub-population by entering the letter H (for High), M (for Medium), L (for Low) or N (for No Such Need) to signify the relative priority to be given to each sub-population during the period of time designated in the strategic plan.

Unmet Priority Need: To the degree practicable, jurisdictions should enter the best estimate of the unmet need for supportive housing or services. Data may be calculated from administrative record keeping, enumerations, statistically reliable samples, or other sources.

Estimated \$ Column: To the degree practicable, jurisdictions should enter the estimated dollar amount required to properly address the need.

Goals: Enter the 3-5 year and annual housing goals identifying the non-homeless number of people with special needs the jurisdiction expects to serve during the period of time designated in the strategic plan component of this document.

Table 1B
Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	25,400 H				
Frail Elderly	11,954 H				
Severe Mental Illness	3,330 H				
Developmentally Disabled	3,531 H				
Physically Disabled	4,277 H				
Persons w/ Alcohol/Other Drug Addictions	6,352 H				
Persons w/HIV/AIDS	428 H				
Other					
Abused and Neglected Children	H				
Incapacitated Persons*	H				
TOTAL					

* incapacitated persons- Texas Probate Code defines an incapacitated person as “an adult individual who, because of a physical or mental condition, is substantially unable to provide food, clothing, or shelter for himself or herself, to care for the individual’s own physical health or manage the individual’s own financial affair.”

Line item instructions:

Elderly: Enter the best estimate of unmet need and the estimated dollar amount required to address the needs of elderly persons that are not homeless but need supportive housing or services.

Frail Elderly: Enter the best estimate of unmet need and the estimated dollar amount required to address the needs of frail elderly persons that are not homeless but need supportive housing or services.

Severe mental illness only: Enter the best estimate of unmet need and the estimated dollar amount required to address the needs of severe mentally ill persons that are not homeless but need supportive housing or services.

Developmentally disabled: Enter the best estimate of unmet need and estimated dollar amount required to address the needs of developmentally disabled persons that are not homeless but need supportive housing or services.

Physically disabled: Enter the best estimate of unmet need and estimated dollar amount of required to address the needs of physically disabled persons that are not homeless but need supportive housing or services.

Alcohol/other drug addiction only: Enter the best estimate of unmet need and estimated dollar amount required to address the needs of persons with alcohol/other drug addiction that are not homeless but need supportive housing or services.

HIV/AIDS: Enter the best estimate of unmet need and estimated dollar amount required to address the needs of persons with HIV/AIDS that are not homeless but need supportive housing or services. (This is required for HOPWA recipients.)

Other: Specify by entering the description, priority need level and estimated dollar amount.

2. Table 1B: Needs of Special (Non-Homeless) Populations Narrative

Elderly: In 2000, there were 25,400 elderly persons in Fort Bend County. The elderly accounted for 8 percent of the total population of the County.

Frail Elderly: In 2000, there were 1,941 elderly persons 85 years and older in the County. According to the 2000 Census, there were 11,954 elderly persons with disabilities. The County estimates the frail elderly population at 11,954.

Severe mental illness only: According to the 2000 Census, there were 3,330 persons with a mental disability in the County.

Developmentally Disabled: The U.S. Census does not provide data on developmental disabilities. Information is provided regarding sensory disabilities, physical disabilities, mental disabilities, self-care disabilities, two or more disabilities, and two or more disabilities with self-care disabilities. The County considers a developmental disability, condition that often affects children and interferes with a child's ability to development physically and/or mentally. In 2000, there were 3,531 persons with disabilities from five to fifteen years of age.

Physically Disabled: According to the 2000 Census there were 4,277 persons with physical disabilities in the County.

Persons with Alcohol/Other Drug Addictions: The U.S. Census does not provide data on persons with alcohol/other drug addictions. The County estimates the number of persons with alcohol and other drug addictions at 6,352.

Persons with /HIV/AIDS: The U.S. Census does not provide data on persons with HIV/AIDs. The Texas Department of Health estimates the number of AIDS cases in Fort Bend County at 428.

The County assigned a high priority to all the categories in the Special (Non-Homeless) Populations Table. **Appendix C** contains the inventory of facilities and services. There are very few services and facilities that provide assistance to special populations.

c. Table 2A: Priority Housing Needs

The priority housing needs assessment shall be based on data available from the U.S. Census, as updated by a properly conducted local study or any other reliable source that the jurisdiction must clearly identify, and should reflect the required consultation with social service and public housing agencies regarding the housing needs of children, elderly persons, persons with disabilities, homeless persons, and other persons served by such agencies, and the citizen participation process.

1. Definitions

Assisted Household - For the purpose of identification of priority needs, goals, and specific objectives, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds. (The program funds providing the benefit(s) may be from any funding year or combined funding years.) A renter is benefited if the household or person takes occupancy of affordable housing that is newly acquired (standard housing), newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited if the home's rehabilitation is completed. A homebuyer is benefited if a home is purchased during the year. Households that will benefit from more than one program (e.g. a renter who receives rental assistance while occupying newly rehabilitated housing) must be counted only once. To be included, the household's housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see, e.g. 24 CFR 882.109).

2. Section 215 Affordable Housing

Rental Housing: A rental housing unit is considered to be an affordable housing unit if it is occupied by a extremely low-income, low-income, or moderate-income family or individual and bears a rent that is the lesser of (1) the Existing Section 8 Fair Market Rent for comparable units in the area or, (2) 30 percent of the adjusted income of a family whose income equals 65 percent of the median income for the area, except that HUD may establish income ceilings higher or lower than 65 percent of the median income because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Homeownership: Housing that is for purchase (with or without rehabilitation) qualifies as affordable housing if it

- (i) is purchased by a extremely low-income, low-income, or moderate-income first-time homebuyer who will make the housing his or her principal residence; and (2) has a sale price that does not exceed the mortgage limit for the type of single family housing for the area under HUD's single family insuring authority under the National Housing Act.
- (ii) Housing that is to be rehabilitated, but is already owned by a family when assistance is provided, qualifies as affordable housing if the housing (1) is occupied by a extremely low-income, low-income, or moderate-income family which uses the house as its principal residence, and (2) has a value, after rehabilitation, that does not exceed the mortgage limit for the type of single family housing for the area, as described in (a) above.

3. Specific Instructions – Table 2A

Enter the letter H (for High), M (for Medium), L (for Low), to signify the relative priority to be given to each category of residents during the period of time designated in the strategic plan component of this document.

Small Related: A household of 2 to 4 persons that includes at least one person related to the householder by blood, marriage, or adoption.

Large Related: A household of 5 or more persons that includes at least one person related to the householder by blood, marriage, or adoption.

Elderly: A one or two person household in which the head of the household or spouse is at least 62 years of age.

Special Needs Populations: A household of one or more persons that includes persons that have mobility impairments or disabilities, (i.e., mental, physical, developmental, persons with HIV/AIDS and their families) or persons with alcohol or other drug addiction that may require housing with supportive services.

Other: A household of one or more persons that does not meet the definition of a small related, large related, elderly, or special populations household. This category includes all households with only unrelated individuals present except those qualifying as elderly or special populations households.

(MFI) Median Family Income:

0-30%: Subgroup with incomes of 0 to 30% of HUD-adjusted MFI for the area.

31-50%: Subgroup with income of 31 to 50% of HUD-adjusted MFI for the area.

51-80%: Subgroup with income of 51 to 80% of HUD-adjusted MFI for the area.

Need Level Column: Choose the relative priority of the housing need.

High Priority: Activities to address this unmet need will be funded by the locality with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the strategy portion of this document.

Medium Priority: If funds are available, activities to address this unmet need may be funded by the locality with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the strategy portion of this document. Also, the locality will take other actions to help this group locate other sources of funds.

Low Priority: The locality will not fund activities to address this unmet need during the period of time designated in the strategy portion of this document. The locality will consider certifications of consistency for other entities' applications for Federal assistance.

Unmet Need: Enter the estimated number of eligible households in need of assistance for the ensuing five-year period that are not currently receiving assistance. This number is the unmet need.

Goal: For each of the categories of residents and tenure type indicated, enter the 3-5 year and annual housing goals identifying the number of households to be assisted with housing with funding from all sources during the period of time designated in the strategic plan.

Total Goals: Enter the total number of households to be assisted with housing during the period of time designated in the strategy portion of this document.

Total Section 215 Goals: Enter the total number of households to whom the jurisdiction will provide affordable housing meeting the Section 215 criteria during the period of time designated in the strategy portion of this document using funds made available.

Table 2A
Priority Needs Summary Table

PRIORITY HOUSING NEEDS (households - Hhs)		Priority		Unmet Need
Renter	1,001 Hhs	0-30%	H	
	Small Related	31-50%	H	
	1,493 Hhs	51-80%	H	
	347 Hhs	0-30%	H	
	Large Related	31-50%	H	
	510 Hhs	51-80%	H	
	513 Hhs	0-30%	H	
	Elderly	31-50%	H	
	193 Hhs	51-80%	H	
	541 Hhs	0-30%	H	
	All Other	31-50%	H	
	858 Hhs	51-80%	H	
Owner	2,433 Hhs	0-30%	H	
	2,942 Hhs	31-50%	H	
	5,554 Hhs	51-80%	H	
Special Needs	5,022 Hhs	0-80%	H	
Total Goals				
Total 215 Goals				
Total 215 Renter				
Total 215 Owner				

Note: * goals italicized and in bold denote FY 2008 revisions

Total Section 215 Renter Goals: Enter the total number of renter households the jurisdiction will provide affordable rental housing meeting the Section 215 criteria during the period designated in the strategy portion of this document using funds made available.

Total Section 215 Owner Goals: Enter the total number of owner households the jurisdiction will provide affordable homeownership housing meeting the Section 215 criteria during the period of time designated in the strategy portion of this document using funds made available.

The County has assigned a high priority to all housing needs for households in the extremely-low-income category, 0 to 30 percent of MFI. In addition, the County has assigned a high priority to all homeowners in the low and moderate-income categories. The County's experience with its' Housing Rehabilitation Program has demonstrated the great need for among the low-income homeowner in the County (households 80 percent of MFI and below.)

The County assigned a high priority to the 0 to 30 and the 31 to 50 percent of MFI renter categories. There is not a public housing authority that provides assistance to the residents of Fort Bend County. The City of Rosenberg has a public housing authority that provides to residents within the city. Thus, there is great need for assistance to provide affordable housing to the lower income category renters. Renters in the moderate-income category were assigned a medium category. The majority of the assistance required by renters in this category is for affordable housing and homebuyer assistance.

d. Table 2B: Priority Community Development Needs

1. General Information

The needs listed in this section are non-housing community development needs. You should identify all priority unmet public facility, infrastructure, public service, anti-crime, youth, senior program, economic development, planning, and other non-housing community development needs that your community either currently has or will have over the period of time designated in the strategic plan component of this document. This should reflect the results of the citizen participation process and the required consultation with adjacent units of local government.

Priority Need Level: You are not required to indicate the level of the priority need. Should you choose to do so enter letter H (for High), M (for Medium), L (for Low) or N (for No Such Need) to signify the relative priority to be given to each item listed during the period of time designated in the strategy portion of this document.

High Priority: The jurisdiction plans to use funds made available for activities that address this unmet need during the period of time designated in the strategic plan.

Medium Priority: If funds are available, activities to address this unmet need may be funded by the locality during the period of time designated in the strategic plan. Also, the locality will take other actions to help this group locate other sources of funds.

Low Priority: The jurisdiction does not plan to use funds made available for activities to address this unmet need during the period of time designated in the strategic plan. The jurisdiction will consider certifications of consistency for other entities' applications for Federal assistance.

No Such Need: The jurisdiction finds there is no need or the jurisdiction shows that this need is already substantially addressed.

Unmet Priority Need: This is an optional field. Should you use it, enter the estimated number of units of measure for each unmet priority non-housing community development need identified in the community for the ensuing five-year period designated in the strategic plan, regardless of whether adequate funds (public and private) are available to address the identified priority need. For public facilities and improvements indicate the number of projects needing assistance that the community considers a priority. For public services, indicate the estimated number of people needing assistance that the community considers a priority. For economic development needs, indicate the number of businesses or projects that community considers a priority.

Dollars to Address Unmet Priority Need: Enter the estimated expenditure needed (in current dollars) to address the priority non-housing community development needs the jurisdiction either currently has or will have over the period of time designated in the strategic plan. Include all funds (public and private) that would be needed to address the priority needs.

Goals: This is an optional field. Should you use it, enter the 3-5 year and annual non-housing community development goals the jurisdiction expects to achieve during the period of time designated in the strategic plan component of this document using funds made available. For public facilities and improvements, indicate the number of projects. For public services, indicate the number of people to be served. For economic development needs, indicate the number of projects or businesses to be assisted or the number of jobs that will be created or retained.

2. Community Development Needs

The activities in this section are discussed in the order they appear in Table 2B.

Public Facility Needs:

During the development of the FY 2005-2010 Consolidated Plan, Fort Bend County surveyed the cooperating cities to determine their priorities for public facility needs and improvements. There are certain neighborhoods and communities in Fort Bend County where public facility needs are greater than for the County as a whole. Along with the needs of the cities, the public facility needs of the unincorporated areas of the County were considered. It was determined that the public facility needs in the unincorporated areas of the County are much greater than those in the incorporated areas where some public facilities exist. The greatest public facility needs are in the colonias, the illegal, unplatted and unrecorded subdivisions that have very few, if any, public facility improvements. In addition, the small cities in the County's service area do not have the financial resources to provide and maintain public facilities. Overall, a high priority was assigned

to public facility improvements. Each of the subcategories is discussed below. HUD activity codes are also included next to each subcategory.

- 1a. Senior Centers (03A): This subcategory was rated as a medium priority. The elderly population of the County is about 8 percent of the total population of the County. In the 2000-2005 Consolidated Plan, the County proposed to build neighborhood facilities or community centers that would encompass public and private social service activities in one central location and provide a comprehensive range of coordinated and easily accessible health and social services for low- and moderate-income families. The County built three community centers with CDBG Program funds in the Fifth Street area, the City of Fulshear, and the Richmond/Rosenberg area. In addition, the County completed a major renovation of the Mustang Community Center in the Arcola/Fresno area. All these community center facilities are used by the Fort Bend Senior Citizens, Inc. to provide meals and services to senior citizens. The County does not anticipate the need for separate senior center facilities during the period covered by this report.
- 1b. Handicapped Centers (03B): This subcategory was ranked as a medium priority. During 2000 Consolidated Plan process, representatives of the ARC requested that handicapped centers for children become a high priority. Representatives of the ARC stated that regular day-care centers typically accept children up to age ten. However, many handicapped children over the age of ten years old need after-school care. However, a center has not been proposed by the ARC of Fort Bend or any other organization that provides services to the handicapped or disabled. The costs of maintaining these facilities is expensive and the alternative of funding the construction and operation of facilities by a social service agency diverts scarce agency funds from services provided directly to needy individuals to building maintenance and operation costs. The County does not anticipate the need for handicapped center facilities during the period covered by this report because of financial constraints on agencies and non-profits. Currently, there are no facilities in the County that provide this type of assistance for handicapped children or adults and their families.
- 1c. Homeless Facilities: This subcategory was ranked as a high priority. Currently, there is only one shelter in the County and it provides services to victims of domestic abuse and their children. The County's only general homeless shelter closed during 2004. Thus, there are fewer homeless facilities in the County in 2010 than previous years.
- 1d. Youth Centers (03D): This subcategory was rated as a medium priority. As stated in the neighborhood subcategory section, the County proposes to build neighborhood facilities or community centers that would encompass public and private social service activities in one central location and provide a comprehensive range of coordinated and easily accessible health and social services for low- and moderate-income families. Thus, the County does not anticipate the need for separate youth center facilities during the period covered by this report.

- 1e. Child Care Centers (03M): This subcategory was rated as a medium priority. There are many private child care centers in the County. However, there is a lack of facilities in low- and moderate-income areas that are affordable. It is anticipated that there will be a need for Head-Start Programs to provide child care services in low- and moderate-income areas of the County. In addition, representatives of Child Advocates of FBC have cited the need for more facilities for abused and neglected children in the County. The existing facilities for abused and neglected children in the County are usually at capacity. It is anticipated that the need for these facilities will increase in the period covered by this report. There is a need for child care centers for handicapped/disabled children. (See item 1b.)
- 1f. Health Facilities (03P): Health facilities were ranked as a medium priority. The County health department is a relatively small department. The department does not operate a system of clinics. However, they do provide some public health services at their offices in Rosenberg. As stated in the neighborhood facility subcategory section, the County proposes to build neighborhood facilities or community centers that would encompass all public and private social service activities in one central location and provide a comprehensive range of coordinated and easily accessible health and social services for low- and moderate-income families. Thus, the County does not anticipate the need for separate health facilities during the period covered by this report.
- 1g. Neighborhood Facilities (03E): Neighborhood facilities were rated as a high priority. Senior citizens, youth centers, child care centers, health facilities, and public facilities (general) were rated medium priority because some private and public facilities exist in the County, especially in the incorporated areas. As stated previously, there are certain neighborhoods and communities in Fort Bend County where neighborhood facility needs are greater than for the County as a whole. One of the main problems is the location of existing facilities do not meet the needs of all communities. There are large parts of the County that are underserved, either there are no neighborhood facilities or the facilities are private and require membership or program fees that low- and moderate-income persons cannot afford.. The County proposes to build neighborhood facilities or community centers that would encompass public and private social service activities in one central location and provide a comprehensive range of coordinated and easily accessible health and social services for low- and moderate-income families. The costs of maintaining these facilities is expensive and the alternative of funding the construction and operation of facilities for each social service agency in the county would divert scarce agency funds from services provided directly to needy individuals to building maintenance and operation costs.
- 1h. Parks and/or Recreational Facilities (03F): Parks and/or recreational facilities were rated a medium priority. Cities and unincorporated areas of the County have expressed an interest in parks and recreational facilities; however, the priority of this activity is not as high as the city's and community's need for water and sewer improvements, drainage, and other public facilities. Thus, the relative priority of this category to other activities is medium.

In 1997, Fort Bend County completed a Parks Master Plan and Needs Assessment 1997-2000. This study concluded that there was a need for larger and more comprehensive park facilities in the County.

The key initiatives of this plan are listed below.

- Fort Bend County should be responsible for the acquisition, development, and operation of regional parks, trails, sports complexes, special area parks and preservation of natural resource areas;
- Cities and private developments should be responsible for community and neighborhood parks and recreational facilities;
- Fort Bend County should take a major role in acquiring and preserving the Brazos River and San Bernard River Corridors and other waterways by working with private landowners, developers, non-profits, and the state and federal governments;
- Public/private and public/public partnerships should be actively pursued; and
- Fort Bend County should move forward with the expansion of its park system, as recommended by the citizens who were involved in this Plan, in implementing the priorities for park development and using new funding through donations, matching grants, budget allocations, user fees, and voter approved public bonds.

As stated previously, there are certain neighborhoods and communities in Fort Bend County where needs are greater than for the County as a whole. The low- and moderate-income areas of the County typically are underserved. The County Parks plan states that cities and private development should be responsible for community and neighborhood parks and recreational facilities. However, the small cities and the low- and moderate-income areas of the County do not have the financial resources to build, operate, and maintain community and neighborhood parks and recreational facilities. There is a need for parks and recreational facilities in parts of the County, however, the inability of the small cities and local communities to operate and maintain facilities may impede the development of these facilities.

- 1i. Parking Facilities (03G): This subcategory was rated as no such need. At this time, a need for parking garage facilities is not anticipated during the period covered by this plan. There may be a need for specialized parking for the handicapped or special populations, but assistance for these needs were not requested during the FY 2005-2010 Consolidated Plan process.
- 1j. Non-Residential Historic Preservation (16B): This subcategory was rated as low. During the FY 2000-2005 Consolidated Plan process, the City of Richmond and the Fort Bend County Museum Association indicated a high need for non-residential historic preservation. The County funded the development of a historic master plan for the City of Richmond and improvements to a historic park in the City. Other cities have expressed an interest in historic preservation activities as part of their economic development strategies; however, the priority of this activity is not as high as the cities' need for water and sewer

improvements, drainage, and public facilities. Thus, the relative priority of this category to other activities is low.

- 1k. Public Facilities and Improvements (General) (03): This subcategory was ranked as a low priority. It is anticipated that there is a need public facilities, however, the inability of the small cities and local communities to staff, operate, and maintain facilities impedes the development of these facilities in the County.

Infrastructure Needs:

During the development of the Consolidated Plan, Fort Bend County surveyed the cooperating cities to help determine priorities for infrastructure improvements. There are certain neighborhoods and communities in Fort Bend County where infrastructure improvements are a higher priority than for the County as a whole. Along with the needs of the cities, the infrastructure needs of the unincorporated areas of the County had to be considered. The Fort Bend County Community Development Department staff determined that the infrastructure needs in the unincorporated areas of the County are greater than those in most of the incorporated areas. The majority of the infrastructure needs in the unincorporated areas of the County are in colonias, illegal, unplatted and unrecorded subdivisions that do not have any infrastructure or public service improvements. Overall, a high priority was assigned to infrastructure improvements.

- 2a. Water/Sewer Improvements (03K): Water and sanitary sewer facilities were ranked as a high priority for the county, overall. As stated previously, there are colonias located within Fort Bend County which do not have infrastructure or public service improvements. These unincorporated, semi-rural communities are the areas with the greatest need for water and sewer improvements in the County. Besides the need for water for daily household needs, the lack of a public water supply means that there are no fire hydrants in these areas to provide fire-fighting protection for homes in the area. A brief description of each of these unincorporated areas is provided below.

The 5th Street neighborhood is located in the unincorporated area adjacent to the City of Stafford. It is estimated that there are about 500 households in this area. In the early 1990's the residents established a water supply corporation in order to obtain assistance for water and sewer improvements. Some of the homes in this community were located on lots of less than an acre in size with private water wells and septic tanks in violation of State of Texas law. However, the majority of the homes located on small lots did not have septic tanks but simply discharged waste water or effluent into their yards or open ditches creating a deadly health hazard. The State of Texas and Fort Bend County have provided over \$3,000,000 in CDBG assistance to homeowners in this area to provide water and sewer improvements. However, renters and other individuals who did not own their homes did not have legal title to property they occupied or who lived along private streets were not eligible to receive assistance. Unfortunately, this area also included several, large, unregulated trailer parks that were not tied to any public systems and released effluent directly onto the surface of the property. Thus, several properties in the area remain without public water or sewer service. The County has expanded its housing

rehabilitation program to provide septic systems and public system hook-ups for households that are in need of sewer improvements. The County connected homes to the public system in the 5th Street neighborhood that were eligible for assistance.

Four Corners is an unincorporated and unsubdivided community of about 600 homes located about a mile west of Hwy 6, outside the city limits of Sugar Land. The majority of homes in this community are located on lots of less than an acre in size with private water wells and most do not have septic tanks. The community had great difficulty in organizing a water supply corporation to obtain assistance for water and sewer improvements. During the 1999 Texas Legislative Session, state law was changed to allow counties to form water districts. The County established Fort Bend County Fresh Water Supply District (FWSD) No. 2 to begin the process of trying to bring water and sewer services to this area. A preliminary engineering study estimated the cost of providing water and sewer service to the area at about \$12,000,000. This estimate does not include the costs of legally subdividing properties and the establishment of public right-of-way on private roads. Fort Bend County provided CDBG funds for a preliminary engineering study of the area and for the preparation of applications to the Texas Water Development Board and the Rural Development Service for funds to construct water and sewer systems in this area. Construction was completed on the water system for this area in FY 2009. Currently, engineering studies are being completed for the sewer system. Fort Bend County has allocated CDBG Program funds for connections to owner-occupied homes through FWSD No. 2.

Fresno is community of about 900 households located south of the City of Houston along FM 521. Some of the homes in this area are located in subdivisions. The majority of homes in this community are located on lots of less than an acre in size with private water wells and most do not have septic tanks or their septic systems are inadequate. The Fresno community established Fort Bend County Fresh Water Supply District (FWSD) No. 1 to begin the process of trying to bring water and sewer services to this area. Fort Bend County provided CDBG funds for a preliminary engineering study of the area and for the preparation of an application to the Rural Development Service for funds to construct water and sewer systems in this area. A preliminary engineering study estimated the cost of providing water and sewer service to this area at about \$9,000,000. This estimate does not include the costs of legally subdividing properties and the establishment of public right-of-way on private roads. Currently, homes are being connected to the public water system in phases. The first phase connected the Fresno Ranchos area. Community Development Department staff is reviewing applications for connections for the Gateway Acres community. Fort Bend County has allocated CDBG Program funds for connections to owner-occupied homes through FWSD No. 1.

The Rio Brazos/San Carlos neighborhood is a street located in the unincorporated area of the County across the Brazos River on Hwy 36 from the City of Rosenberg. The street consists of about 40 homes and mobile homes. The entire area is located in the 100-year flood plain of the Brazos River and very close to the floodway of river. All the homes along this street are on small lots with water wells and cesspools or septic systems that

drain onto a drainage ditch at the back of some of the properties. The area is an extremely dangerous environmental hazard due to the large amount of effluent that has been released onto properties and the area's location in the 100 year flood plain and its close proximity to the Brazos River. Construction of a public water system for the Rio Brazos/San Carlos/Cumings Road area has been completed through FWSD No. 2. Fort Bend County allocated CDBG Program funds for connections to owner-occupied homes through FWSD No. 2. Currently, engineering studies are being completed for the sewer system.

- 2b. Street Improvements (03K): Street improvements were ranked as a high priority for the county, overall. Fort Bend County is growing rapidly and traffic is increasing. Streets ranked as a high priority in both the unincorporated and incorporated areas of the County.
- 2c. Sidewalks (03L): Sidewalks were ranked as a low priority for the County. Most of the cities in Fort Bend County do not have sidewalks. The need for sidewalks becomes a public issue when access for the disabled or elderly is impeded by open ditches, high traffic volume, or there is an accident with an injury or death.
- 2d. Solid Waste Disposal Improvements (03H): This subcategory was rated as high. At this time, a need for large-scale solid waste disposal improvements is not anticipated. Landfill issues are very controversial in the County and permits for landfills and other disposal facilities are usually issued by the State of Texas. Public opposition to these facilities is very high. However, there are neighborhoods and communities without local waste disposal services. The County has provided waste management assistance to the Fifth Street area.
- 2e. Flood Drain Improvements (03I): Flood Drain improvements were ranked as a high priority for the county, overall. Many of the small cities in the County do not have or have very limited drainage systems. Several neighborhoods in the unincorporated area of the county, 5th Street, Four Corners, Rio Brazos and Tierra Grande, also have flood drain problems. Several of these neighborhoods are colonias, illegal, unplatted and unrecorded subdivisions that do not have any infrastructure or public service improvements. Most of the streets in these communities are not public streets and were never constructed to County street standards or subdivision regulations. Overall, it was determined that the flood drain needs in unincorporated areas were greater than those in the incorporated areas.
- 2f. Other infrastructure Needs: Other infrastructure needs were ranked as medium. The County does not anticipate other infrastructure needs besides water and sewer, flood drainage, and streets during the period covered by this report.

Public Service Needs:

Overall, the need for public services was ranked at a medium priority. The cities did not prioritize public services. Thus, much of the input for establishing the priorities for public services came from social service providers, county departments and the residents of unincorporated areas of the County.

- 3a. Senior Services (05A): The need for senior services was rated as high. As stated previously, some areas of the County have a higher need than the County overall. Senior programs are needed throughout the County; however, services are especially needed in the rural areas of the County where public transportation is not available. The need for meal, medical, guardianship, and transportation services for the elderly are anticipated during the period covered by this report.
- 3b. Handicapped Services (05B): This subcategory was rated as a high priority. Representatives of the ARC have stressed the need for social and recreation activities for the handicapped. In recent years, there have been funding cuts in state programs that provide housing assistance payments to handicapped/disabled persons. This has reduced the amount of income available for social and recreational activities and placed an increased financial burden on handicapped/disabled persons who may require special transportation services to avail themselves of social and recreational activities.
- 3c. Youth Services (05D): This subcategory was rated as a medium priority. Youth programs are needed throughout the County, however, services are especially needed for youth in rural areas and the low- and moderate-income areas of the County. Child Advocates of Fort Bend County requested that this subcategory be given a high priority. Unfortunately, the number of abused and neglected children has increased with the growth in the overall population of the County. It is anticipated that there will be great need to fund program for abused and neglected children during the period covered by this report. However, large numbers of neglected and abused children become wards of the State of Texas and are not eligible for assistance through HUD programs.
- 3d. Child Care Services (05L): This subcategory was rated as a medium priority. There are many private child care centers in the County. However, there is a lack of services in low- and moderate-income areas that are affordable. It is anticipated that there will be a need for public head-start programs to provide child care services in low- and moderate-income areas of the County. Also, there is a need for child care services for handicapped/disabled children.
- 3e. Transportation Services (05E): The need for transportation services is a very high priority. Fort Bend County consists primarily of rural towns and cities. The social services that are available to families that reside in these areas are inaccessible because services are fragmented. Some services are duplicated and there are gaps in others. One primary obstacle to meeting the need for public services is the lack of a mass transit system within the County. This affects both families that reside in rural areas and those that reside in the incorporated areas. Neither is able to efficiently or effectively access services because of a lack of transportation. Many elderly, disabled and low-income persons do not own an automobile or cannot operate a vehicle safely.

- 3f. Substance Abuse Services (05F): Substance abuse services were rated low. At this time a need for substance abuse services is not anticipated during the period covered by this plan. Representatives of the ARC requested that handicapped services include substance abuse services for special populations. Otherwise, a high priority for general substance abuse services has not been requested during the FY 2000-2003 Consolidated Plan process.
- 3g. Employment Training (05H): Employment training was rated as a high priority. In the Consolidated Plan process it was determined that the best economic development strategy was to focus upon the three groups that would benefit from economic development programs funded with CDBG funds: individuals, neighborhoods, and businesses. Employment training was determined the main economic development strategy for individuals, especially for low- and moderate-income persons in the County. Many low- and moderate-income residents have very weak or no reading and writing skills or English is their second language. The first step in providing assistance to these individuals is the provision of literacy services. The FBC Literacy Council provides assistance to individuals seeking assistance to improve or increase their reading and writing skills.
- 3h. Health Services (05M): This subcategory was rated as medium. The availability of health and/or medical services is closely tied to the transportation issue. There are certain neighborhoods and communities within Fort Bend County where health services are a higher need than for the County overall. Some areas of the County are seriously underserved. Communities such as Kendleton do not have any health or medical services located within their community. In other areas, emergency medical services often have to come from the next community to provide services to residents of some of the small towns or rural areas of the County. Health issues are a very high priority in the colonias. The discharge of effluent onto the surface of property and into the air creates serious health and environmental problems and an increased need for health services would be expected under such conditions.
- 3i. Screening for Lead-Based Paint/Lead Hazards (05P): This subcategory was rated as a medium priority. The Fort Bend County Health Department does not keep statistics on the number of children with elevated lead blood levels. As a result, it is not possible to gain an accurate count of the number of children in the County affected. Thus, the extent of the lead-based problem in the County cannot be determined. Changes in federal law related to medical information have made it illegal to reveal medical information to third parties, thus there is no way for the County to contact individuals that have tested positive for lead-based paint exposure.
- 3j. Crime Awareness: This category was rated as a low priority.
- 3k. Public Services (General) (05): This subcategory was rated as a medium priority. No public services were identified for this subcategory.

Economic Development Needs:

Overall, the need for economic development is low. In addition, all subcategories under this category were rated as low. During the Consolidated Plan process it was determined that economic development in Fort Bend County should involve the participation of a broad selection of citizens, small businesses, non-profit organizations, and public and private agencies to determine its economic direction. It was decided that the best approach was to focus upon the three groups that would benefit from economic development programs funded with CDBG funds: businesses, neighborhoods, and individuals. These three groups were the primary focus when the priority needs for this category were rated.

- 4a. ED Assistance to For-Profits (businesses): This subcategory was rated a low priority. The Fort Bend Economic Development Council (FBEDC) provides financial and development assistance to individuals, businesses and corporations interested in relocating or expanding businesses in Fort Bend County. The FBEDC's success in providing assistance to the businesses and corporations has reduced the overall need for special programmatic activities since they are already in existence. In addition to the FBEDC, local chambers of commerce are very active in providing assistance to individuals, businesses, and corporations interested in relocating or expanding in Fort Bend County.

Some businesses especially those operated by low- and moderate-income persons or those located in low- and moderate-income neighborhoods often have to struggle to stay in business and may need additional assistance. During the period covered by this report, the following assistance may be provided to these businesses: business planning to business owners and aspiring business owners; resource library; assistance in preparing loan proposals for private/public loan program combinations; workshops and training to keep small-business owners informed of tools vital to the survival and growth of their business; business assistance programs directed at reducing the risks involved in starting a business; and education that is needed to plan the starting of businesses.

The economic development priority needs for the County consist of assisting individuals, neighborhoods and businesses through the utilization of human resource activities such as education and job training and infrastructure improvements. The County plans to target these activities to persons within the extremely low-income, low-income and moderate-income categories.

- 4b. ED Technical Assistance (businesses): This subcategory was rated a low priority. (See item 4a above.)
- 4c. Micro-Enterprise Assistance (businesses): This subcategory was rated a low priority. (See item 4a above.)
- 4d. Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects): This subcategory was rated a low priority. (See item 4a above.)

- 4e. C/I Infrastructure Development (projects). This subcategory was rated a low priority. (See item 4a above.)
- 4f. Other C/I Improvements (projects): This subcategory was rated a low priority. (See item 4a above.)

Planning Needs:

- 5a. Planning: Overall, planning was ranked as a high priority for the County. The small towns in the County have very limited financial resources. Some of the cities in the County report annual city budgets as low as \$100,000 a year. Thus, these cities do not have the financial resources to fund engineering studies for water, sewer and drainage when problems arise or long-range planning studies for capital improvements. As a result, many of the small cities of the County are constantly repairing problems on a high-cost emergency basis rather than on a continual maintenance or capital improvement schedule.

There also are very severe water, sewer, and drainage problems in the unincorporated parts of the County. Each of these problem areas usually requires that preliminary engineering studies be completed before any project can be considered along with any studies or plans required by the State of Texas. In addition, housing, street improvements, and other capital improvement projects also require preliminary studies. There is a great need for general neighborhood plans for unincorporated communities and small cities. The rapid growth of the County also has created traffic and mobility problems. The social service providers in the County, especially the American Red Cross, the FBC Senior Citizens, and the ARC all have faced rapidly growing demands for transportation services in the County.

**TABLE 2B
COMMUNITY DEVELOPMENT NEEDS**

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
Public Facility Needs (projects)				
1a Senior Centers	M			
1b Handicapped Centers	M			
1c Homeless Facilities	H			
1d Youth Centers	M			
1e Child Care Centers	M			
1f Health Facilities	M			
1g Neighborhood Facilities	H			
1h Parks and/or Recreation Facilities	M			
1i Parking Facilities	N			
1j Non-Residential Historic Preservation	L			
1k Other Public Facility Needs	L			
Infrastructure (projects)				
2a Water/Sewer Improvements	H			
2b Street Improvements	H			
2c Sidewalks	L			
2d Solid Waste Disposal Improvements	H			
2e Flood Drainage Improvements	H			
2f Other Infrastructure	M			
Public Services (people)				
3a Senior Services	H			
3b Handicapped Services	H			
3c Youth Services	M			
3d Child Care Services	M			
3e Transportation Services	H			
3f Substance Abuse Services	L			
3g Employment/Training Services	H			
3h Health Services	M			
3i Lead Hazard Screening	M			
3j Crime Awareness	L			
3k Other Public Services Needs	M			

TABLE 2B
COMMUNITY DEVELOPMENT NEEDS
(continued)

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
Economic Development				
4a ED Assistance to For-Profit (businesses)	L			
4b ED Technical Assistance (businesses)	L			
4c Micro-Enterprise Assistance (businesses)	L			
4d Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	L			
4e C/I* Infrastructure Development (businesses)	L			
4f Other C/I Improvements (projects)	L			
Planning				
5 Planning	H			
Total Estimated Dollars Needed:				

*Commercial or Industrial Improvements by Grantee or Non-profit.

e. Non-Housing Community Development Plan

Fort Bend County's Non-Housing Community Development Plan is in accordance with the non-housing community development needs eligible for assistance under HUD's community development programs by Community Development Block Grant (CDBG) eligibility category. The eligibility categories include: benefit to low- and moderate-income families, or aid in the prevention or elimination of slums or blight; and/or activities designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community. The activities listed in the Priority Needs Summary Table meet the eligibility category requirements for CDBG funding. The Non-Housing Community Development Plan is included in the appendices.

B. Strategic Plan (Five-Year Strategy)

The following section comprises Fort Bend County's Strategic Plan. As stated previously, the overall goal of the community planning and development programs covered by the Consolidated Plan is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means toward this end is to extend and strengthen partnerships among all levels of government and the private sector including for-profit and non-profit organizations in the production and operation of affordable housing.

The following section reconciles the needs described in the preceding sections with available resources in a coordinated housing and community development strategy. The strategy is based on three statutory goals. For each of the statutory goals, a priority is stated along with a summary of the needs in Fort Bend County and objectives. In addition, each objective includes five-year goals, obstacles to implementation, and the resources available for each.

a. Decent Housing

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status or disability. Decent housing also includes increasing the supply of supportive housing which combines structural features and services needed to enable person's with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and providing housing affordable to low-income persons accessible to job opportunities.

Priority: *Increasing the supply of affordable housing to extremely low-income, low-income and moderate-income households*

Affordable housing for persons in the extremely low-income, low-income and moderate-income populations was the need most frequently cited in the service area. Although there has been a great deal of housing built in Fort Bend County in the last few years, most of this construction has been of homes costing \$120,000 or more. Very little of the new housing built in the County has been targeted to the low- and moderate-income population. There is a need for homebuyer assistance in the County as housing prices continue to rise.

In addition, there have been few multi-family housing developments constructed in the County. The lack of multi-family developments in the County can be attributed to the lack of large tracts of land with adequate infrastructure and community opposition. Past problems with multi-family developments such as crime, drugs and inadequate maintenance have been cited as the reasons for community opposition to multi-family projects. As stated previously, the County's service area has changed since 1990. Missouri City and the City of Sugar Land contained many of the multi-family housing units in the County's service area. Currently, the City of Stafford is the community that contains most of the multi-family housing units in the County's service area.

Currently, federal housing assistance is available only in the City of Rosenberg. Fort Bend County does not have a public housing authority. Thus, there is no source of rental assistance for most of the low-income renter households in the County. There is great need for rental assistance programs in the County. However, the administration of rental assistance programs is expensive and the administrative funds provided by HUD are inadequate to cover the costs of program administration. Thus, there is a need for affordable rental housing, rental assistance, and downpayment and closing costs assistance in the County to provide assistance to renters in the County.

Low-income homeowners face problems of affordability and try to reduce their housing-related expenses. The sustainability of housing is a unique characteristic of the affordable housing market. Sustainability is the ability of an individual or family to financially sustain housing beyond the initial cost of purchasing a home. (See page 1-46.) Housing costs include basic utility costs (excluding telephone) and associated housing expenses such as maintenance, insurance and property taxes. Housing-related costs increase over time and homeowners must have funds in reserve to cover these costs as they arise. Unfortunately, many low-income homeowners have few if any financial reserves to cover expected or unexpected housing expenses. Many low-income homeowners reduce their housing-related costs by not purchasing homeowner or flood insurance on their property or deferring maintenance until a safety or structural hazard problem becomes unsafe or beyond repair. The housing of extremely low-income persons or households usually is in a more deteriorated condition than that of moderate-income persons or households. As a result, this housing often is not suitable for rehabilitation or the costs of rehabilitation required to bring the housing into compliance with building codes is very high given the value of the property. There is a need in Fort Bend County to provide assistance to help low-income homeowners sustain their homes in good condition.

The severity of the housing problems and needs as described in the housing market for extremely low-income, low-income, and moderate-income renters and owners provided the basis for assigning the priorities listed in the Priority Needs Summary Table.

DH Objective 1: Provide assistance to increase the availability of standard quality housing to extremely low-income, low-income and moderate-income families.

According to the housing market analysis for the County, there is a limited amount of standard quality housing available for extremely low-income, low-income, and moderate-income families. Many of the housing units that are affordable are not in standard condition, very few multi-family units have been built in the last few years and the cost of new housing units in the County is exceeding \$120,000, which is not affordable. In addition, Fort Bend County does not have a public housing authority (PHA) to provide rental assistance to low-income households or to persons with special needs.

The County also has a role in the presidential goal to increase minority homeownership. The County has estimated the total number of minority households expected to be assisted in becoming homeowners during the period covered by this Consolidated Plan. In 2000, White households totaled 57 percent and minority households 43 percent of the total households in the County's service area. In comparison, White owner households totaled 60 percent and minority household totaled 40 percent of the total number of owner households in the County's service area. There was not a disproportionate need among minority households in Fort Bend County's service area. However, there is a need to increase the percentage of minority homeownership to more closely reflect the total minority household composition (43%) of the service area.

Five (5) Year Goals:

- DH 1.1 Provide down payment and closing costs to 100 first-time homebuyers. (20 housing units per year) (Nine (9) minority homebuyers per year/43 minority homebuyers in five years.)
- DH 1.2 Provide rental assistance to 10 extremely low-income, low-income, and moderate-income renter-occupied households. (2 housing units per year)
- DH 1.3 Produce 20 new units, especially for the special needs population - elderly, frail elderly, persons with disabilities, persons with alcohol and drug addictions, and persons with AIDS. (4 housing units per year)
- DH 1.4 Assist neighborhood based groups in becoming CHDOs for the HOME program.
- DH 1.5 Acquire, rehabilitate and sell at least 10 foreclosed homes. (2 housing units per year)*
- DH 1.6 Redevelop demolished or vacant properties to provide 4 affordable housing units. (.80 housing units per year)*

Obstacles To Meeting Underserved Needs:

1. Lack of vacant land with existing water and sewer infrastructure capacity to support multi-family rental housing development.
2. Non-profit entities lack the capacity to plan, develop or sponsor low-income housing developments.
3. Lack of a County Public Housing Authority.
4. Public opposition to the construction of multi-family housing.
5. Lack of knowledge by potential low-income homeowners of the responsibilities of home ownership.
6. Cost of new housing is relatively high compared to other parts of the Houston Metropolitan area.
7. Costs of rehabilitation for worst condition housing often exceed the value of the existing property.
8. Costs of rehabilitation for some existing units will increase the market price of the home and decrease the affordability of those units for low-income households.
9. Existing housing units often are not accessible to handicapped and elderly persons.
10. Insufficient numbers of large housing units in standard condition to meet the demand of overcrowded households.
11. Cost of increasing the size of single-family units is high and may decrease the affordability of the units.

Available Resources:

HOME Investment Partnership Program funds
Community Development Block Grant (CDBG) Program funds;
Neighborhood Stabilization Program (NSP)
CDBG- Ike-Housing Program Funds

DH 2 Objective 2: Provide housing rehabilitation to owner-occupied households.

There are significant numbers of housing units in need of moderate and substantial rehabilitation. In 2000, 18,183 households or 28 percent of the households in Fort Bend County reported that they lived in housing with problems. Small households represented the highest total number and percentage of household with problems among all income categories. Among elderly households, extremely low-income households accounted for 43 percent of the elderly households with problems.

Five (5) Year Goals:

- DH 2.1 Provide owner-occupied rehabilitation assistance to 50 extremely low-income, low-income and moderate-income households. (10 housing units per year.)
- DH 2.2 Provide housing repairs including roofs, minor repairs and septic tanks to 100 owner-occupied housing units. (20 housing units per year.)

DH 2.3 *Provide water and/or sewer connections to at least 50 homes. (10 housing units per year)*

DH 2.4 *Demolition and reconstruction of three (3) owner-occupied residential properties. (0.80 housing units per year).*

Obstacles To Meeting Underserved Needs:

1. Large number of owners with housing problems in service area.
2. Some houses are not suitable for rehabilitation because the cost of rehabilitation exceeds the value of the property and improvements.
3. Large number of housing units built on less than one acre of land with private well and private septic systems.
4. Failure of homeowners to meet housing rehabilitation program requirements, such as: paid property taxes, paid mortgages, legally filed documents, submission of adequate documentation, and illegal subdivision of property.
5. Overcrowded housing.
6. Combined income of overcrowded households makes household ineligible for assistance.
7. Failure of houses to pass environmental review.
8. Replacement/reconstruction costs are too high.
9. Lack of building codes in some towns, small cities and unincorporated area of the County.

Available Resources:

Community Development Block Grant (CDBG) Program funds
HOME Investment Partnership Program funds
Neighborhood Stabilization Program (NSP)
CDBG- Ike-Housing Program Funds

DH 3 Objective 3: *Provide a Continuum of Care to potential homeless and homeless persons.*

a. *Homeless Persons*

Although there are no current estimates of the homeless in Fort Bend County, the facilities and services for the homeless within the County often operate at capacity. As the overall population of the County continues to grow, the number of homeless persons and families and the population risk of becoming homeless will continue to grow.

The County also has a role in the presidential goal to end chronic homelessness by 2012. To the extent feasible the County will address this goal as part of the County's homeless strategy through the following five-year goals.

Five (5) Year Goals:

- DH 3.1 Provide for the rehabilitation and/or reconstruction of at least *1* new homeless shelter.
- DH 3.2 Provide rental assistance for *5* homeless persons. (1 person/housing unit per year.)
- DH 3.3 Provide operating funds to *2* homeless shelters.
- DH 3.4 Provide essential or supportive services to at least *50* homeless persons. (10 persons per year.)
- DH 3.5 Assist homeless persons in the transition to permanent housing by providing first month's rent and utility deposits to at least *5* persons. (1 person per year).

b. Homeless Prevention

In general, there are three main causes of homelessness in the U.S.: (1) underlying changes in national, regional, and local economies; (2) an overall reduction in the number of affordable housing units available to people in marginal economic circumstances (the very low-income); and 3) adverse events that propel individuals and families into homelessness (fires, accidents, natural disasters). Any strategy that attempts to address the prevention of homelessness must address the different causes of homelessness.

Five (5) Year Goals:

- DH 3.6 Prevent homelessness by providing counseling, emergency rent and utilities assistance to at least *5* persons. (1 person or housing unit per year.)

c. Other Persons With Special Needs

In reference to other persons with special needs, Fort Bend County does not have a sizable elderly population; however, many elderly persons are housed in older substandard housing located in isolated areas. In addition, there are few or no facilities for persons with mental and physical disabilities, persons with alcohol/other drug addictions, persons with HIV/AIDS, or persons that are mentally ill or physically disabled, mentally ill and have substance abuse problems in the area.

Five (5) Year Goals:

- DH 3.7 Provide five (5) housing units accessible to the special needs population, especially elderly persons and persons with disabilities. (1 housing unit per year.)
- DH 3.8 Provide supportive services to twenty (20) special needs persons. (4 persons per year.)

DH 3.9 Rehabilitate 10 housing units for accessibility purposes especially for elderly persons and persons with disabilities. (2 housing units per year)

Obstacles To Meeting Underserved Needs:

1. Lack of reliable private transportation and lack of public transportation in the County.
2. Lack of funds to help shelters meet building codes.
3. Limited alternatives to living on the streets.
4. Lack of transitional housing and services.
5. Limited means to exit homelessness.
6. Large number of owners with housing problems.
7. Some houses are not suitable for rehabilitation and replacement/reconstruction costs are too high.
8. No housing facilities for frail elderly in the County.
9. No housing facilities for persons with alcohol or drug addictions.
10. No housing facilities for persons with AIDS in the County.
11. No supportive services.
12. Existing rental housing units not accessible to handicapped and elderly persons.
13. Readiness of non-public entities to participate in low-income housing developments.

Available Resources:

Community Development Block Grant (CDBG) Program funds;
HOME Investment Partnership Program funds;
Emergency Shelter Grant (ESG) Program funds
Shelter Plus Care;
Homeless Prevention and Rapid Re-Housing (HPRP) Program

Table 3.1 provides a summary of the decent housing (DH) objectives listed in this section.

b. A Suitable Living Environment

A suitable living environment means improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural or aesthetic value; and conservation of energy resources.

Priority: *Enhance the living environment of extremely low-income, low- and moderate-income households*

Table 3.1 Summary Decent Housing Objectives, Fort Bend County, FY 2010.

DH 1:	Objective 1: Provide assistance to increase the availability of standard quality housing to extremely low-income, low-income and moderate-income households.
DH 1.1	Provide down payment and closing costs to 100 first-time homeowners. (20 housing units per year.) (Nine (9) minority homebuyers per year/43 minority homebuyers in five years.)
DH 1.2	Provide rental assistance to 10 extremely low-income, low-income, and moderate-income renter-occupied households. (2 housing units per year.)
DH 1.3	Produce 20 new units, especially for the special needs populations - elderly, frail elderly, persons with disabilities, persons with alcohol and drug addictions, and persons with AIDS. (4 housing units per year.)
DH 1.4	Assist 1 neighborhood-based group in becoming a CHDO for the HOME Program.
<i>DH 1.5</i>	<i>Acquire, rehabilitate and sell at least 10 foreclosed homes. (2 per year)</i>
<i>DH 1.6</i>	<i>Redevelop demolished or vacant properties to provide 4 affordable housing units. (.80 units per year)</i>
DH 2:	Objective 2: Provide housing rehabilitation to owner-occupied and renter-occupied households
DH 2.1.	Provide owner-occupied rehabilitation assistance to 50 extremely low-income, low-income and moderate-income households. (10 housing units per year.)
DH 2.2	Provide housing repairs including roofs, minor repairs and septic tanks to 100 owner-occupied housing units. (20 housing units per year.)
<i>DH 2.3</i>	<i>Provide water and/or sewer connections to at least 50 homes. (10 per year)</i>
<i>DH 2.4</i>	<i>Demolition and reconstruction of three (3) owner-occupied residential properties.</i>
DH 3:	Objective 3: Provide a Continuum of Care to potential homeless and homeless persons.
DH 3.1	Provide for the rehabilitation and/or reconstruction of at least 1 new homeless shelter.
DH 3.2	Provide rental assistance for 5 homeless persons. (1 person/housing unit per year.)
DH 3.3	Provide operating funds to 2 homeless shelters.
DH 3.4	Provide essential or supportive services to at least 50 homeless persons. (10 persons per year.)
DH 3.5	Assist homeless persons in the transition to permanent housing by providing 1st month's rent and utility deposits to at least 5 persons. (1 person or housing unit per year.)
DH 3.6	Prevent homelessness by providing emergency rent, mortgage, and utility assistance to at least 5 persons. (1 person or housing unit per year.)
DH 3.7	Provide 5 housing units accessible to the special needs population, especially elderly persons and persons with disabilities. (1 housing unit per year.)
DH 3.8	Provide supportive services to 20 special needs persons. (4 persons per year.)
DH 3.9	Rehabilitate 10 housing units for accessibility purposes especially elderly persons and persons with disabilities. (2 housing units per year.)

*goals italicized and in bold denote additions to FY 2005-2010 goals.

The improvement and enhancement of the living environment entails several different components for meeting the needs of extremely low-income, low-income, and moderate-income households. The main components of this strategy are infrastructure improvements, expansion of social services, and improving accessibility.

SLE 1: Objective 1: Improving and expanding infrastructure

In the unincorporated area of the County, there are several areas that do not have public sanitary water and sewer facilities. Also, survey results of the cities indicated that water, sewer, flood drain and street improvements were needed in many of the small cities in the County.

Five (5) Year Goals:

SLE 1.1 Reconstruction or paving of streets in at least one **(1)** community.

SLE 1.2 Construction of flood drainage improvements in at least one **(1)** community.

SLE 1.3 Water and/or sewer improvements in at least five **(5)** communities.

SLE 1.4 Construction of at least one **(1)** community or recreational center.

SLE 1.5 Park improvements in at least one **(1)** community.

SLE 1.6 Provide for the demolition of at least five (5) structures (1 structure per year)

SLE 1.7 Provide waste management improvements in at least 1 community.

Obstacles To Meeting Underserved Needs:

1. Lack of financial resources.
2. Lack of water districts to service unincorporated areas.
3. Lack of cooperation between municipal utility districts and public entities to tie into an existing system.
4. Continued growth in population and housing units in underserved area.

SLE 2: Objective 2: Improving and expanding social services

There are several social services agencies within the County and each provides much needed services. However, there are gaps in service especially in the rural areas and the small cities. Non-profits have submitted a variety of program proposal requests in the past. These requests are good indicators of the needs that local non-profits and local governments are trying to address throughout the County. As the population of the County has increased, the demand for services has increased and social service providers are struggling to meet the demand for services.

Five (5) Year Goals:

- SLE 2.1 Provide meals to at least **100** persons. (20 persons per year.)
- SLE 2.2 Construction of one (**1**) neighborhood community center to provide space for social service organizations and agencies.
- SLE 2.3 Provide assistance to **500** illiterate persons. (100 persons per year.)
- SLE 2.4 Provide support or recreational services to **50** handicapped or disabled persons. (10 persons per year.)
- SLE 2.5 Provide services to **100** abused and/or neglected children. (20 children per year.)
- SLE 2.6 ***Provide case management and other related services to 25 incapacitated persons. (5 persons per year)***

Obstacles To Meeting Underserved Needs:

1. Lack of coordination between public and private agencies and departments in the delivery of public services.
2. Lack of affordable childcare services for low and moderate income persons.
3. Lack of citizen participation in prioritizing needs within the public service delivery system.
4. Lack of a mass transit system.
5. Lack of an effective informational and referral system for services.
6. Social service agencies often want their own facility.

Available Resources:

Community Development Block Grant (CDBG) Program

Table 3.2 provides a summary of the FY 2010-2015 Suitable Living Environment Objectives.

c. Expanding Economic Opportunities

Expanding economic opportunities means job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.

Table 3.2: Summary of Suitable Living Environment Objectives, Fort Bend County, FY 2010.

SLE 1:	Objective 1: Improving and expanding infrastructure
SLE 1.1	Reconstruction or paving of streets in at least one (1) community.
SLE 1.2	Construction of flood drainage improvements in at least one (1) community.
SLE 1.3	Water and/or sewer improvements in at least five (5) communities.
SLE 1.4	Construction of at least one (1) community or recreational center.
SLE 1.5	Park improvements in at least one (1) community.
<i>SLE 1.6</i>	<i>Provide for the demolition of at least five (5) structures (1 structure per year)</i>
<i>SLE 1.7</i>	<i>Provide waste management improvements in at least 1 community.</i>
SLE 2:	Objective 2: Improving and expanding social services
SLE 2.1	Provide meals to at least 100 persons. (20 persons per year.)
SLE 2.2	Construction of one (1) neighborhood community center to provide space for social service organizations and agencies.
SLE 2.3	Provide assistance to 500 illiterate persons. (100 persons per year.)
SLE 2.4	Provide support or recreational services to 50 handicapped or disabled persons. (10 persons per year.)
SLE 2.5	Provide services to 100 abused and/or neglected children. (20 children per year.)
SLE 2.6	<i>Provide case management and other related services to 25 incapacitated persons (5 persons per year)</i>

* goals italicized and in bold denote additions to FY 2005-2010 goals.

Priority: *Provide assistance to individuals, neighborhoods and businesses through the utilization of human resources, such as education and job training and business assistance programs to extremely low-, low- and moderate-income families and groups.*

The expansion of economic opportunities for individuals, neighborhoods and businesses must encompass the participation of educational and job training services and assistance to businesses to assist extremely low-income, low-income and moderate-income families, small businesses, and to provide infrastructure improvements for neighborhoods.

ED 1: Objective 1: Providing assistance to extremely low-, low- and moderate-income individuals.

There is a need for education and job training in the County among this group of persons.

Five (5) Year Goals:

ED 1.1 Provide assistance to **500** illiterate persons. (100 persons per year.)

ED 1.2 Provide supportive services at least ten (**10**) persons. (2 persons per year.)

ED 2: Objective 2: Providing assistance to extremely low-, low- and moderate-income neighborhoods and communities.

From job creation to the construction of sanitary water and sewer lines, neighborhoods benefit economically from assistance. Expanding economic opportunities to neighborhoods involves both businesses and individuals - one cannot operate exclusively without the other. Addressing the expansion of economic opportunities of neighborhoods in the County also entails the provision of decent housing, accompanied by a suitable living environment. In addition, planning these improvements is vitally important to the economic future of these communities.

Five (5) Year Goals:

ED 2.1 Reconstruction or paving of streets in at least one (**1**) community.

ED 2.2 Construction of flood drainage improvements in at least one (**1**) community.

ED 2.3 Construction of new water and/or sewer improvements in at least one (**1**) community.

ED 2.4 Construction of at least one (**1**) community or recreational center.

ED 2.5 Park improvements in at least one (**1**) community.

ED 2.6 Provide housing assistance programs (tap-ins, septic tanks) in at least two (2) communities.

ED 2.7 Provide for the demolition of at least five (5) structures (1 structure per year)

ED 2.8 Provide waste management improvements in at least 1 community.

ED 2.9 Provide planning assistance to at least one community.

Obstacles To Meeting Underserved Needs:

1. County does not have a mass transit system.
2. Lack of training of under-skilled and low-skill workers.
3. Lack of minority economic development loans through private resources.
4. Proposed industries are not required to correspond to the occupational requirements of the local unemployed.

Available Resources:

Community Development Block Grant (CDBG) Program funds; and
CDBG-IKE Non-housing program funds.

Table 3.3 provides a summary the FY 2010-2015 Economic Development Objectives.

C. Geographic Priorities

Fort Bend County's service area includes the unincorporated area within Fort Bend County and the incorporated areas within the County that have signed cooperative agreements with the County. Currently the Fort Bend County service area includes the cities of Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. The Fort Bend County service area excludes the communities of Houston, Katy, Missouri City and Sugar Land. The County does not allocate funds in a geographic manner. The cities submit project proposals, annually, and the proposals are evaluated competitively.

D. Barriers To Affordable Housing

As stated previously in this report, Fort Bend County does not impose any regulatory barriers to affordable and supportive housing. The County does not have any land use controls and there is no countywide building code. The existing permitting process focuses on the evaluation of base elevations for flood control purposes and the installation of septic tanks. Thus, Fort Bend County does not have any public policies that are excessive, exclusionary, discriminatory or duplicative aspects of other policies that may constitute barriers to affordability in the County.

Table 3.3: Summary of Economic Development Objectives, Fort Bend County, FY 2010.

ED 1	Objective 1: Providing assistance to extremely-low-, low- and moderate-income individuals.
ED 1.1	Provide assistance to 500 illiterate persons in the County. (100 persons per year.)
ED 1.2	Provide supportive services at least ten (10) persons. (2 persons per year.)
ED 2	Objective 2: Providing assistance to extremely-low-, low- and moderate-income neighborhoods and communities.
ED 2.1	Reconstruction or paving of streets in at least one (1) community.
ED 2.2	Construction of flood drainage improvements in at least one (1) community.
ED 2.3	Construction of new water and/or sewer improvements in at least one (1) community.
ED 2.4	Construction of at least one (1) community or recreational center.
ED 2.5	Park improvements in at least one (1) community.
ED 2.6	Provide housing assistance programs (tap-ins, septic tanks) in at least two (2) low-income communities.
ED 2.7	<i>Provide for the demolition of at least five (5) structures (1 structure per year)</i>
ED 2.8	<i>Provide waste management improvements in at least 1 community.</i>
ED 2.9	<i>Provide planning assistance to at least one community.</i>

* goals italicized and in bold denote additions to FY 2005-2010 goals

E. Lead-Based Paint Hazards

The Fort Bend County Health Department does not collect data, including data on lead-based paint hazards or poisonings. Local child welfare agencies and the Texas Department of Health cannot release any information, including names and addresses regarding lead-based paint hazards and poisonings to the general public since this medical information is confidential.

The staff of the Community Development Department estimates that 12,915 housing units or 19 percent of the total housing units in Fort Bend County's service area may contain potential lead-based paint hazards. The County through its Housing Rehabilitation Program tests for lead-based paint and will notify homeowners if potential lead based paint hazards are identified.

F. Anti-Poverty Strategy

In general, there are a variety of interrelated reasons for poverty. The reasons why particular individuals and families are living in poverty are as numerous as the persons themselves. Thus, any strategy to address the effects of poverty must include a variety of approaches since no single approach will work for everyone who is poor. Therefore, a comprehensive approach embracing the traditional approaches to combating poverty such as overall economic growth, job creation, education and training, eliminating societal and economic barriers, and direct income support and assistance is needed.

Fort Bend County's housing-related, anti-poverty strategy will be to increase the supply of affordable and supportive housing in the County and to work with existing service providers to increase the services available to persons assisted. Increased coordination of affordable housing and supportive housing programs with existing social service providers, government agencies, and private organizations will reduce the fragmentation of services and overcome the lack of information among service providers and individuals and families living in poverty regarding existing programs and sources of funds. Foremost among the County's anti-poverty programmatic efforts are the Literacy Volunteers Student/Tutor Program, the Senior Citizen's Meals on Wheels Program, the Fort Bend CORPS Minor Housing Repair Program, and the County's Housing Rehabilitation Program.

G. Institutional Structure

In this section, Fort Bend County explains the institutional structure, including the private industry, non-profit organizations, and public institutions, through which the County will carry out its housing and community development plan, assessing the strengths and gaps in that delivery system.

There are entities that will assist Fort Bend County in the implementation of the County's Housing and Community Development Plan: These entities are discussed in the following section and have been classified as either, private industry, non-profit organizations, public institutions or local governments.

a. Private Industry

Several financial institutions and private developers have expressed interest in becoming more actively involved in affordable housing, especially downpayment and closing costs programs. Currently the County is working with these parties to develop projects.

b. Non-Profit Organizations

ARC of FBC: The organization provides services to disabled adults. This program provides a social and recreation program with CDBG funds.

Brazos Bend Guardianship: This organization provides case management and other services to incapacitated persons. This program provides these services with CDBG program funds.

Child Advocates: This organization provides support to neglected and abused children. This program provides counseling for youth and their families with CDBG funds.

Fort Bend CORPS: The Fort Bend CORPS operates a volunteer home repair program. The County will fund a roof, home and septic tank repair program with CDBG funds. In addition, this organization will use HOME and NSP funds to reconstructed owner occupied housing.

Fort Bend Senior Citizens, Inc.: This organization provides case management and home delivered meals for elderly residents of Fort Bend County.

Literacy Council of Fort Bend County: This organization provides volunteers to work one-on-one with adults needing help in basic reading skills and on a small group basis with adults needing help with English language skills.

Habitat for Humanity: Fort Bend County Habitat for Humanity constructs and finances affordable housing for subsequent sale to low-income families. Habitat will use HOME and NSP program funds to acquire vacant property and construct new homes for low income families.

The Fort Bend Women's Center: This organization operates a shelter for abused women and their children. The County renovated the shelter facility to meet proper housing codes and handicapped accessibility (ADA requirements) standards.

Southeast Texas Housing Finance Corporation (SETHFC): In the past, this organization implemented a HOPE 3 Homeownership Program in parts of Fort Bend County. Currently, SETHFC is administering the County's homebuyer program with NSP funds.

Several other non-profit organizations have expressed interest in the construction or rehabilitation of properties in order to increase the supply of affordable and/or supportive housing. However, these agencies may have to expand and train their staffs, secure more funding, or create new agencies in order to develop the administrative and financial capacity to plan and manage housing-related projects.

c. Public Institutions

Rosenberg Public Housing Authority (PHA): Administers a small Section 8 certificate program for the City of Rosenberg. Currently, the PHA administers 220 certificates. The Rosenberg PHA also is administering a Hurricane housing program. The Authority has only one full-time and one part-time staff person and is open three days a week.

d. Local Governments

The following cities will be part of the County's service area during the period covered by the FY 2010 Consolidated Plan: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Needville, Meadows Place Orchard, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. These cities work with County to provide services to the residents of their communities. As stated previously, water, sewer, drainage, and streets improvements are needed in many of these areas. These cities often work with the State of Texas, the County, and adjacent communities to find solutions to problems in their communities.

Fort Bend County administers a Housing Rehabilitation Program through the Fort Bend County Community Development Department. The Housing Rehabilitation Program provides assistance to low- and moderate-income persons to make needed repairs to their homes to bring these homes up to the County's Housing Standards. The program also will correct code violations if the property is located within an area where housing codes are applicable. There is a \$25,000 limit on repairs. This program has a waiting list of over 50 low-income homeowners. In addition, the department is administering a HOME Program, deferred payment loan program with a \$25,000 limit on repairs.

e. Overcoming Gaps In The Delivery System

There are several institutional gaps in Fort Bend County's consolidated planning strategy. The major gap identified was the lack of public, non-profit, and private organizations with the administrative capacity, experience and financial resources to successfully plan, administer, and manage projects. During the period covered by this Consolidated Plan, the FBCCDD will attempt to strengthen the institutional structure of the delivery system in Fort Bend County. FBCCDD will continue to provide interested organizations with information on community development and housing related training programs and conferences and increase the amount of technical assistance provided to neighborhoods as part of the effort to facilitate the development of neighborhood-based organizations. In addition, FBCCDD will encourage proposals for competitive programs from existing, non-profit organizations interested in developing or expanding programs. FBCCDD will provide technical assistance to those organizations that intend to submit proposals and applications for funds during the forthcoming program years.

H. Coordination

Fort Bend County will use the assistance provided by programs created by the National Affordable Housing Act (NAHA) to leverage private and non-federal public resources to achieve its consolidated planning goals. The County will explore using resources offered by non-profit agencies such as the United Way and the Fort Bend Housing Finance Corporation, and private resources such as banks and foundations to implement the goals outlined in the consolidated plan. Fort Bend County expects resources to be made available from the U.S. Department of Housing and Urban Development, the Texas Department of Housing and Community Affairs and the Texas Housing Trust Fund to develop and support existing and new community development and housing programs. As stated previously, the County does not have a PHA and has no authority

over the Rosenberg PHA, which administers the Section 8 Program in the Rosenberg area. However, the County will encourage private and governmental health, mental health, and service agencies that do not work with the Rosenberg PHA to enhance coordination of services with Rosenberg PHA clients. Moreover, any future assisted housing providers will be encouraged to coordinate services with service providers.

The Fort Bend County Community Development Department will provide technical assistance and staff support for applications submitted by local non-profits and local governments to other agencies.

I. Monitoring Strategy

Fort Bend County's Monitoring Strategy is included in the appendices.

J. Public Housing Agency

In this section, the County describes the organizational relationship between the County and the public housing agency. At the present time, there is not a public housing agency for Fort Bend County, only the City of Rosenberg has a public housing agency. The Rosenberg PHA does not own any public housing; it administers a Section 8 Program. Fort Bend County does not have any formal authority regarding the appointing of commissioners or the board of the Rosenberg PHA; proposed development sites; the comprehensive plan of the Rosenberg PHA, or any proposed demolition or disposition of public housing developments. In the past, Fort Bend County provided CDBG Program funds for daycare services for participants of the Rosenberg PHA's Family Self-Sufficiency Program. The County's relationship with the Rosenberg PHA was limited to the hiring, contracting, procurement and the provisions of services to those activities directly related to CDBG-funded day-care services.

K. Public Housing Resident Initiatives

There is no public housing in Fort Bend County. This section is not applicable.

a. Table 4A: Priority Public Housing Needs Local Jurisdiction

Since Fort Bend County does not have a public housing authority, this table was not completed as part of the Consolidated Plan.