

## Executive Summary

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

#### 1. Introduction

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.

The County's five-year Consolidated Plan covers the period from September 1, 2015 to August 31, 2020. The plan follows the template prescribed by the U.S. Department of Housing and Urban Development (HUD). The plan is divided into the following sections:

Executive Summary

The Process

Needs Assessment

Market Analysis

Strategic Plan

First-Year Action Plan

Certifications

Appendices

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

The information provided in the Needs Assessment was analyzed to provide a picture of the County's needs related to affordable housing, special needs housing, community development, and homelessness. The needs assessment information, in conjunction with information gathered through consultations, the public participation process and needs identified in the County's previous Consolidated Plans formed the basis for the Strategic Plan and the programs and projects to be administered in the Annual Action Plan.

Fort Bend County, Texas is one of the fastest growing and most diverse counties within the United States. According to the 2011 American Community Survey (ACS), the County's service area population grew 83 percent to 384,793 persons from 2000 to 2011. This population includes 119,046 households and an estimated 30,276 households had incomes below 80 percent of HUD Annual Median Family Income (HAMFI). This is 25.43 percent of the total number of households.

There is great need for affordable housing for persons and households with incomes below eighty (80) percent of HAMFI. Effective June 1, 2015, the 80% percent income category maximum was \$55,450 for a four person households. The income category maximums vary according to household size. Small households had the largest total number of low and moderate income households, 13,515. Fifty (50) percent of households with at least one person aged 75 years or older had incomes below eighty (80) percent of HAMFI although there were only 3,238 total households in this category.

The majority of housing in the County is single-family, owner-occupied housing. There is a need for rental housing and a great need for safe, decent, affordable rental housing for single persons, families and seniors.

There is a great need for special needs housing. Special needs housing is housing for non-homeless persons with special needs including the elderly, the frail elderly, persons with disabilities, persons with alcohol/drug addictions, and persons with AIDs. According to the 2013 American Community Survey there were 42,819 persons with a disability in the County. Almost half of these persons were in the workforce and almost nine percent were in the workforce and over the age of 65 years old.

The greatest homeless needs included shelter, services and permanent supportive housing especially for special needs persons and the chronically homeless. The need for safe, decent, affordable housing is exacerbated by the fact that Fort Bend County does not have a public housing authority to provide assistance to individuals and families.

The greatest community development infrastructure needs included water and sewer improvements. The greatest community development public service needs were for services for special needs populations and transportation.

### **3. Evaluation of past performance**

## **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.

### **4. Summary of citizen participation process and consultation process**

A series of three public meetings and a public hearing were held during the development of the Consolidated Plan.

The Fort Bend County FY 2015 Consolidated Plan Draft was available for public review and comment from Friday, May 29, 2015 to Monday, June 29, 2015. The public was encouraged to review this document and submit comments. The Consolidated Plan Executive Summary can be reviewed on the Fort Bend County Community Development Department website: <http://www.fortbendcountytexas.gov/> In addition, complete copies of the Consolidated Plan were available from the Fort Bend Community Development Department, 301 Jackson St., Suite 602, Richmond, Texas, 77469, upon request.

A public meeting was held on Wednesday, June 10, 2015, 10:00 a.m., at the William B. Travis Building, 301 Jackson St., 1st Floor Meeting Room, Richmond, Texas to receive comments from the public regarding the draft FY 2015 Consolidated Plan. The public was encouraged to attend and to submit comments to Marilyn Kindell, Community Development Director, at the Fort Bend County Community Development Department, 301 Jackson St., Suite 602, Richmond, Texas, 77469. Any comments were incorporated into the draft Consolidated Plan document, as appropriate.

### **5. Summary of public comments**

No public comments were received during the thirty day comment period. Comment received during the development of the plan are included the public participation sections of the report.

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

No public comments were received during the thirty day comment period. Comment received during the development of the plan are included the public participation sections of the report.

### **7. Summary**

Fort Bend County's FY 2015-2020 Consolidated Plan used information gathered through consultations, the public participation process and needs identified in the County's previous Consolidated Plans to develop the Strategic Plan, to establish objectives and goals, and to prioritize the programs and projects to be administered in the Annual Action Plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	FORT BEND COUNTY	Fort Bend County Community Development Department
HOME Administrator	FORT BEND COUNTY	Fort Bend County Community Development Department
ESG Administrator	FORT BEND COUNTY	Fort Bend County Community Development Department

**Table 1 – Responsible Agencies**

### Narrative

The Fort Bend County Community Development Department will be the lead agency in the Consolidated Planning Process required by HUD. The staff of the Fort Bend County Community Development Department manages the Consolidated Plan development process and develops the actual Consolidated Plan, Consolidated Annual Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) documents.

The service area for the Fort Bend County FYs 2015-2020 Consolidated Plan includes the unincorporated area of the County and all the incorporated areas of the County that have entered into 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, Pearland or Sugar Land. In 2008, the community of Weston Lakes incorporated.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

During the preparations of the FYs 2015-2020 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.

A needs assessment survey was conducted of interested individuals, non-profits, and local governments regarding the needs of the County during the development of the FYs 2015-2020 Consolidated Plan. These survey results along with public input and the HUD data were used to update the Consolidated Plan. Overall, the County's long-term priority needs did not change significantly from the FYs 2010-2015 plan.

As part of the process, the Fort Bend County Community Development Department staff, held three public meetings, one public hearing, and conducted a needs assessment survey. In addition, information including meeting notices and surveys were posted on the County's website and in a newspaper of general circulation.

A public meeting was held at 10:00 a.m. on Thursday, February 17, 2015, at the Fort Bend County Travis Building, 301 Jackson Street, First Floor Meeting Room, Richmond, Texas to inform the public of anticipated funding levels and to measure community needs. The County's FY 2015 RFPs were issued on Friday, February 13, 2015. An information session or proposer's conference was held on March 4, 2015 to discuss the County's FY 2015 Request for Proposals (RFPs) and to answer questions from interested organizations and local governments. A meeting to inform the public of anticipated funding levels, to measure community needs, and to answer questions from interested organizations and local governments regarding the RFPs was held on Wednesday, March 11, 2015.

On March 11, 2015, a notice of a public hearing was published in a newspaper of local circulation. A public hearing to receive comments regarding the housing and community development needs of low- and moderate-income persons in Fort Bend County, in preparation for the FY 2015 Consolidated Plan was held at Fort Bend County Commissioners Court, 2nd Floor, Fort Bend County Courthouse, 401 Jackson St., Richmond, Texas. No public comments were received.

The deadline for submission of FY 2015 CDBG, HOME, and ESG proposals was Friday, March 20, 2015 at 3 p.m. The County received seventeen (17) CDBG proposals, requesting over \$4,525,346 in funding. The County also received three (3) ESG Program proposals, requesting over \$164,000 in funding along with the previous request for ESG Program funds from the Coalition for the Homeless for Rapid ReHousing Coordinated Access. The County did not receive any HOME Program proposals. The projects recommended for FY 2015 funding are listed in the Annual Action Plan section of this report.

During the thirty-day public review period from May 29, 2015 to June 29, 2020, 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 upon request. A fourth public meeting was held at 10:00 a.m. on Wednesday, June 10, 2015 at the Fort Bend County Travis Building, 301 Jackson Street, First Floor Meeting Room, Richmond, Texas. A summary of comments received during the development of the Consolidated Plan and public thirty day comment period are included in Appendix A. Summary of Citizen Comments.

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

The Fort Bend County Community Development Department has existing relationships with most of the social service and housing providers located within the County. The department maintains mailing lists of individuals, local governments and districts, and nonprofit organizations interested in the CDBG, HOME and ESG Programs. The mailing list is sent notices regarding the availability of program funds, requests for proposals (RFPs), public meetings, and trainings and workshops of interest.

As part of the Consolidated Plan process, the Fort Bend County Community Development Department staff, held four public meetings, one public hearing, and conducted a needs assessment survey. In addition, information including meeting notices and surveys were posted on the County's website and in a newspaper of general circulation. The County also attended monthly meetings of local social service providers to distribute information and surveys during the development of the Consolidated Plan draft.

The Community Development Department Director also is an ex-officio member of the Fort Bend County Housing Finance Corporation Board of Directors and a member of the Steering Committee for the Coalition for the Homeless. Fort Bend County does not have a public housing authority. The City of Rosenberg has a public housing authority, however, it does have any public housing.

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

Marilynn Kindell, the Community Development Department Director, is a member of the Steering Committee for the Coalition for the Homeless. The Coalition for the Homeless administers the Continuum of Care. The County has a representative on the workgroup planning and implementing Coordinated Access for Rapid Rehousing. The CoC's The Way Home Coordinated Access is a centralized or collaborative process designed to coordinate program participant intake, assessments, and referrals to housing. It uses a common screening tool that collects a participant's homeless, disability, criminal background histories to determine the best housing intervention PSH or RRH for that participant. It is the only way to access PSH or RRH in the CoC. PSH has been prioritized for participants that are chronically homeless. RRH is for participants residing in emergency shelters or places not meant for

human habitation. The County will continue to fund Homeless Prevention with ESG Program funds until coordinated access includes homeless prevention assistance. In addition, the County will continue to directly fund Rapid ReHousing assistance to Domestic Violence providers until the Coordinated Access system has adapted confidentiality safeguards required before assistance can be provided to victims of domestic violence.

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

Fort Bend County has a representative on the workgroup planning and implementing Coordinated Access for Rapid Rehousing. This CoC workgroup developed performance standards and outcome measures for Rapid ReHousing and Homeless Prevention assistance. Fort Bend County issues an ESG RFP annually, as part of the Consolidated Plan process. The CoC performance standards and outcomes were incorporated into the County's FY 2014 and FY 2015 ESG RFPs. The subrecipients awarded ESG Program funds were required to follow these standards and performance outcomes.

The County has agreed to align the County's FY 2015 ESG Program funds for Rapid ReHousing assistance through the CoC's coordinated access process. The FY 2015 ESG Program funds will be the first ESG funds allocated to this process.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Housing Authority of the City of Rosenberg
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority coordinates the PHA Plan with the County's Consolidated Plan. The Housing Authority also requires a certification of consistency with the Consolidated. The County reviews the PHA Plan as part of the certification process. The executive director of the Rosenberg PHA completed a needs assessment survey.
2	<b>Agency/Group/Organization</b>	Brazos Bend Guardianship
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Brazos Bend Guardianship has an existing relationship with the County. They are on the mailing list, they attended public meetings and submitted a needs assessment survey. They provide information and advocate for their clients.
3	<b>Agency/Group/Organization</b>	The Arc of Fort Bend County
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The ARC has an existing relationship with the County. The ARC of Fort Bend County is on the mailing list, they attended a public meeting, and completed a needs assessment survey. They provided information and advocated for their clients.
4	<b>Agency/Group/Organization</b>	Blessed Be Hope For Three, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Blessed Be Hope has an existing relationship with the County. Blessed Be Hope is on the mailing list, attended a public meeting, and completed a needs assessment survey. Blessed Be Hope provided information and advocated for their clients.
5	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES OF THE ARCHDIOCESE OF GALVESTON-HOUSTON
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Catholic Charities is on the mailing list, they attend a public meeting and submitted a needs assessment survey. Catholic Charities operates the Mamie George Community Center in north Richmond. They requested information regarding the eligibility of a proposed CDBG project.
6	<b>Agency/Group/Organization</b>	Child Advocates of Fort Bend
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Child Advocates has an existing relationship with the County. Child Advocates is on the mailing list, they attended a public meeting, and completed a needs assessment survey. They provided information and advocated for their clients.
7	<b>Agency/Group/Organization</b>	City of Arcola
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis public water system

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City has an existing relationship with County to provide a public water system for the City. The City is on the mailing list, they attended a public meeting and completed a needs assessment survey. Currently, the County is working on a multi-phase, multi-year and multi-jurisdictional project to construct a public water system.
8	<b>Agency/Group/Organization</b>	CITY OF HOUSTON
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing Other government - Local CoC ESG Coordinated Access
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs CoC ESG Coordinated Access
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Houston, Harris County, Fort Bend County, and the City of Pasadena participate in CoC's Coordinate Access process for ESG grantees. The jurisdiction's meet monthly to discuss issues regarding Coordinated Access.
9	<b>Agency/Group/Organization</b>	KENDLETON
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Kendleton is on the mailing list, a representative attended a public meeting to discuss possible projects and they completed the needs assessment survey. The provided information and advocated for their community.

10	<b>Agency/Group/Organization</b>	City of Richmond
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing Other government - Local Civic Leaders Business and Civic Leaders Planning
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Richmond has an existing relationship with the County. The City of Richmond is on the mailing list, they attended a public meetings and completed a needs assessment survey. Currently, the City of Richmond undertaking a Historic District Plan. They are coordinating this plan with the County since many of the County offices are located within the historic district. The City provided information regarding the needs of its residents and advocated for them. The City of Richmond also wants to develop a CHDO to provide affordable housing within the City.
11	<b>Agency/Group/Organization</b>	COALITION FOR THE HOMELESS OF HOUSTON/HARRIS COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-Employment Service-Fair Housing CoC
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Coalition For the Homeless administers the Continuum of Care that includes Fort Bend County. The County is participating in the development and implementation of the Coordinated Access system. A representative of the County meets monthly as part of the ESG and Rapid Re-Housing Expansion Workgroup. The County is using the Coordinated Access Guidelines, Performance Standards and Outcomes for the administration of the Fort Bend County ESG Program funds.
12	<b>Agency/Group/Organization</b>	FORT BEND COMMUNITY REVITALIZATION PROJECTS (FB CORPS)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Health Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Fort Bend CORPs has an existing relationship with the County. They are on the mailing list, they attend a public meeting, completed a needs assessment survey and provided information for some sections of the Consolidated Plan and advocated for their clients.
13	<b>Agency/Group/Organization</b>	Fort Bend Seniors
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fort Bend Seniors has an existing relationship with the County. The FB Seniors are on the mailing lists, attended a public meeting, and completed a needs assessment survey. The FB Seniors provide information and advocate for their clients.

14	<b>Agency/Group/Organization</b>	Fort Bend County Women's Center, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Service-Fair Housing Services - Victims Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Fort Bend County Women's Center has an existing relationship with the County. They are on the mailing list, attended a public meeting, and completed a needs assessment survey. The FBCWC operates a Shelter Plus Care Program through the County. The FBCWC provides information and advocated for its clients.
15	<b>Agency/Group/Organization</b>	LITERACY VOLUNTEERS OF FORT BEND COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Literacy Volunteers of Fort Bend County has an existing relationship with the County. The Literacy Volunteers use County libraries to provides services to their clients. The Literacy Volunteers provided information and advocated for their clients.
16	<b>Agency/Group/Organization</b>	The Mayberry Foundation
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health pregnant teenagers

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Mayberry Foundation is on the mailing list, attended a public meeting and completed a needs assessment survey. The Foundation advocated for its proposed clients.
17	<b>Agency/Group/Organization</b>	Mission Bend South Community Improvement Association
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Mission Bend South Community Improvement Association is on the mailing list, attended public meetings, and completed a needs survey. This organization provided information and advocated for its residents.
18	<b>Agency/Group/Organization</b>	MISSOURI CITY
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing CoC
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Missouri City is located within Fort Bend County and a HUD CDBG grantee. Missouri City is not an ESG grantee. The County is working with the CoC to provide Coordinated Access that will provide assistance to homeless and individuals at risk of homelessness in the Missouri City. The County has consulted Missouri City regarding this issue and plans to continue to consult and coordinate with the City.
19	<b>Agency/Group/Organization</b>	Nuevo Pueblo Housing CDC, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Nuevo Pueblo Housing CDC is on the mailing list, attended a public meeting and submitted a needs assessment survey. The CDC is interested in building affordable housing in the City of Richmond. The Community Development Department met with a representative of the CDC and the City of Richmond regarding available program funding. The County anticipates an application for HOME Program funds in the future.
20	<b>Agency/Group/Organization</b>	Parks Youth Ranch, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Parks Youth Ranch (PYR) has an existing relationship with the County. The PYR is on the mailing list, attended a public meeting and completed a needs assessment survey. The PYR provided information and advocated for its clients.
21	<b>Agency/Group/Organization</b>	THE SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Salvation Army has an existing relationship with the County and is on the mailing list. The Salvation Army attended a public meeting and submitted a needs assessment survey. The Salvation Army is participating in the Coordinated Access System being developed and implemented by the CoC. They provided information and advocated for their clients.
22	<b>Agency/Group/Organization</b>	Second Mile Mission Center
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Second Mile Mission Center is on the mailing list and completed a needs assessment survey. They advocated for their clients.
23	<b>Agency/Group/Organization</b>	PASADENA
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Services-homeless CoC
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Pasadena participates in the CoC ESG Rapid ReHousing Workgroup. This group meets monthly to consult and coordinate the development and implementation of the Coordinated Access system.
24	<b>Agency/Group/Organization</b>	SER-Jobs For Progress of the Texas Gulf Coast
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SER-Jobs For Progress is on the mailing list. They completed a needs assessment survey.

25	<b>Agency/Group/Organization</b>	United Way of Greater Houston
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The United Way of Greater Houston, Fort Bend County Service Center has an existing relationship with the County. The United Way sponsors Fort Bend CONNECT. This is a community-networking group which includes members from a wide variety of organizations who strive to address multiple health and human service needs in Fort Bend County. Several County employees hold leadership positions with this group. The Community Development Department announced the Consolidated Plan process including public meetings and the availability of the needs assessment at their monthly meetings. The County was able to provide outreach to more individuals and organizations through this group.
26	<b>Agency/Group/Organization</b>	Fort Bend YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The YMCA has several locations within Fort Bend County. The YMCA completed the needs assessment survey. The YMCA advocated for children's programs and for homeless programs and shelters.
27	<b>Agency/Group/Organization</b>	HARRIS COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing Other government - County CoC
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Harris County participates in the CoC ESG Rapid ReHousing Workgroup. This group meets monthly to consult and coordinate the development and implementation of the Coordinated Access system.
28	<b>Agency/Group/Organization</b>	Houston-Galveston Area Council
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Fair Housing

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Houston Galveston Area Council (H-GAC) provides planning services and administers the Disaster Recovery Programs within Fort Bend County. FBC Community Development Department staff contacted H-GAC regarding the availability of housing and services for Fort Bend County residents.
29	<b>Agency/Group/Organization</b>	Rosenberg-Richmond Helping Hands, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Food
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Rosenberg-Richmond Helping Hands, Inc. completed a needs assessment survey. They also asked to be placed on the CDBG and ESG mailing lists.
30	<b>Agency/Group/Organization</b>	City of Rosenberg
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County has an existing relationship with the City of Rosenberg. The City is on the mailing list, they attended a public meeting and submitted a needs assessment survey. The provided information and advocated for their residents.

31	<b>Agency/Group/Organization</b>	Fort Bend County Social Services Department
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Fort Bend County Social Services Department administers an ESG Rapid ReHousing and Homeless Prevention Program. The attended a public meeting and completed a needs assessment survey. The were consulted regarding the Coordinated Access system.
32	<b>Agency/Group/Organization</b>	Fort Bend County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Fort Bend County Health Department provides information and data on local issues. They were contacted regarding the availability of data for the Consolidated Plan.
33	<b>Agency/Group/Organization</b>	Fort Bend County MUD #19
	<b>Agency/Group/Organization Type</b>	Utility District

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County has an existing relationship with FBC MUD No. 19. This MUD services the Riverwood subdivision in the unincorporated area of the County. A representative of the district completed the needs assessment survey and attended a public meeting. The district provided information regarding the needs of residents and advocated for them.

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

Community Development Department staff conducted outreach efforts that included emailed and mailed public notices and needs assessment surveys to every individual, organization and local government on the mailing lists. In addition, the needs assessment survey was distributed at all public meetings. Some individuals, organizations, and local governments did not respond. Reminder notices regarding the surveys were emailed to everyone on the mailing lists. Community Development Department staff also personally contacted local governments with primarily low and moderate income populations to encourage them to submit the surveys. Some local governments, especially those without primarily low and moderate income populations, did not submit the surveys and/or attend the public meetings. The most prominent nonprofit that did not respond to requests to complete the needs assessment was Texana MHMR. Also, a representative of this organization did not attend a public meeting or otherwise provide information.

Note: Some organizations were left out of the table 2 because they caused error messages in IDIS. These organizations included the City of Pleak and the Boys & Girls Club.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition For the Homeless Houston/Harris County	Coalition goals incorporated into Consolidated Plan especially Coordinated Access and Rapid ReHousing.
The Way Home	Coalition for the Homeless Houston/Harris County	Goals for Rapid ReHousing and Homelessness Prevention included as County goals.

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Fort Bend County Criminal Justice Community Plan	Fort Bend County	Need for affordable housing, domestic violence services, child abuse and neglect services
Fort Bend County Parks Master Plan Update 2015	Fort Bend County	Need for park facilities, open space and county-wide planning.
Fulshear Comprehensive Plan	City of Fulshear	Need for water, sewer, drainage and community center improvements.
Fifth Street Neighborhood Plan and Market Study	Fort Bend County	Need for housing, economic development and community planning.
20-Year Growth Plan Kendleton	City of Kendleton	Need for water, sewer, economic development and park improvements.
City of Richmond Comprehensive Plan	City of Richmond	Need for housing, water and sewer improvements.
Historic Richmond, Texas: A Downtown Vision	City of Richmond	Need for housing, water, sewer, ADA improvements and economic development.
Arcola-Fresno Regional Water/Wastewater Planning	Fort Bend County	Need for public water and sewer system in unincorporated area. (colonia)
Comprehensive Economic Development Strategy (CEDs)	H-GAC	Need for housing and infrastructure systems including water, sewer, drainage.
Our Great Region 2040	H-GAC	Need for water systems, housing especially special needs housing and literacy programs.
Fair Housing Equity Assessment	H-GAC	Need for regional approach to fair housing issues. Need for affordable rental housing.

**Table 3 – Other local / regional / federal planning efforts**

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

Fort Bend County’s service area includes the unincorporated area of the County and all the incorporated areas of the County that have entered into 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, Pearland or Sugar Land. The County works with the incorporated areas especially those with CDBG low and moderate-income eligible areas in planning and implementing

public improvements and facilities. In addition, the County works with local non-profits that provide services to both incorporated cities and unincorporated areas of the County.

The County works with other entitlement jurisdictions including the Cities of Houston, Missouri City, Pasadena and Sugar Land to coordinate projects that benefit residents of more than one jurisdiction.

**Narrative (optional):**

Fort Bend County has a close working relationships with the Cities and towns that participate in the County's Urban County program and with many of the local non-profits. The rapid growth of the County's population makes it essential that the County monitor changes in needs of the residents in the County.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

As part of the Consolidated Plan development process, the Fort Bend County Community Development Department staff, held three public meetings, one public hearing, and conducted a needs assessment survey. In addition, information including meeting notices and surveys were posted on the County's website and in a newspaper of general circulation.

A public meeting was held at 10:00 a.m. on Thursday, February 17, 2015, at the Fort Bend County Travis Building, 301 Jackson Street, First Floor Meeting Room, Richmond, Texas to inform the public of anticipated funding levels and to measure community needs. The County's FY 2015 RFPs were issued on Friday, February 13, 2015. An information session or proposer's conference was held on March 4, 2015 to discuss the County's FY 2015 Request for Proposals (RFPs) and to answer questions from interested organizations and local governments. A meeting to inform the public of anticipated funding levels, to measure community needs, and to answer questions from interested organizations and local governments regarding the RFPs was held on Wednesday, March 11, 2015.

On March 11, 2015 a notice of a public hearing was published in a newspaper of general circulation. A public hearing was held on Tuesday, March 24, 2015 at 1:00 p.m. at Fort Bend County Commissioners Court, 2nd Floor, Fort Bend County Courthouse, 401 Jackson St., Richmond, Texas.

The deadline for submission of FY 2015 CDBG, HOME, and ESG proposals was Friday, March 20, 2015 at 3 p.m. The County received seventeen (17) CDBG proposals, requesting over \$4,525,346 in funding. The County also received three (3) ESG Program proposals, requesting over \$164,000 in funding along with the previous request for ESG Program funds from the Coalition for the Homeless for Rapid ReHousing Coordinated Access. The County did not receive any HOME Program proposals. The projects recommended for FY 2015 funding are listed in the Annual Action Plan section of this report.

During the thirty-day public review period from May 29, 2015 to June 29, 2020, 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 upon request. A fourth public meeting was held at 10:00 a.m. on Wednesday, June 10, 2015 at the Fort Bend County Travis Building, 301 Jackson Street, First Floor Meeting Room, Richmond, Texas.

The citizen participation impacted goal-setting in that most of the public meeting participants are interested in obtaining federal funds for their residents or clients. The Consolidated Plan needs assessment survey conducted by the County showed a differences in responses between local governments and non-profit responses. Generally, local government respondents placed a high priority on public facilities and/or improvements and economic development and non-profit respondents placed a high priority on public services.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Needs Assessment Survey	Non-targeted/broad community  Local governments and non-profit service providers	Needs Assessment Survey was emailed and mailed to individuals, local governments, and non-profits on mailing list. Also, the survey was posted on the County website.	no comments	no comments	
2	Newspaper Ad	Non-targeted/broad community	Public Notice published in local paper of general circulation and placed on County website.	no comments	no comments	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Request For Proposals (RFPS)	Mailing Llist	See March 4, 2015 Second Public Meeting/Proposer's Conference	no comments	Some proposals not eligible for CDBG Program fundings as written.	
4	Fort Bend CONNECT Meeting	Meeting of service providers	Fort Bend CONNECT Meeting: Friday, February 13, 2015. Mamie George Community Center, Richmond, Texas. This is a community-networking group which includes members from a wide variety of organizations who strive to address multiple health and human service needs in Fort Bend County. FBC staff distributed public notices and needs assessment surveys.	A representative of Second Mile Mission stated the need for funding for homeless services. Several surveys given out.	All comments were accepted.	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	Second Public Meeting/Proposer's Conference: Wednesday, March 4, 2015.	Twenty-four persons attended meeting. Comments included the need and eligibility of case management services for the elderly; eligibility of the City of Beasley for CDBG Program funding based on 2014 LMISD; the eligibility of sidewalks for CDBG Program funding	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/broad community	Third Public Meeting: Wednesday, March 11, 2015.	Four persons attended. Representative of the Salvation Army inquired regarding Coordinated Access and the FY 2015 ESG Program funds. Ms. Binkovitz inquired regarding the need for water and sewer systems in the unincorporated area of the County. Ms. Jenkins, representative of the City of Kendleton inquired about the need for and the eligibility of community center for the Kendleton area.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Newspaper Ad	Non-targeted/broad community	Public Notice: March 11, 2015: Published in newspaper of general circulation regarding the public hearing to held on Tuesday, March 24, 2015.	no comments	no comments	
9	Public Hearing	Non-targeted/broad community	Public Hearing: March 24, 2015, Fort Bend County Commissioners Court, 401 Jackson, Commissioners Court Room, Richmond, Texas. 1 p.m.	No comments were received by Commissioners Court.	No comments were received by Commissioners Court.	
10	Newspaper Ad	Non-targeted/broad community	Public Notice published May 27, 2015 in local paper of general circulation and placed on County website. Notice announced thirty day comment period.	no comments	no comments were not accepted	

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
11	Public Meeting	Non-targeted/broad community	Fourth Public Meeting: June 10, 2015. No persons attended the public meeting.	No comments were received by FBC Community Development Department Staff.	No comments were received by FBC Community Development Department Staff.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The needs assessment provides a concise summary of Fort Bend County's estimated housing needs projected for the ensuing five-year period. The needs assessment includes the following sections:

Housing Needs Assessment

Disproportionately Greater Need

Public Housing

Homeless Needs Assessment

Non-Homeless Special Needs Assessment

Non-Housing Community Development Needs

The following tables include data provided by the U.S. Department of Housing Urban Development (HUD) for Fort Bend County's service area. 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. The Fort Bend County Service Area includes the cities of Arcola, Beasley, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, Thompsons and Weston Lakes. The County's service area excludes those sections of the communities of Katy, Missouri City, Sugar Land, Pearland and the City of Houston located within Fort Bend County.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Fort Bend County, Texas is one of the fastest growing and most diverse areas within in the U.S. This growth is expected to continue during the five years covered by this report. The following table shows the dramatic growth of Fort Bend County from 2000 to 2011.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	209,740	384,793	83%
Households	65,224	119,033	82%
Median Income	\$63,831.00	\$82,571.00	29%

**Table 1 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	8,159	9,118	12,999	9,720	79,050
Small Family Households *	3,216	3,857	6,442	5,051	53,889
Large Family Households *	1,209	1,761	2,498	1,903	10,434
Household contains at least one person 62-74 years of age	1,176	1,595	2,335	1,532	9,276
Household contains at least one person age 75 or older	825	1,186	1,227	372	2,465
Households with one or more children 6 years old or younger *	2,190	2,274	3,781	2,868	18,893

\* the highest income category for these family types is >80% HAMFI

**Table 2 - Total Households Table**

Data Source: 2007-2011 CHAS

### Number of Households Table

The table shows the number of households by income level and family type. According to HUD, a household is defined as one or more persons occupying a housing unit. 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.

In 2011, the Fort Bend County service area included 119,046 households. An estimated 30,276 households had incomes below 80 percent of HAMFI. This is 25.43 percent of the total number. Almost seven percent of the total number of households in the County's service area had incomes between 0 and 30 percent of HAMFI. Seven percent had incomes between 30 and 50 percent, eleven percent between 50 and 80 percent.

The number and percentage of low and moderate income households varies among the household types listed in Table 2. Small households had the largest total number of low and moderate income households, 13,515. However, these households only represented about 19 percent of the total number of small households.

In comparison, over fifty percent of the households with at least one person aged 75 years or older were low and moderate income. However, the number of low and moderate income households totaled 3,238 households, only.

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	144	90	0	40	274	189	14	0	85	288
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	90	80	95	50	315	69	10	106	45	230
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	345	484	419	153	1,401	240	254	309	190	993
Housing cost burden greater than 50% of income (and none of the above problems)	2,370	1,430	553	70	4,423	2,409	2,516	2,816	834	8,575
Housing cost burden greater than 30% of income (and none of the above problems)	138	1,016	1,707	549	3,410	547	1,195	2,582	2,494	6,818

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	364	0	0	0	364	420	0	0	0	420

**Table 3 – Housing Problems Table**

Data 2007-2011 CHAS

Source:

### Housing Needs Summary Table: Housing Problems

The table lists the housing problems by income and tenure type. 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 3 also shows that low and moderate income households represented over eighty percent or more of the total number of renter households with housing problems, regardless of problem. For owners, low and moderate income households represented over seventy percent of the total number of owner household problems, except for 30 percent cost burden.

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,945	2,084	1,068	313	6,410	2,910	2,795	3,220	1,154	10,079
Having none of four housing problems	673	1,560	3,244	2,404	7,881	824	2,676	5,474	5,856	14,830
Household has negative income, but none of the other housing problems	364	0	0	0	364	420	0	0	0	420

**Table 4 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

**Housing Needs Summary Table: Housing Problems 2**

The table lists the households with one or more severe housing problems. Fort Bend County’s service area includes 16,489 households with one or more of the four housing problems recognized by HUD. Homeowners represent 61.13 percent of this total. Forty-five percent of renters with incomes between 0 and 30 percent of HAMFI had 1 or more housing problems.

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,429	1,411	1,396	4,236	1,272	1,746	2,972	5,990
Large Related	244	567	244	1,055	617	757	1,120	2,494
Elderly	358	308	178	844	910	999	879	2,788
Other	832	639	630	2,101	557	332	564	1,453
Total need by income	2,863	2,925	2,448	8,236	3,356	3,834	5,535	12,725

**Table 5 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

**Cost Burden > 30% Table**

The table lists the low and moderate income households with cost burden greater than 30 percent by income category and tenure. In Fort Bend County’s service area 20,961 low and moderate income households reported cost burden over 30 percent. The majority, 12,725 were home owners and 8,236 were renters. Small owner households with incomes between 50 and 80 percent of HAMFI had the largest number of low and moderate income households with cost burden, 2,972. Large renter households with incomes between 30 and 50% of HAMFI reported the highest percentage of households with cost burden 53.74 percent.

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,359	805	244	2,408	1,057	1,312	1,478	3,847
Large Related	219	255	39	513	484	454	457	1,395
Elderly	329	179	89	597	634	579	434	1,647
Other	773	310	180	1,263	492	223	439	1,154
Total need by income	2,680	1,549	552	4,781	2,667	2,568	2,808	8,043

**Table 6 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

#### Cost Burden > 50% Table

The table lists the low and moderate income households with cost burden greater than 50 percent by income category and tenure. In Fort Bend County’s service area, 12,824 low and moderate income households reported cost burden greater than 50 percent. The largest number of low- and moderate-income households with cost burden over 50 percent were small owner households with incomes between 50 and 80 percent of AMI, 1,478. Small renter households reported the highest percentage of cost burden over 50 percent at 56.44 percent. The majority of renter households with incomes below 50 percent reported cost burden over 50 percent. The majority of owner households with income between 30 and 80 percent reported cost burden over 50 percent.

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	375	509	415	203	1,502	244	203	100	174	721
Multiple, unrelated family households	60	55	64	0	179	95	69	314	74	552
Other, non-family households	0	25	30	0	55	0	0	0	0	0
Total need by income	435	589	509	203	1,736	339	272	414	248	1,273

**Table 7 – Crowding Information – 1/2**

**Overcrowding Table**

The table lists the low and moderate income households with overcrowded conditions. HUD defines overcrowding, more than 1.01 persons per room. In Fort Bend County’s service area, 3,009 low and moderate income households reported overcrowded conditions. The majority of these households were renters. Overall, single family households represented over 74 percent of low and moderate income households with overcrowding.

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

**Table 8 – Crowding Information – 2/2**

Data Source  
 Comments:

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

Single person households equaled 27,979 or almost fifteen (15) percent of the 187,384 total households in Fort Bend County in 2010. Male single person households totaled 12,084 (43.19%) and female single person households totaled 15,895 (56.81%). Owner-occupied single person households totaled 18,069 (64.58%) and renter-occupied single person households totaled 9,910 (35.42%). The greatest number and type of single person households in need of housing assistance would be extremely-low, very-low and low-income female, owner-occupied households. This population has very few resources to use to maintain and/or improve their housing. Also, there is a great need for affordable efficiency and one bedroom rental units.

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

Disabled: According to the 2013 American Community Survey (ACS), an estimated seven (7) to eight (8) percent of persons over the age of 18 within Fort Bend County have a disability. Persons with disabilities classified as ambulatory, self-care, or an independent living difficulty are probably the group most in need of housing assistance monthly rent and utilities or to maintain the homes.

Domestic Violence: According to the FBC Criminal Justice Community Plan, the Fort Bend County Women's Center served 266 domestic violence/sexual assault victims in its shelter in 2013. The FBCWC Hotline received 35,722 calls and 914 callers were referred to other shelters due to lack of space at the shelter. According to the FBCWC, families represented 75 percent of the applicants for housing assistance in 2014.

### **What are the most common housing problems?**

The most common exterior housing problems vary by type of housing construction. Many older houses are pier and beam construction. Problems include deferred maintenance leading to exterior problems such as peeling paint, dry rot in wood siding, leaking roofs and windows, termites, rotting steps and porches, and foundation problems. Older housing units may have problems with leaking galvanized water pipes, and illegal or inadequate water well and septic systems.

Relatively, newer houses may have slab foundations and/or brick exteriors. Problems include failing, subsiding, and/or cracked slabs and cracked brick work.

Interior housing problems include leaking and deteriorated bathrooms and kitchens; bathrooms and kitchens that are not ADA accessible; either no, inadequate or dangerous electrical, plumbing, air conditioning and/or heating systems. In addition, interiors door may be missing or not-working; walls may have holes and flooring and carpet may be soiled, torn and uneven.

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

Housing located in the unincorporated area of the County is more affected than others by these problems because there is no building code in the unincorporated area. Housing constructed in this area may not have been built to meet any building code when new much less repaired and/or maintained to any code. The FB CORPs reports that low-income elderly and disabled persons seem the most affected by these problems.

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

Low-income individuals and families with children: The characteristics of this population currently housed but are at imminent risk of either residing in shelters or becoming unsheltered are extremely-low-income and very-low-income households that rent housing units especially units in deteriorated unsafe condition including mobile homes.

Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance need case management and after-care services to maintain their progress and provide services and assistance to prevent a recurrence of homelessness.

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

According to the National Alliance to End Homelessness, persons and families experiencing homelessness are similar to housed persons and families living in poverty. These poor families share many characteristics such as headed by single women with limited education, young, high rates of domestic violence and mental illness. Some families become homeless because of financial hardships such as a death in the family, job loss, or an unexpected expense that leaves them unable to pay for housing.

The at-risk population is estimated at a minimum by the number of persons living in poverty within the County. According to the 2013 ACS, there were an estimated 50,841 persons living below poverty in Fort Bend County. This represents about nine (9) percent of the total population of the County. In addition, the HUD 2014 low- and moderate-income data estimates that the number of low-income persons in the County was 71,745 or fourteen (14) percent of the total population.

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

The housing characteristics most linked with instability and an increased risk of homeless is not being a legal homeowner or legal tenant with a lease. Individuals and families without the written legal right to occupy a residence are subject to abuse by the legal resident and landlords.

**Discussion**

According to the HUD 2014 low and moderate income data, Fort Bend County's service area population totaled an estimated 396,120 persons. The very low income population, those individuals and families with incomes below 30 percent of MFI totaled an estimated 141,200 persons. This is the population most vulnerable to becoming homeless because of their very low income. The probability of a very low income person becoming homeless is increased if they have any special needs. Special needs barriers make people less capable of overcoming adverse circumstances that may lead to homelessness such the loss of a home due to loss of income, fire, neglect, the loss of a job, transportation issues and illnesses.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

### Introduction

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.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,219	452	480
White	1,656	217	127
Black / African American	1,077	75	92
Asian	378	40	115
American Indian, Alaska Native	10	0	0
Pacific Islander	4	0	0
Hispanic	2,059	105	148

**Table 9 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

### Disproportionate Need: 0 to 30% AMI Table

The table list households with incomes from 0 to 30% of AMI by race and ethnicity and housing problems, no housing problems and no income. The no income households are those households whose income is zero or negative due to self-employment, dividends, and net rental income. These households are not included in the other two categories. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and therefore are counted separately.

In Fort Bend County, there are an estimated 6,103 households with income from 0 to 30% of AMI. The majority of households in this income category report having one or more of four housing problems, 5,219 or 84.85 percent. In this income category there is no disproportionate need by race and ethnicity.

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,933	1,447	0
White	1,413	643	0
Black / African American	861	116	0
Asian	609	18	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,984	689	0

**Table 10 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

### Disproportionate Need: 30 to 50% AMI Table

The table lists the households with incomes from 30 to 50% of AMI by race and ethnicity and housing problems, no housing problems and no income. In Fort Bend County, there are an estimated 6,333 households with income from 30 to 50% of AMI. The majority of households in this income category report having one or more of four housing problems, 4,933 or 77.32 percent. In this income category there is no disproportionate need by race and ethnicity.

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,921	3,664	0
White	2,189	1,451	0
Black / African American	1,686	433	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	700	264	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	2,253	1,456	0

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

#### Disproportionate Need: 50 to 80% AMI Table

The table lists the households with incomes from 50 to 80% of AMI by race and ethnicity and housing problems, no housing problems and no income. In Fort Bend County, there are an estimated 10,446 households with income from 50 to 80% of AMI. The majority of households in this income category report having one or more of four housing problems, 6,921 or 65,38 percent. In this income category, there is no disproportionate need by race and ethnicity.

#### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,013	4,283	0
White	1,252	1,785	0
Black / African American	693	690	0
Asian	284	329	0
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	742	1,402	0

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

### **Disproportionate Need: 50 to 100% AMI Table**

The table lists the households with incomes from 80 to 100% of AMI by race and ethnicity and housing problems, no housing problems and no income. In Fort Bend County, there are an estimated 7,206 households with income from 80 to 100% of AMI. The majority of households in this income category report having none of the four housing problems, 4,283 or 58.70 percent. In this income category, there is no disproportionate need by race and ethnicity.

### **Discussion**

An analysis and review of the data provided in the preceding tables shows there is no disproportionate need for housing problems by race and ethnicity by income category within Fort Bend County's service area. Almost forty-eight (48) percent to total number of housing units in the County were built after 2000. Thus, the County's housing stock is fairly new and not showing housing problems at this time.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

### Introduction

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 severe housing problems.

The following table lists the households with incomes from 0 to 30% of AMI by race and ethnicity and severe housing problems, no housing problems and no income. In Fort Bend County, there are an estimated 5,642 households with income from 0 to 30% of AMI. The majority of households in this income category report having one or more of four housing problems, 4,595 or 80.87 percent. In this income category there is no disproportionate need by race and ethnicity.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,595	1,087	480
White	1,507	371	127
Black / African American	981	176	92
Asian	348	75	115
American Indian, Alaska Native	0	10	0
Pacific Islander	4	0	0
Hispanic	1,729	441	148

**Table 13 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,661	2,707	0
White	1,005	1,043	0
Black / African American	739	238	0
Asian	479	148	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,377	1,308	0

**Table 14 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### Disproportionate Need: 30 to 50% AMI Table

The table lists the households with incomes from 30 to 50% of AMI by race and ethnicity and severe housing problems, no housing problems and no income. In Fort Bend County, there are an estimated 6,337 households with income from 30 to 50% of AMI. The majority of households in this income category report having one or more of four housing problems, 3,661 or 57.49 percent. In this income category there is no disproportionate need by race and ethnicity.

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,544	7,043	0
White	1,002	2,631	0
Black / African American	944	1,171	0
Asian	354	604	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	1,189	2,511	0

**Table 15 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

**Disproportionate Need: 50 to 80% AMI Table**

The table lists the households with incomes from 50 to 80% of AMI by race and ethnicity and severe housing problems, no housing problems and no income. In Fort Bend County, there are an estimated 10,420 households with income from 50 to 80% of AMI. The majority of households in this income category report none of the four housing problems, 7,043 or 66.52 percent. In addition, in this income category, there is no disproportionate need by race and ethnicity.

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	870	6,446	0
White	371	2,662	0
Black / African American	144	1,234	0
Asian	84	524	0
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	223	1,921	0

**Table 16 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

**Disproportionate Need: 80 to 100% AMI Table**

The table lists the households with incomes from 80 to 100% of AMI by race and ethnicity and severe housing problems, no housing problems and no income. In Fort Bend County, there are an estimated 7,196 households with income from 80 to 100% of AMI. The majority of households in this income category report having none of the four housing problems, 6,446 or 88.11 percent. In this income category, there is no disproportionate need by race and ethnicity.

## **Discussion**

An analysis and review of the data the preceding tables show there is no disproportionate need for severe housing problems by race and ethnicity by income category within Fort Bend County. Almost forty-eight (48) percent of the total number of housing unit in the County were built after 2000. Thus, the County's housing stock is fairly new and not showing severe housing problems at this time.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

### Introduction:

As stated previously, 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.

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 cost burden and severe cost burden. The following table lists the households by race and ethnicity with no cost burden (0-30%), cost burden (30-50%) and severe cost burden (>50%).

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	62,087	13,785	10,932	575
White	34,153	5,665	3,743	177
Black / African American	8,247	2,752	2,711	92
Asian	6,524	1,495	1,288	115
American Indian, Alaska Native	153	40	25	0
Pacific Islander	0	0	4	0
Hispanic	12,421	3,683	3,095	193

**Table 17 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

In Fort Bend County, there were an estimated 62,087 households with no cost burden. These households represented seventy-one (71) percent of the total number of households. There were no racial or ethnic groups with a percentage at least 10 percentage points higher than the jurisdiction. There were an estimated 13,785 households with cost burden between 30 and 50 percent. These households represented sixteen (16) percent of the total number of households. There were no racial or ethnic groups with a percentage at least 10 percentage points higher than the jurisdiction. There were an estimated 10,932 households with severe cost burden over 50 percent. These households

represented thirteen (13) percent of the total number of households. The only racial or ethnic group with a percentage at least 10 percentage points higher than the jurisdiction was the Pacific Islander group. All four households in the group reported severe cost burden. Thus, this group reported 100 percent severe cost burden.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

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

There are no income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category for the County as a whole.

Disproportionate severe cost burden was reported by the Pacific Islander group. However, this group only consisted of four households in the County's service area.

### **If they have needs not identified above, what are those needs?**

The need not identified above is the continued affordability of housing within the County. As a rapidly growing County, the demand for new infrastructure and services is increasing. As a result, district, County, local government, and school district taxes, especially, are increasing every year. These increases severely impact all County residents and low-income homeowners and households on fixed incomes, especially.

Also, the County has some small towns and areas or colonias with no public water and sewer systems. Most of the housing in these areas is served by private water wells and septic tanks. The State of Texas requires an acre of land for water wells and septic tanks. In the colonias, property is often not legally subdivided before it is sold and developed. As a result, the minimum area for the separation between water wells and septic tanks is not being observed. This leads to the contamination of the well water and subsequently, related health problems. Providing public water and sewer service to underserved areas has been and continues to be the County's highest priority need.

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

Fort Bend County defines an area of concentration of racial and ethnic population as an incorporated community with a White/Anglo population which totals less than 50 percent of the total population of the community according to the U.S. Census Bureau Data.

Fort Bend County is a majority-minority County. According to the 2010 Census, the County was 36 percent White, 24 percent Hispanic, 21 percent Black, 17 percent Asian, and 2 percent Other. Thus, all of Fort Bend County is a concentration of racial and ethnic population.

Among the incorporated communities within the County's service area, several very small communities had a very low White population percentage. These very small towns included Arcola (8 percent) and Kendleton (4 percent). Other incorporated areas with a White percentage less than 50 percent of the

total population included: Beasley (40 percent), Pleak (25 percent), Richmond (25 percent), Rosenberg (25 percent), Stafford (22 percent) and Thompsons (43 percent). In addition, the unincorporated area of the County's with an estimated population of 327,622 was 41 percent White. This information is detailed in the spreadsheet, race and ethnicity by cities. (See Appendix E)

Note: Arcola and the Village of Pleak are incorporated areas with no public water systems. The City of Arcola has a public sewer system. Currently, the County has an ongoing project to provide public water and sewer service to both Arcola and to Fresno, a community in the adjacent unincorporated area.

Also, attached is a spreadsheet that shows race and ethnicity by 2010 Census Tract. The census tract data includes all the census tracts within Fort Bend County including those that contain other jurisdictions and entitlement areas such as the Cities of Houston, Katy, Missouri City, Pearland, and Sugar Land. An estimated 53 census tract of the 73 total census tract located within Fort Bend County show a White population less than 50 percent of the total population of the census tract. (See Appendix E)

## NA-35 Public Housing – 91.205(b)

### Introduction

Fort Bend County does not have a public housing authority. There are no public housing developments in Fort Bend County's service area. Only the City of Rosenberg has a public housing authority (PHA) that administers a Section 8 tenant-based certificate program within Fort Bend County's service area. This information is provided the table below. The information in tables was from the Rosenberg PHA's most recent Annual Plan.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	452	0	451	0	0	0

**Table 18 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	13,425	0	13,403	0	0
Average length of stay	0	0	0	4	0	4	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	71	0	71	0	0
# of Disabled Families	0	0	0	96	0	96	0	0
# of Families requesting accessibility features	0	0	0	452	0	451	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 19 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	157	0	156	0	0	0
Black/African American	0	0	0	294	0	294	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 20 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	132	0	131	0	0	0
Not Hispanic	0	0	0	320	0	320	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 21 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

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

Fort Bend County does not have a housing authority. The Rosenberg Public Housing Authority does not have any public housing.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The Rosenberg Public Housing Authority does not have any public housing. According to the Rosenberg PHA's Annual Plan, the immediate needs of residents with Housing Choice Vouchers are achieving economic independence free from discrimination. The Rosenberg PHA administers a homeownership program by providing monthly mortgage payment assistance to eligible families.

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

In Fort Bend County the overwhelming majority of housing units are single family units.

The majority of the population in the County lives in owner-occupied housing.

Renters usually rent housing units in apartment complexes or single family homes. Generally, low-income renters are in older housing units located in small multifamily complexes or older homes.

**Discussion**

Fort Bend County does not have a housing authority. The Rosenberg Public Housing Authority does not have any public housing.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Fort Bend County is part of the Houston/Harris County Continuum of Care. The most detailed data on the number of person becoming and exiting homelessness each year is the Point-in-Time Enumeration 2014. In 2014, there were 107 sheltered homeless and 48 unsheltered homeless persons identified in the point in time count. In FY 2015, the number of homeless in Fort Bend County had increased to 254 persons. More detailed information regarding the FY 2015 count is not available at the time of this report.

There are only two (2) shelters in Fort Bend County, the Fort Bend County Women’s Center (FBCWC) and the Parks Youth Ranch (PYR). The Fort Bend County Women’s Center provides shelter and services to victims of domestic violence and the Parks Youth Ranch provides shelter and services to youth.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 22 - Homeless Needs Assessment**

**Data Source Comments:** Total 254 Persons Point in Time Count 2015

Indicate if the homeless population is: Partially Rural Homeless

**Rural Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 23 - Homeless Needs Assessment**

**Data Source Comments:** Total 254 Persons Point in Time Count 2015

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

The majority of Fort Bend County’s unsheltered homeless population identified in the FY 2015 Point in Time Count is male. Other demographic information is not available at this time.

Fort Bend County has information from the FY 2013-2014 CAPER regarding the sheltered homeless. In the period from September 1, 2013 to August 31, 2014, 309 homeless persons were provided shelter assistance. The FBCWC provided assistance to 186 women and children and the Park Youth Ranch provided assistance to 123 youth. Overall, 49 percent of the total number of persons assisted reported they were Black, 30 percent reported they were Hispanic, and 17 percent reported they were White. The percentage of persons that reported that they were either, Native American, Asian, and Other Multi-Race, each, were less than one percent of the total.

During this same period, forty-six (46) persons in fifteen (15) households were provided Rapid ReHousing assistance. Sixty-one (61) percent of persons provided assistance reported they were Black, thirty-three (33) percent reported they were Hispanic, four (4) percent reported they were Other or Multi-Race and three (3) percent reported they were White.

Since the only two shelters within the County provide shelter and services to victims of domestic violence and youth, it was not surprising that the majority of the sheltered population in the County were females, victims of domestic violence, and persons under the age of 18.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Data regarding chronically homeless individuals and families, families with children, and veterans and their families is not available due to the lack of homeless shelters in the County.

Since the only two shelters within the County provide shelter and services to victims of domestic violence and youth, it was not surprising that the majority of the sheltered population in the County were females, victims of domestic violence, and persons under the age of 18.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	52	0
Black or African American	150	0
Asian	4	0
American Indian or Alaska Native	1	0
Pacific Islander	4	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	94	0
Not Hispanic	215	0

**Data Source**  
**Comments:**

Source: FBC FY 2013 CAPER. Race and ethnicity of clients provided shelter from September 1, 2013 to August 31, 2014.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

At the time of this report, this detailed information is not available from the 2015 Point in Time Count. However, Fort Bend County has information from the FY 2013-2014 CAPER and from service providers. The FBCWC states that during 2014 they served 182 persons in the emergency shelter and 1,181 non-residential clients. Families composed 75 percent of the applicants for housing. At this time, there is no information available on the families of veterans in Fort Bend County.

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

At the time of this report, information regarding the unsheltered population was not available from the 2015 Point in Time Count. However, Fort Bend County has some information from the FY 2013-2014 CAPER. The only information available is for the sheltered population. In the period from September 1, 2013 to August 31, 2014, 309 homeless persons were provided shelter assistance. The FBCWC provided assistance to 186 women and children and the Park Youth Ranch provided assistance to 123 youth. Overall, 49 percent of the total number of persons assisted reported they were Black, 30 percent reported they were Hispanic, and 17 percent reported they were White. The percentage of persons that reported that they were either, Native American, Asian, and Other Multi-Race, each, were less than one percent of the total.

During this same period, forty-six (46) persons in fifteen (15) households were provided Rapid ReHousing assistance. Sixty-one (61) percent of persons provided assistance reported they were Black, thirty-three (33) percent reported they were Hispanic, four (4) percent reported they were Other or Multi-Race and three (3) percent reported they were White.

The FBC Social Service Department reports that they have conducted outreach to unsheltered homeless persons, mainly males, in various locations in the County. However, they did not provide any racial and/or ethnic data.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The majority of Fort Bend County's unsheltered homeless population identified in the FY 2015 Point in Time Count is male. Other demographic information is not available at this time.

Fort Bend County has information from the FY 2013-2014 CAPER regarding the sheltered homeless. In the period from September 1, 2013 to August 31, 2014, 309 homeless persons were provided shelter assistance. The FBCWC provided assistance to 186 women and children and the Park Youth Ranch provided assistance to 123 youth. Overall, 49 percent of the total number of persons assisted reported they were Black, 30 percent reported they were Hispanic, and 17 percent reported they were White. The percentage of persons that reported that they were either, Native American, Asian, and Other Multi-Race, each, were less than one percent of the total.

During this same period, forty-six (46) persons in fifteen (15) households were provided Rapid ReHousing assistance. Sixty-one (61) percent of persons provided assistance reported they were Black, thirty-three (33) percent reported they were Hispanic, four (4) percent reported they were Other or Multi-Race and three (3) percent reported they were White.

Since the only two shelters within the County provide shelter and services to victims of domestic violence and youth, it was not surprising that the majority of the sheltered population in the County were females, victims of domestic violence, and persons under the age of 18.

### **Discussion:**

Fort Bend County is a majority-minority County. According to the 2010 Census, the County was 36 percent White, 24 percent Hispanic, 21 percent Black, 17 percent Asian, and 2 percent Other.

During FY 2013, the majority of homeless persons accessing shelter and Rapid-Rehousing assistance were Black in Fort Bend County. This is disproportionate since the Black population of the County is only 21 percent but the Black population represents 61 percent of the total number of persons receiving homeless assistance through the County.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

According to HUD, the non-homeless persons with special needs include the elderly, the frail elderly, persons with disabilities, persons with alcohol/drug addictions, and persons with AIDS.

### **Describe the characteristics of special needs populations in your community:**

According to the 2013 American Community Survey, there were 42,819 persons with a disability out of a civilian, noninstitutionalized population of 603,489 in Fort Bend County. The largest number (21,423) of disabled persons was in the workforce cohort of persons, age 18 to 64 years old. Among disabled persons, this cohort also had the highest percentage of persons, fifty (50) percent. Persons 65 years and over, composed only eight (8) percent of the workforce population but composed thirty-five (35) percent of disabled persons.

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

Housing and supportive service needs were determined by reconciling needs identified in past Consolidated Plans, the FY 2015 needs survey along with continued discussions with local governments and social service providers. In addition, the population of Fort Bend County is growing rapidly. Consequently, the special needs population is growing and the lack of housing and supportive services for these populations is becoming more severe as the gap widens between the demand for services and the supply of services available.

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

According to the 2014 Houston Area HIV/AIDS Needs Assessment, there are 22,830 persons living with HIV or AIDS in the Houston EMA. The summary information regarding this population in the attached table. (See Appendix E.)

### **Discussion:**

Fort Bend County is a rapidly growing area. As the population of the County increases, the population of non-homeless special needs individuals and families increases. Historically, there has been a lack of services for non-homeless special needs individuals and families in the County. As a result, the demand for services has always been high. In the past, local governments and non-profit service providers struggled to close the gap between the demand and availability of services for the non-homeless special needs population and they continue to struggle to keep up with the ever-increasing need and demand for services.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

In the development of past Consolidated Plans and the current FY 2015-2020 Consolidated Plan, Fort Bend County has surveyed the local governments, non-profits, and the public regarding the needs of the community. 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 area 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 services/facilities exist. The greatest public service/facility needs are in the colonias, the illegal, unplatted and unrecorded subdivisions that have very few, if any, public services/facility improvements. In addition, the small cities in the County's service area do not have the financial resources to provide and maintain public services/facilities. The greatest public service needs were determined to be the special needs populations because their access to services is very limited in an area without mass transit.

### **How were these needs determined?**

A series of meetings were held during the development of the 2015-2020 Consolidated Plan. During the County's public participation process, a community survey was issued to local governments, non-profits, and the general public. Surveys were emailed to all local governments, non-profits and citizens on the Fort Bend County Community Development Department mailing list. In addition, the surveys were distributed during every public meeting and posted on the Department website.

The current survey was tallied and the results reviewed. In addition, the needs and long-term strategies identified in previous Consolidated Plans were reconciled with the current survey results.

### **Describe the jurisdiction's need for Public Improvements:**

During the development of the FY 2010-2015 Consolidated Plan, Fort Bend County surveyed the local governments, non-profits, and the public regarding the needs of the community. There are certain neighborhoods and communities in Fort Bend County where public improvement needs are greater than for the County as a whole. Along with the needs of the cities, the public improvement needs of the unincorporated areas of the County were considered. It was determined that the public improvement needs in the unincorporated areas of the County are much greater than those in the incorporated areas where some public systems exist. The greatest public improvements needs continue to be in the colonias, the illegal, unplatted and unrecorded subdivisions that have very few, if any, public improvements. In addition, the small cities in the County's service area do not have the financial resources to provide and maintain public improvements. Overall, a high priority was assigned to public improvements by local governments and districts.

### **How were these needs determined?**

A series of meeting were held during the development of the 2015-2020 Consolidated Plan. During the County's public participation process, a community survey was issued to local governments, non-profits, and the general public. Surveys were emailed to all local governments, non-profits and citizens on the Fort Bend County Community Development Department mailing list. In addition, the surveys were distributed during every public meeting and posted on the Department website.

The current survey was tallied and the resulted reviewed. In addition, the needs and long-term strategies identified in previous Consolidated Plans were reconciled with the current survey results.

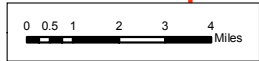
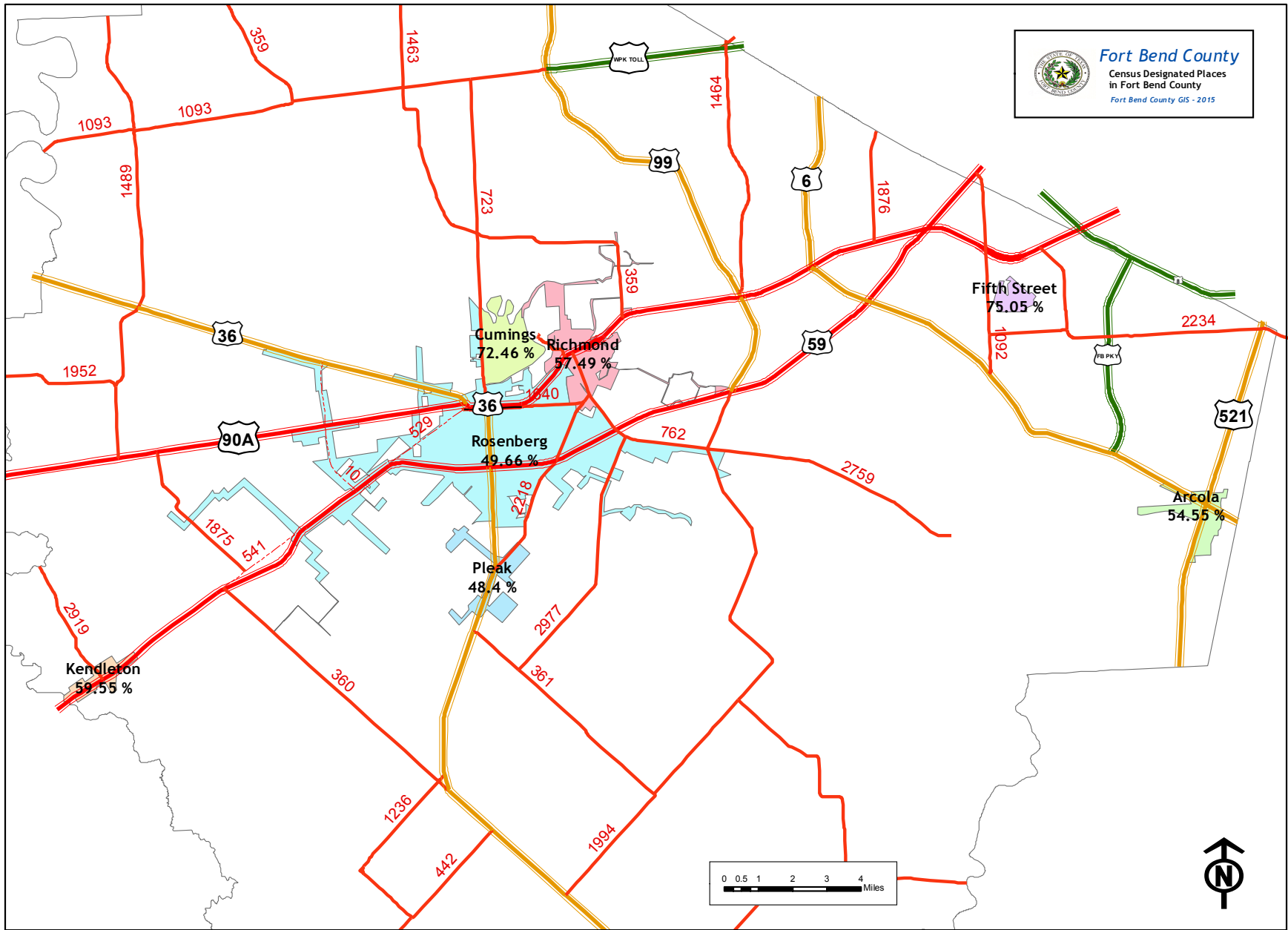
### **Describe the jurisdiction's need for Public Services:**

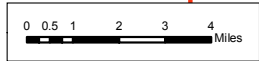
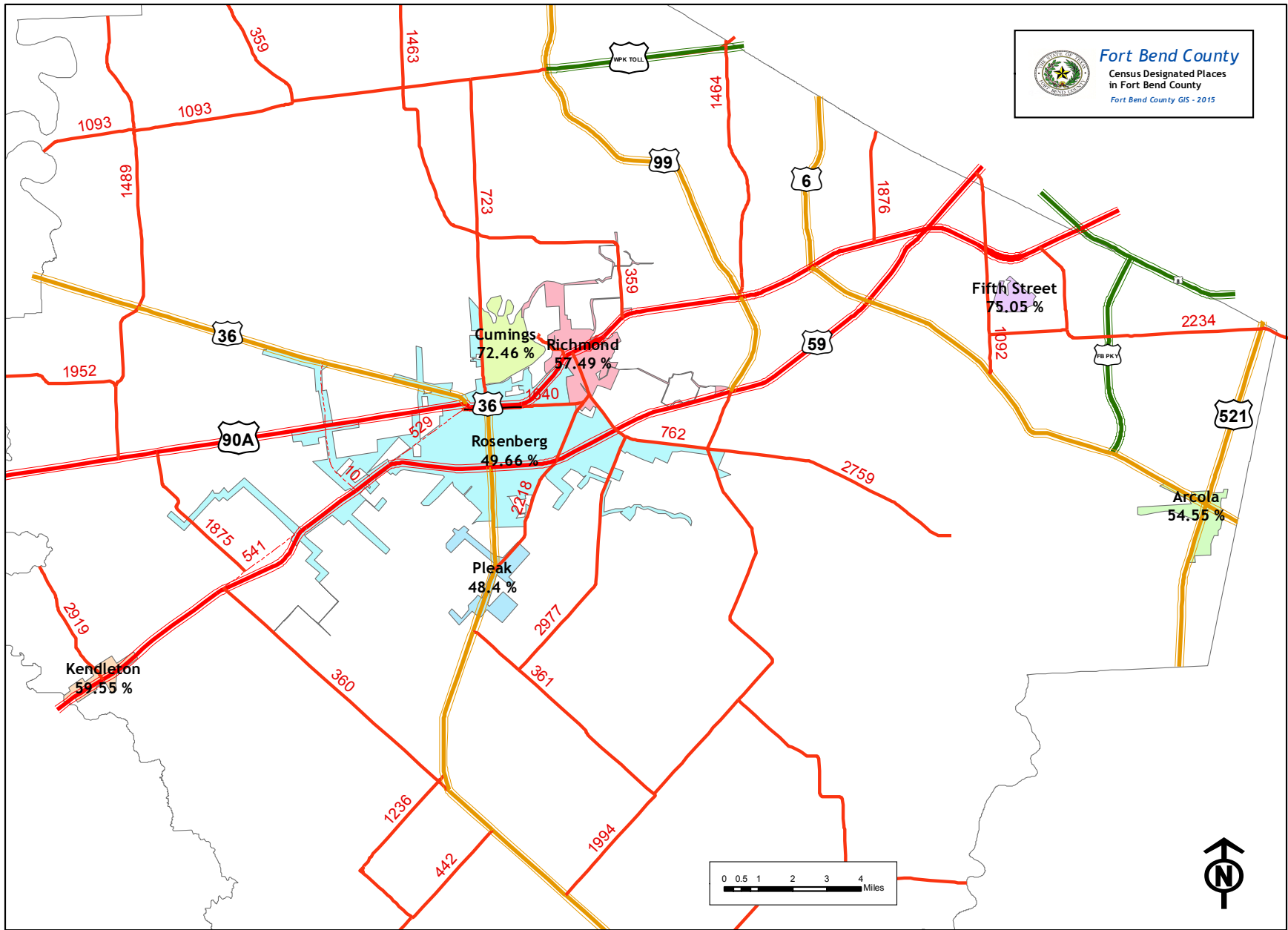
During the development of the FY 2010-2015 Consolidated Plan, Fort Bend County surveyed the local governments, non-profits, and the public regarding the needs of the community. As expected, nonprofit service providers identified services as the highest priority. In contrast, local governments identified few public services as high priority. However, the public and non-profits identified several public services as high priority especially transportation. The greatest public service needs were determined to the special needs populations because their access to services is very limited in an area without mass transit.

### **How were these needs determined?**

A series of meeting were held during the development of the 2015-2020 Consolidated Plan. During the County's public participation process, a community survey was issued to local governments, non-profits, and the general public. Surveys were emailed to all local governments, non-profits and citizens on the Fort Bend County Community Development Department mailing list. In addition, the surveys were distributed during every public meeting and posted on the Department website.

The current survey was tallied and the resulted reviewed. In addition, the needs and long-term strategies identified in previous Consolidated Plans were reconciled with the current survey results.





# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in Fort Bend County must administer its programs over the period covered by the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

The Housing Market Analysis includes the following sections:

General Characteristics of the Housing Market

Lead-based Paint Hazards

Public and Assisted Housing

Assisted Housing

Facilities, Housing and Services For Homeless Persons

Special Need Facilities and Services

Barriers to Affordable Housing

Needs and Market Analysis Discussion

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

This section describes the significant characteristics of the County’s housing market, including the supply, demand and condition and cost of housing.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	104,131	82%
1-unit, attached structure	1,836	1%
2-4 units	1,233	1%
5-19 units	8,063	6%
20 or more units	4,787	4%
Mobile Home, boat, RV, van, etc	6,806	5%
<b>Total</b>	<b>126,856</b>	<b>100%</b>

**Table 1 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Residential Properties Table

This section describes the significant characteristics of the County’s housing market, including the supply, demand and condition and cost of housing. The table lists all the residential properties by number of units. Fort Bend County’s service area includes 126,856 housing units. The overwhelming majority of these units are one unit detached structures or single family homes. Multi-family units totaled 14,083 and represented eleven percent of the total number of units. Mobile homes or trailers totaled 6,806 units and represented five percent of the total number of units.

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	202	0%	458	2%
1 bedroom	437	0%	5,368	22%
2 bedrooms	4,803	5%	8,408	34%
3 or more bedrooms	88,969	94%	10,388	42%
<b>Total</b>	<b>94,411</b>	<b>99%</b>	<b>24,622</b>	<b>100%</b>

**Table 2 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

## **Unit Size Table**

The table lists housing units by size and tenure. 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. Thus, for any area, the number of households equals the number of occupied housing units in the area. In Fort Bend County's service area, there are 119,033 households and 126,856 housing units. Total households or total occupied units represented 93.84 percent of the total number of residential units. Conversely, the percentage of unoccupied housing units or the County's residential vacancy rate was 6.16 percent.

In Fort Bend County's service area, the overwhelming majority of units, 99,357, were three or more bedrooms. Owner occupied housing totaled 94,411 or 79.31 percent of the total number of housing units and renter-occupied housing totaled 24,622 or 20.69 percent of the total number of housing units. Moreover, the number and percentage of housing units by size varied by tenure. The majority of no bedroom, 1 bedroom, and two bedrooms units were renter-occupied units. The majority of three or more bedroom units were owner-occupied units.

## **Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Federal Programs: The County uses CDBG Program funds to provide \$5,000 in repair assistance to low and moderate income households through Fort Bend CORPs. The County also provides CDBG Program funds for new public water and sewer connections for low and moderate income homeowners in areas with newly constructed public systems. The County's Housing Rehabilitation Program provides up to \$45,000 in HOME Program funds for Housing Rehabilitation assistance to low and moderate income homeowners.

State Programs: Currently, Fort Bend County does not provide assistance to units with State programs.

Local Programs: The Fort Bend County Housing Finance Corporation provides \$1,000 in downpayment assistance through the Mortgage Credit Certificate Program to eligible first-time homebuyers.

## **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Most of the Section 8 contract projects are located within the City of Houston. Specific information regarding Section 8 contracts within Fort Bend County's service area is not available.

## **Does the availability of housing units meet the needs of the population?**

No, the availability of housing does not meet the needs of the population.

**Describe the need for specific types of housing:**

A great need for decent affordable rental housing, in general and for permanent supportive housing (PSH) for persons with special needs. Currently, there are no PSH facilities in Fort Bend County's Service Area.

**Discussion**

It is important to note the Fort Bend County includes many communities with different housing markets. More detailed information is needed regarding the housing markets in the different communities located within the County's service area.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction:

The continued 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.

The median home value in Fort Bend County's service area was \$175,000 in 2011. The U.S. Bureau of the Census defines the median home value as the value that divides the distribution of values into equal parts, one-half falling below the median and one-half above the median. Thus, in Fort Bend County's service area half of the homes were valued below \$175,000 and half of the homes were valued above \$175,000.

The median contract rent in Fort Bend County's service area was \$881 in 2011. The median contract rent is the value at which half of the rents are above and half of the rents were below the average. Contract rents is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

The following table shows the median home value and contract rent for Fort Bend County's service area for 2000 and 2011. Both home values and contract rents increased from 2000 to 2011. Homes values increased 58 percent and contract rents increased 43 percent.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	110,800	175,100	58%
Median Contract Rent	614	881	43%

**Table 3 - Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,131	20.8%
\$500-999	12,187	49.5%
\$1,000-1,499	5,436	22.1%
\$1,500-1,999	1,291	5.2%
\$2,000 or more	577	2.3%
<b>Total</b>	<b>24,622</b>	<b>100.0%</b>

**Table 4 - Rent Paid**

Data Source: 2007-2011 ACS

**Rent Paid Table**

The table shows the amount of rent paid by dollar amount and the number of rental units in that range. The largest total number of rental units in the County’s service area were units with monthly rents between \$500 and \$999 a month.

**Housing Affordability**

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	967	No Data
50% HAMFI	3,153	4,424
80% HAMFI	11,032	15,135
100% HAMFI	No Data	23,154
<b>Total</b>	<b>15,152</b>	<b>42,713</b>

**Table 5 - Housing Affordability**

Data Source: 2007-2011 CHAS

**Housing Affordability Table**

The table shows housing affordability for Fort Bend County’s service area. This information is shown for each income range and provides the number of affordable rental and owner units. In Fort Bend County’s service area there were a total of 15,152 affordable rental units. A rental unit is considered affordable if gross rent, including utilities, is no more that 30% of the household income. There were 42,713 affordable owner units in Fort Bend County’s service area. An owner unit is considered affordable if monthly housing costs, including principal and interest, taxes, and insurance, are no more than 30% of the household income.

**Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	636	765	945	1,290	1,595
High HOME Rent	623	750	926	1,097	1,205
Low HOME Rent	586	628	753	870	971

**Table 6 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

**Monthly Rent Table**

The table shows the HUD Fair Market Rents and HUD HOME Program rents for Fort Bend County's service area. Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard quality rental housing units are rented, excluding non-market rental housing (e.g. public housing). For jurisdictions within a metropolitan area, the FMR is based on the metropolitan area.

The High HOME Rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% Area Median Income (AMI), whichever is lower. The Low HOME Rents are equal to 30% of the adjusted income of a family whose income equals 50% of AMI. Both HOME Rents are used for rental housing assisted with HOME Program funds.

**Is there sufficient housing for households at all income levels?**

No, there is not sufficient housing for households at all income levels.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Housing values and rents are increasing in Fort Bend County's service area. As a result, housing is becoming less affordable for households at all income levels.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The Fair Market Rents are higher than the High Home Rent for all bedroom units. For 3 or 4 bedroom rental units the difference is about \$200. Fair Market Rents also, are much higher than the Low Home Rent for all bedroom units. The difference is \$50 for an efficiency unit, \$137 for a one bedroom unit, \$192 for a two bedroom unit, \$420 for a three bedroom unit, and \$624 for a four bedroom unit.

Rental assistance program are difficult to administer because there are few decent, affordable housing units that will rent to program participants. Apartment occupancy rates are above 80 percent and typically require all prospective renters to qualify for tenancy. The tenancy qualifications include:

1. Monthly income equal to 2 or 3 times the amount of rent
2. No criminal background

### 3. No poor rental history.

In addition, there are few rental units available in Fort Bend County's service area. Non-profits administering CoC programs and Rapid Re-Housing Program often place Fort Bend County residents in housing located within the City of Houston.

#### **Discussion:**

The administration of rental assistance programs is becoming more difficult. In the State of Texas, some cities have passed "Source of Income" ordinances that prohibit landlords from refusing to rent to individuals and families with government rental assistance. The Texas Legislature in May of 2015 passed a bill banning any municipality from passing Source of Income ordinances. Thus, source of income discrimination will become legal in the State of Texas as of September 1, 2015. It is expected that several local communities will be emboldened by this legislation and pass local source or income ordinances in the near future.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section provides a brief description of the significant characteristics of the existing housing supply, including age and condition, the number of vacant and abandoned units, and the risk posed by lead-based paint.

### Definitions

The U.S. Department of Housing and Urban Development (HUD) requires that each jurisdiction define the terms "substandard condition" and "substandard condition but not 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 cannot 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.

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 that may be inoperable, or in poor condition or not meet building code standards.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	25,550	27%	9,675	39%
With two selected Conditions	751	1%	1,048	4%
With three selected Conditions	99	0%	48	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	68,011	72%	13,851	56%
<b>Total</b>	<b>94,411</b>	<b>100%</b>	<b>24,622</b>	<b>99%</b>

Table 7 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	45,348	48%	9,045	37%
1980-1999	35,964	38%	9,226	37%
1950-1979	11,734	12%	5,778	23%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	1,365	1%	573	2%
<b>Total</b>	<b>94,411</b>	<b>99%</b>	<b>24,622</b>	<b>99%</b>

**Table 8 – Year Unit Built**

Data Source: 2007-2011 CHAS

### Year Built Table

In this section, an estimate of the number of housing units within Fort Bend County that may contain lead-based paint (LBP) hazards is provided. The key variable in estimating the number of housing units with lead-based paint is the age of housing. Generally, 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. The table lists the number of units built by year and tenure.

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,099	14%	6,351	26%
Housing Units build before 1980 with children present	21,685	23%	5,324	22%

**Table 9 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 10 - Vacant Units**

Data Source: 2005-2009 CHAS

### Vacant Units Table

According to the 2010 Census, there were 9,646 vacant housing units in Fort Bend County. Texas counties do not have any land use powers. As a result, there is no building code in the unincorporated area of the County and the County does not have the legal authority to declare a structure abandoned. The County does not collect information/data regarding the number and/or condition of vacant housing units. In addition, the County does not track foreclosures of properties.

## **Need for Owner and Rental Rehabilitation**

There is a great need for housing rehabilitation in Fort Bend County.

Owner-occupied rehabilitation: There is a great need for owner-occupied housing rehabilitation in Fort Bend County. The County does not have any land-use powers and there is no building code in the unincorporated area of County. The larger cities in the County's service area, Rosenberg, Stafford, and Richmond have building codes and inspections. The smaller cities may issue building permits to generate revenue but they do not have inspection and enforcement staff.

Many of the older homes in Fort Bend County are single-family detached structures constructed of wood-frame and pier and beam construction. These homes are high maintenance and can deteriorate quickly in the hot, humid climate. Extremely-low-, very-low-, and low-income individuals and households often do not have the cash or savings reserves to maintain these homes. Deferred maintenance of these properties can lead to severe exterior housing problems such as leaking roofs, uneven foundations, rotted wood siding, and leaking windows. Interior housing problems include holes in walls, dangerous and non-functioning electrical, plumbing, heating and air conditioning systems. In addition, many of these homes have outdated and ADA noncompliant bathroom and kitchen facilities. Some of the worst case owner-occupied housing is among elderly persons, persons with mental and/or developmental disabilities and persons with little formal education.

Renter-occupied rehabilitation: There is a great need for renter-occupied housing rehabilitation in Fort Bend County. However, rental housing structures vary from camping trailers, mobile homes, single-family houses, duplexes, four-plexes, small apartment complexes with a few housing units to multi-story complexes with hundreds of housing units. Since there is no building code in the unincorporated area of the County there is a mix of housing types. Some of this housing has never been inspected and was not built to meet any building code. The worst case renter-occupied housing appears to be among persons in the country illegally, elderly persons, persons with mental and/or developmental disabilities and persons with little formal education. Renter-occupied travel trailers and mobile homes appear to be in the worst condition along with older, wood-frame, pier and beam structures.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

In the FY 2010 Fort Bend County estimated that 12,915 housing units in Fort Bend County's service area were at risk of containing potential lead-based paint (LBP) hazards. According to the 2014 HUD low and moderate income data, the Fort Bend County service area is 46.08 percent low and moderate income. Using this percentage, it is estimated that 5,951 housing units in the County's service area are occupied by low and moderate income households.

The communities with the largest number of homes with potential LBP hazard housing units were located in Rosenberg (3,521), Richmond (1,635), Stafford (868), and Meadows Place (688). In all these areas, the majority of potential LBP hazard housing units were owner-occupied.

According to the 2014 HUD low and moderate income data, Rosenberg is 49.66 percent low and moderate income, Richmond is 57.49 percent low and moderate income, Stafford is 35.30 percent low and moderate income and Meadows Place is 22.74 percent low and moderate income. Using these percentages, it is estimated that at minimum of 3,151 total units in the County's service area are located in these communities: 1,749 housing units in Rosenberg, 940 housing units in Richmond, 306 housing units in Stafford, and 156 housing units in Meadows Place.

It should be noted that the number of potential LBP hazard housing units within Fort Bend County's service area has declined over time as housing units are lost to demolition, fire, storms, abandonment, and obsolescence.

## **Discussion**

It is important to note the Fort Bend County includes many communities with different housing markets and conditions. More detailed information is needed to determine the condition of housing in the different communities located within the County.

**MA-25 Public and Assisted Housing – 91.210(b)**

**Introduction:**

There are no public housing developments within Fort Bend County’s service area.

**Totals Number of Units**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				453			0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 11 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

There are no public housing developments within Fort Bend County’s service area.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 12 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

There are no public housing developments within Fort Bend County’s service area.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

There are no public housing developments within Fort Bend County’s service area.

**Discussion:**

There are no public housing developments within Fort Bend County’s service area.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

In 2015, there are two (2) homeless shelter facilities in Fort Bend County’s service area, the Fort Bend County Women’s Center (FBCWC) and the Parks Youth Ranch (PYR). The FBCWC is a sixty-five (65) bed domestic violence shelter and the PYR is a twenty (20) bed youth shelter.

There are no transitional or permanent supportive housing facilities in the County's service area.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	65	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	20	0	0	0	0

**Table 13 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The Fort Bend County Clinical Health Services Department provides clinical services in the core public health areas of STD treatment; tuberculosis prevention, diagnosis and treatment; and provision of childhood and adult immunizations. The mission of Clinical Health Services is to prevent, control and eliminate communicable diseases among the residents of Fort Bend County.

The Fort Bend County Social Services Department's mission is to provide short-term assistance to county residents enabling them to avoid an immediate crisis. The department provides services and short-term assistance for emergency needs such as utilities, groceries, medications, rental/mortgage assistance and also assists with pauper burials or cremation services.

Access Health formerly the Fort Bend Family Health Center is the local affiliate of the Texas Association of Community Health Centers (TACHC), a private, non-profit membership association that represents safety-net health care providers in the state of Texas. This organization has two locations within Fort Bend County's Service Area, the Richmond and Stafford Clinics. These clinics provide a wide-range of medical and dental services and programs.

Texana Center is a 501(c)3 public, not for profit, organization that provides behavioral healthcare and developmental disabilities services to residents of a six county area that includes Austin, Colorado, Fort Bend, Matagorda, Waller and Wharton Counties. The Texana Center is composed of two highly specialized but inter-related divisions that serve the needs of children, women and men with developmental disabilities and issues of behavioral healthcare. The center is designated by the Texas Department of Aging and Disabilities Services as the Local Mental Retardation Authority and by the Texas Department of State Health Services as the Local Mental Healthcare Authority. Texana Center maintains a large performance contract with each of the state agencies listed above, and uses state general revenue funds to provide services under those contracts on a discounted basis to those who cannot afford to pay the full cost of services. The center also provides services to those with Medicaid, private insurance, and managed care, and is the largest provider of Home and Community-based Services in Texas.

Workforce Solutions, the public workforce system in the 13-county Houston-Galveston region, helps employers meet human resource needs and area residents build careers, so both can better compete in the global economy. The Employer Service Division provides customized services to help employers find qualified applicants for specific jobs. They assist with recruiting, screening, referring and testing of job applicants to help simplify the hiring process. Workforce Solutions also helps employers strengthen their current workforce as well as get advice on human resource issues and concerns. As part of the statewide Texas Workforce Solutions network, the Texas Workforce Commission is the largest job-matching database in the state -WorkInTexas.com.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Catholic Charities, Mamie George Community Center, Basic Needs Family Assistance Program provides a food pantry, financial assistance with rent, mortgage and utilities when funding is available and also provides information and referrals.

Fort Bend County Women's Center is a domestic violence facility that provides shelter and services to victims of domestic violence.

The Parks Youth Ranch is a facility that provides shelter and services to unaccompanied youth.

Fort Bend Family Promise provides services to homeless families through a day center and overnight accommodations with local congregations. This program is located in Missouri City, outside the County's jurisdiction, but provides services to families throughout the area.

Richmond Helping Hands, Inc. assists people of West Fort Bend County who are in a crisis situation. Areas of service include the provision of food, clothing, utility assistance, prescription medicine assistance, and extensive referral capability. No deposit or utilities or housing

Second Mile Mission Center, provides food, counseling and health care to needy residents of Fort Bend County. They work with local churches, organizations and individuals to offer special programs such as a Christmas Toy Store and school supply drive. From time to time as funds are available, they provide financial assistance.

The Salvation Army provides homeless services and assistance to residents of Fort Bend County.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There are very few special needs facilities and/or supportive housing facilities in Fort Bend County. The supportive housing that exists is senior housing projects. Texana MHMR and ARC of Fort Bend have several groups homes in the County.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

There is a great need for supportive housing for persons with special needs in Fort Bend County's service area. Fort Bend County does not have any mass transit. It is not tied into Houston Metro. Fort Bend County has established a transportation department to provide bus service into the County government buildings, the Houston Medical Center, the Galleria and Greenway Plaza in Houston. Many of the non-profits in the County have transportation programs and provide gas cards to their clients so that they can access services.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

There are no supportive housing facilities in Fort Bend County for persons returning from mental and physical health institutions. Currently, the only housing available in Fort Bend County for persons with mental illness and/or developmental disabilities is provided by the Texana Center for the center's clients.

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The County's Decent Housing (DH) Objective 4 is to provide housing assistance to special needs persons and families. There are three goals under this objective. Goal DH 4.1 is to produce twenty (**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). Goal DH 4.2

is to provide rental assistance for five **(5)** housing units accessible to the special needs population, especially elderly persons and persons with disabilities (1 housing unit per year). Goal DH 4.3 is to repair or rehabilitate ten **(10)** housing units for accessibility purposes especially elderly persons and persons with disabilities (2 housing units per year). Goal DH 4.1 will not be addressed during FY 2015. Goals DH 4.2 will be addressed through Rapid ReHousing Collaborative administered by the Fulton Redevelopment CDC and Goal DH 4.3 will be addressed through the County's Housing Rehabilitation Program and the FB CORPs Housing Minor Repair Program.

The County's Suitable Living Environment (SLE) Objective 2 is to improve and expand social services. Goal SLE 2.1 is to provide meals to at least one-hundred **(100)** extremely-low-income, very-low-income, and low-income persons (20 persons per year). This goal will be addressed by the FB Seniors Meals Program. Goal SLE 2.3 is to provide assistance to **500** illiterate persons (100 persons per year). This goal will be address through the Literacy Volunteers Program. Goal SLE 2.4 is to provide support or recreational services to fifty **(50)** handicapped or disabled persons (10 persons per year). This goal will be addressed though the ARC Social and Recreation Program and the Blessed for Three Autism Program. Goal SLE 2.5 is to provide services to one-hundred **(100)** abused and/or neglected children (20 children per year). This goal will be addressed through the Child Advocates program. Goal SLE 2.6 is to provide case management and other related services to twenty-five **(25)** incapacitated and/or elderly persons (5 persons per year). This goal will be addresses through the Brazos Bend Guardianship Program and the Catholic Charities Case Management for Seniors Program.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

During the next year, the County will fund Rapid ReHousing for homeless individuals and families. The County provides assistance to special needs individuals and families through the Housing Rehabilitation Program and the FB CORPS Minor Housing Repair Program.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment.**

In its previous and current Consolidated Plan, the County has identified the major barrier to the development of affordable housing as the high cost of developable land with adequate water and sanitary sewer services. There are several areas in the County without public water and sewer systems or with inadequate private water and sewer services.

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 and insurance purposes and the installation of septic tanks. 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.

Thus, the main barrier to affordable housing in Fort Bend County is the fundamental affordability problem: the costs of providing safe and decent housing with public water and sewer services exceeds what low income individuals and households can afford to pay for housing. There are few regulatory barriers in the unincorporated area of the County, however, the costs of providing decent, safe, affordable, housing is more than what most low and moderate income individuals and families can afford without severe cost burden.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section identifies business data for Fort Bend County’s service area. Table 14: Business Activity list thirteen business sectors by the number of workers, number of jobs and calculates the total and a final ratio of workers to each job sector. The term, jobs less workers, is defined as the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector (more workers than jobs) and a positive number reflects an undersupply of labor (more jobs than workers).

Fort Bend County’s service area includes 141,307 workers and 52,499 jobs. Thus, the County has 88,858 more workers than jobs. The business sectors with the largest number of workers are Education and Health Care Services, Retail Trade, and Professional, Scientific, Management Services. The business sectors with the largest number of jobs are Retail Trade, Manufacturing, and Education and Health Services. In every business sector listed, there were more workers than jobs in Fort Bend County’s service area. This reflects the number of workers that live in Fort Bend County but commute into Houston/Harris County to work.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	8,868	998	6	2	-4
Arts, Entertainment, Accommodations	14,951	6,947	11	13	2
Construction	8,931	4,174	6	8	2
Education and Health Care Services	23,429	8,054	17	15	-2
Finance, Insurance, and Real Estate	10,117	2,428	7	5	-2
Information	3,057	841	2	2	0
Manufacturing	14,187	8,328	10	16	6
Other Services	4,678	2,325	3	4	1
Professional, Scientific, Management Services	17,185	3,653	12	7	-5
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	20,458	8,526	14	16	2
Transportation and Warehousing	5,358	2,269	4	4	0
Wholesale Trade	10,088	3,906	7	7	0
Total	141,307	52,449	--	--	--

**Table 14 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	191,651
Civilian Employed Population 16 years and over	182,582
Unemployment Rate	4.73
Unemployment Rate for Ages 16-24	10.25
Unemployment Rate for Ages 25-65	3.04

**Table 15 - Labor Force**

Data Source: 2007-2011 ACS

## Labor Force

This table summarizes information regarding the labor force for Fort Bend County's service area. The total population in civilian employed labor force totaled 191,651. This is the number of civilian workers plus those actively seeking employment. This number does not include those who are not actively seeking employment.

The unemployment rate was very low, 4.73 percent overall and only 3.04 percent for persons aged 25 to 65 years of age. The unemployment rate for persons from age 16 to 24 was higher at 10.25 percent.

Occupations by Sector	Number of People
Management, business and financial	57,752
Farming, fisheries and forestry occupations	6,225
Service	13,762
Sales and office	46,112
Construction, extraction, maintenance and repair	13,580
Production, transportation and material moving	8,080

**Table 16 - Occupations by Sector**

Data Source: 2007-2011 ACS

## Occupations By Sectors Table

This table lists occupations by sector and the number of people employed in the sector. The management, business and financial sector had the largest number of people. Sales and office had the second highest number of people.

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	80,942	47%

Travel Time	Number	Percentage
30-59 Minutes	73,329	42%
60 or More Minutes	18,418	11%
<b>Total</b>	<b>172,689</b>	<b>100%</b>

**Table 17 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	13,573	703	8,470
High school graduate (includes equivalency)	29,361	1,579	11,358
Some college or Associate's degree	45,066	1,996	12,346
Bachelor's degree or higher	71,573	2,144	13,047

**Table 18 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment By Employment Table

This table shows educational attainment by employment status for the population 16 years old and older. The civilian labor force represents almost seventy-six (76) percent of the population 16 years old and over. Twenty-one (21) percent of the population, 16 years old and older are not in the labor force. The unemployed represent only three (3) percent of the population 16 years old and older. Most notably, over seventy-three (73) percent of the employed civilian labor force in Fort Bend County's service area has either some college, an Associate's degree, a bachelor's degree or higher.

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	422	1,723	3,314	5,447	4,071
9th to 12th grade, no diploma	3,901	3,558	3,582	5,122	2,298
High school graduate, GED, or alternative	8,604	10,119	12,525	19,663	6,087
Some college, no degree	13,447	12,718	12,354	20,476	4,636
Associate's degree	1,002	3,354	4,389	6,220	1,101

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Bachelor's degree	2,573	14,576	19,055	25,765	3,979
Graduate or professional degree	112	5,721	8,991	12,686	2,186

**Table 19 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment By Age Table

This table 19 shows educational attainment by age. Almost sixty-six (66) percent of the total population over eighteen (18) years old has some college, an associate’s degree, a bachelor’s degree or a graduate or professional degree. Seventy (70) percent of the population between the ages of 25 and 34 years of age has at least some college and is the age group the highest educational attainment. The population 65 years and older has the lowest educational attainment 49 percent with some college or more.

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,487
High school graduate (includes equivalency)	30,214
Some college or Associate's degree	40,238
Bachelor's degree	62,315
Graduate or professional degree	78,950

**Table 20 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

### Educational Attainment and Earning Table

This table lists the median earning in the past twelve (12) months by educational attainment. As expected the higher the educational attainment the higher the median earnings in past twelve months.

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The data showed that the largest number of jobs with Fort Bend County were in the Retail Trade, Manufacturing, and Education and Health Care Services business sectors.

**Describe the workforce and infrastructure needs of the business community:**

According to the Fort Bend Economic Development Council Fort Bend has been in the top 20 counties in the United States for economic excellence and population growth. Excellent schools, affordable housing, and extensive recreational facilities have attracted families with impressive demographic profiles. This results in a local employment base that provides relocating companies with a diverse mix of professional, technical, skilled, and unskilled labor with the highest educational attainment levels in the region.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The most recent major change has been layoffs in the energy sector in the Houston area due to decline in oil prices worldwide.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Jobs in the energy sector include many highly skilled engineering, research, and management jobs. This sector also employs many office support and maintenance staff. The ten largest employers in the County include public education, Engineering/Construction, Government, Healthcare, Energy Exploration/Research, Special Education, Package Distribution, State Prison, and Hospital. They are listed below.

- Fort Bend ISD
- Lamar CISD
- Fluor Corporation
- Fort Bend County
- Methodist Sugar Land Hospital
- Schlumberger Technology Corporation
- Richmond State School
- United Parcel Servid
- Texas Department of Criminal Justice
- Oak Bend Medical Center

The data in this section showed that there were more workers by business sector than number of jobs by business sector in Fort Bend County. There is a mismatch within the County between skills and education of the jurisdictions workforce to employment opportunities because the majority of the workforce commutes into Houston and/or Harris County. The majority of jobs available in the County are in Education, Government, and Healthcare.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Workforce Commission has several facilities in Fort Bend County. The University of Houston Sugar Land and Wharton Community College has a technical school campus located in Richmond.

The only workforce related program addressed in the County's Consolidated Plan is the Literacy Program.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Yes, Fort Bend County participates in the local CEDs. The local council of government (COG), the Houston-Galveston Area Council (H-GAC) coordinates the CEDs process for the Gulf Coast Economic Development District (GCEDD), a thirteen county area that includes Fort Bend County. Fort Bend had the highest percentage growth (65 percent) of the region and the highest median income in 2010, \$84,211.

The CEDs identified the main challenges faced by local government as they work to accommodate future growth. The challenges that are high priorities and are included as objectives and goals in the County's Consolidated Plan are

Mobility

Drainage

Water Resources

## Rural Issues

### Sewage Collection and Treatment Facilities

### Housing

In addition, the County continues to participate in the Sustainable Communities Regional Grant implementation. Fort Bend County participated in the planning grant process and the development of the Fair Housing Equity Assessment.

## **Discussion**

The data in this section showed that there were more workers by business sector than number of jobs by business sector in Fort Bend County. This means that workers in these business sectors are employed in other jurisdictions like the City of Houston and/or Harris County and commute between jurisdictions.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Fort Bend County has Colonias, areas within the County where housing was built but did not have public water and sanitary sewer services. For the last twenty years, it has been the County's highest priority and long-term goal to provide public water and sewer these areas. The County through the establishment of two, Fresh Water Supply and Improvement Districts (FWISD) has been able to plan, finance and construct public water and sewer systems in almost all these areas.

In addition, there are very small town and communities with aging deteriorated infrastructure or unsafe, illegal water wells and septic systems such as North Richmond and North Rosenberg, the Village of Pleak and Beasley

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

According to the 2010 Census, Fort Bend County's total population only was thirty-six (36) percent White, twenty-four (24) percent was Hispanic, twenty-one (21) percent Black, seventeen (17) percent Asian and two (2) percent other race groups. Fort Bend County is a majority- minority County.

Concentration of Racial and Ethnic Population: Fort Bend County defines an area of concentration of racial and ethnic population as a 2010 Census Tract with a White population which totals less than 50 percent of the total population of the census tract.

There are seventy-six (76) 2010 Census Tract in Fort Bend County. Fifty-four (54) census tracts have a White Alone percent that is less than 50 percent of the total population of the census tract. Conversely, only twenty-two (22) census tracts have a White Alone percent that is more than 50 percent of the total population of the census tract.

Concentration of Low-Income Population: Fort Bend County defines an area of concentration of low- and moderate-income persons as a 2010 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.

The contiguous northern areas of the City of Richmond and the City of Rosenberg represent the largest number of low and moderate-income persons in Fort Bend County's service area.

The Cities of Arcola, Kendleton, and Richmond are the incorporated areas that are over fifty-one (51) percent low- and moderate-income according to HUD.

The Census Defined Place (CDPs), Cumings and Fifth Street are the unincorporated area that are over fifty-one (51) percent low- and moderate-income according to HUD.

### **What are the characteristics of the market in these areas/neighborhoods?**

The North Richmond/Rosenberg: This area is bounded on the north, east and west by the Brazos River and on the south by the railroad tracks and Highway 90. This area is characterized by some of the oldest wood-frame, pier and beam housing in the County. This area is mainly Hispanic and African American.

Arcola: This area is adjacent to Highway 266 and Highway 6. This community is mainly Hispanic and African American.

### **Are there any community assets in these areas/neighborhoods?**

The North Richmond/Rosenberg: George Park, Catholic Charities Mamie George Community Center, Richmond Helping Hands and a Boys and Girls Club scheduled to open during 2015.

City of Arcola: City of Arcola is located very near the City of Houston. It is bordered by Master Planned Communities and is adjacent to Highway 266 and Highway 6.

### **Are there other strategic opportunities in any of these areas?**

The City of Richmond is the County seat and has a historic district that includes some of the north Richmond area. The City of Richmond completed a historic district plan during 2014.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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 County was encouraged to draw relevant information from previous submissions and other reports and studies, as appropriate. The strategic plan was developed to achieve the following statutory goals, principally for extremely low, very low, low and moderate income residents:

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

This section includes the following sections:

Geographic priorities

Priority Needs

Influence of Market Conditions

Anticipated Resources

Institutional Delivery Structure

Goals

Public Housing

Barriers to Affordable Housing

Homelessness Strategy

Lead-based Paint Hazards

Anti-Poverty Strategy

Monitoring

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 1 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Fort Bend County Service Area
	<b>Area Type:</b>	Service Area
	<b>Other Target Area Description:</b>	Service Area
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

At a minimum, the County is required to discuss how investments are allocated geographically in the service area. HUD defines a target area as any locally designated areas where geographically targeted revitalization efforts are carried out through multiple activities in a concentrated and coordinated manner. For the purposes of the Consolidated Plan, local target areas are loosely defined and do not need to conform to a set of standards. Target areas allow grantees to communicate a higher priority for one or more areas over the jurisdiction as a whole and to call out priority needs and goals for specific geographic areas. Local target areas include but are not limited to redevelopment needs, Neighborhood Stabilization Program (NSP) target areas, and transit-oriented development areas.

Fort Bend County does not allocate funds based on target areas. The HUD regulations for the CDBG, HOME and ESG Programs all define eligibility for the use of funds within a jurisdiction's service area. The CDBG and HOME Program regulations require that these funds be expended within the County's service

area and/or only for the benefit of the service area's low- and moderate-income residents. The ESG Program funds are restricted to provide housing assistance and services for potentially homeless or homeless persons based on the need in the County's service area.

The County has identified low and moderate income areas within the County's service area. Two maps are attached. One map shows the low and moderate income areas by Census Defined Places (CDPs).

The other maps shows the low and moderate income areas by 2010 Census Tract Block Groups. The two maps reflect the two low and moderate-income data sets provided urban counties during FY 2014.

The areas are not automatically eligible since the CDBG Program regulations specifies that the service area for a project must be primarily residential. That determination is made during the CDBG project eligibility review.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 2 – Priority Needs Summary

1	<b>Priority Need Name</b>	Public Services: Special Needs Elderly
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Suitable Living Environment (SLE) 2.1 Suitable Living Environment (SLE) 2.6
	<b>Description</b>	Elderly and Frail Elderly Persons. Goals address meals and case management services.
	<b>Basis for Relative Priority</b>	Low income with additional special needs barrier.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Victims of Domestic Violence Other
<b>Geographic Areas Affected</b>		Service Area
<b>Associated Goals</b>		Suitable Living Environment (SLE) 2.5

	<b>Description</b>	Abused and Neglected Children. Goals address Bilingual Forensic Services used as part of investigative and treatment process.
	<b>Basis for Relative Priority</b>	Low income with additional special needs barrier.
<b>3</b>	<b>Priority Need Name</b>	Public Services: Special Needs Illiterate Persons
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Other
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Decent Housing (DH) 2.3 Economic Development (ED) 1.1
	<b>Description</b>	Special Needs: Illiterate Persons. Goals address literacy and employment training services.
	<b>Basis for Relative Priority</b>	Low income with additional special needs barrier.
<b>4</b>	<b>Priority Need Name</b>	Public Services: Special Needs Disabled
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Service Area

	<b>Associated Goals</b>	Suitable Living Environment (SLE) 2.4 Suitable Living Environment (SLE) 2.6
	<b>Description</b>	Special Needs: Disabled and/or incapacitated persons. Goals address case management, social, recreational and other related services.
	<b>Basis for Relative Priority</b>	Low income with additional special needs barrier.
5	<b>Priority Need Name</b>	Homeless
	<b>Priority Level</b>	High
	<b>Population</b>	Rural Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Decent Housing (DH) 3.1 Decent Housing (DH) 3.2 Decent Housing (DH) 3.3 Decent Housing (DH) 3.4 Decent Housing (DH) 3.5 Decent Housing (DH) 3.6
	<b>Description</b>	Chronic homeless and all subpopulations including seriously mentally ill, chronic substance abuse, veterans, persons with HIV/AIDS, victims of domestic abuse; and youth (under 18). Goals address emergency and transitional homeless facilities/shelters; operating costs of homeless facilities; essential, supportive, and stabilization services; rapid re-housing and homeless prevention.
	<b>Basis for Relative Priority</b>	HUD priority to end homelessness.
6	<b>Priority Need Name</b>	Housing: Homeowners

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Decent Housing (DH) 2.1 Decent Housing (DH) 2.2 Decent Housing (DH) 2.3 Decent Housing (DH) 2.4
	<b>Description</b>	low, very-low, and extremely-low income homeowners
	<b>Basis for Relative Priority</b>	Rehabilitation include moderate rehabilitation; water and sewer connections; septic tanks; water wells and minor repairs.
<b>7</b>	<b>Priority Need Name</b>	Housing: Renters
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Service Area

	<b>Associated Goals</b>	Decent Housing (DH) 1.2 Decent Housing (DH) 3.2 Decent Housing (DH) 3.6
	<b>Description</b>	Renters. Goals address rental assistance, rent deposits, and utility deposits.
	<b>Basis for Relative Priority</b>	Renters more vulnerable than owners.
8	<b>Priority Need Name</b>	Housing: First-time homebuyers
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Decent Housing (DH) 1.1 Decent Housing (DH) 4.1
	<b>Description</b>	First time homebuyers. Goals address homebuyer assistance including downpayment and closing costs assistance, and new construction of housing.
	<b>Basis for Relative Priority</b>	Affordability of safe and decent housing with public services.
	9	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Decent Housing (DH) 1.3
	<b>Description</b>	Community Housing Development Organization (CHDO). Goal address Community Housing Development Organization to provide new construction of homeowner and rental housing and downpayment and closing costs assistance.
	<b>Basis for Relative Priority</b>	Need for neighborhood or local input into affordable housing.
<b>10</b>	<b>Priority Need Name</b>	Housing: Special Needs
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Decent Housing (DH) 1.1 Decent Housing (DH) 1.2 Decent Housing (DH) 2.1 Decent Housing (DH) 2.2 Decent Housing (DH) 2.3 Decent Housing (DH) 2.4 Decent Housing (DH) 4.1 Decent Housing (DH) 4.2 Decent Housing (DH) 4.3
	<b>Description</b>	Special Needs Housing. Goals address homeowner, renter, and first time homebuyer program for special needs populations.
	<b>Basis for Relative Priority</b>	Need for permanent supportive housing (PSH) for most vulnerable populations.
<b>11</b>	<b>Priority Need Name</b>	Public Facilities/Improvements
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Suitable Living Environment (SLE) 1.1 Suitable Living Environment (SLE) 1.2 Suitable Living Environment (SLE) 1.3 Suitable Living Environment (SLE) 1.4 Suitable Living Environment (SLE) 1.5 Suitable Living Environment (SLE) 2.2 Economic Development (ED) 2.1 Economic Development (ED) 2.2 Economic Development (ED) 2.3 Economic Development (ED) 2.4 Economic Development (ED) 2.5 Economic Development (ED) 2.6 Economic Development (ED) 2.7
	<b>Description</b>	Residents of low and moderate-income areas. Facilities and improvements include water and sewer improvements; street improvements; flood and drainage improvements; park facilities; community/neighborhood facilities and planning activities.
	<b>Basis for Relative Priority</b>	Increased population, increasing demand for basic services especially in underserved areas.
12	<b>Priority Need Name</b>	Economic Development: Illiterate persons
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Other
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Suitable Living Environment (SLE) 2.3 Economic Development (ED) 1.1
	<b>Description</b>	Economic Development. Goals address literacy and employment training services.
	<b>Basis for Relative Priority</b>	Basic need for literacy impacts a persons options for health, housing, and employment.
<b>13</b>	<b>Priority Need Name</b>	Economic Development: Facilities/Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Service Area

<b>Associated Goals</b>	Suitable Living Environment (SLE) 1.1 Suitable Living Environment (SLE) 1.2 Suitable Living Environment (SLE) 1.3 Suitable Living Environment (SLE) 1.4 Suitable Living Environment (SLE) 1.5 Economic Development (ED) 2.1 Economic Development (ED) 2.2 Economic Development (ED) 2.3 Economic Development (ED) 2.4 Economic Development (ED) 2.5 Economic Development (ED) 2.6 Economic Development (ED) 2.7
<b>Description</b>	Economic Development: Public Facilities and Improvements. Goals address water and sewer improvements; street improvements; flood and drainage improvements; park facilities; community and neighborhood facilities and planning activities.
<b>Basis for Relative Priority</b>	Basic services benefit residents of low-income areas but also provide employment opportunities and economic growth of areas.

**Narrative (Optional)**

The FYs 2015-2020 needs listed above reflect needs identified in the County's previous Consolidated Plans and the County's long-term commitment to address these needs. The County also has identified new and emerging needs. The County's continued rapid growth has increased the need and demand for services and infrastructure.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	<p>According to 2010 Census, Fort Bend County’s renter-occupied housing units composed 20.1 percent of the total number of occupied housing units in the County. In addition, the County had a 95.1 percent occupancy rate and a 4.9 percent vacancy rate. Overall, there were few rental housing units compared to the number of owner occupied housing units. Moreover, very few rental housing units were available for rent at any given time. Generally, the cost of rental housing is increasing due to the shortage of available rental housing. The costs, size, location and condition of rental housing units, especially multifamily housing units, varied considerably within the County. The County’s large size (875 square miles) and the lack of a mass transportation system continues to limit access to all areas of the County especially for residents without access to a private vehicle. Owners and property managers of the newer, larger, multi-family developments often require prospective tenants to have an income from two to three times the monthly rent, a good credit rating, and to pass a criminal background check. Owners and property managers also refuse to rent housing units to individual and families using government rental assistance.</p>
TBRA for Non-Homeless Special Needs	<p>As stated in the TBRA section above, there is a lack of rental housing units in Fort Bend County. Housing units that are affordable and accessible to the physically disabled are few compared to the overall number of total housing units. The lack of public transportation further limits the number of rental housing units available for non-homeless special needs individuals and families in the County. Owners and property managers of the newer, larger, multi-family developments often require prospective tenants to have an income from two to three times the monthly rent, a good credit rating, and a negative felony criminal background. Owners and property managers also refuse to rent housing units to individual and families using government rental assistance.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
New Unit Production	<p>During the period from 2000 to 2010, Fort Bend County added 81,119 housing units, an increase of almost 70 percent. However, the cost, size, location and condition of these housing units, varied considerably within the County. Three of the smallest communities within the County lost housing units and some small cities added a small number of units, only. In contrast, Sugar Land, Missouri City, Rosenberg, Houston and the unincorporated area of the County added thousands of housing units. The largest increase was in the unincorporated area of the County. Almost all these housing units were single-family, owner occupied units. This increase in housing units is driven by the excellent reputation of the public school districts and the numerous amenities provided with the relatively affordable housing constructed in the County's master planned communities. The Greater Fort Bend County Economic Development Council reports that the mean household income is \$112,893 and 40 percent of the County population is college educated. Low-, very-low- and extremely-low individuals and families are faced with the fundamental affordability problem that the costs of providing decent housing exceeds what low-, very low-, and extremely low-income homebuyers can afford to pay for housing even in a County with very few regulatory barriers to the development of affordable, market-rate housing.</p>
Rehabilitation	<p>Almost half of the County's housing units have been built in the last twenty years. The older parts of the County have the oldest housing stock. Usually, these housing units are wood-frame construction on pier and beam foundations. This type of housing unit requires regular maintenance. Extremely-low, low and very low or moderate income households often times postpone regular maintenance due to their economic circumstances.</p> <p>One issue with some of this housing is that it was built before building codes or in areas that still do not have building codes. These structures if not maintained are in very poor condition and require major rehabilitation. The estimated cost of the rehabilitation often exceeds the value of the structure.</p> <p>The County administered a small reconstruction program with Hurricane Ike disaster funds. The costs to replace a very modest home valued at or below \$30,000 averaged over \$120,000. The reconstructed modest homes were valued on average about \$85,000 on the tax roll. The reconstructed units have received tax appraisals and property tax and school district tax bills that tripled or quadrupled. The State of Texas does not provide any tax relief for properties assisted with federal funds besides the regular homestead exemption. The resulting cost burden facing these households with reconstructed housing may jeopardized their ability to remain in their homes in the long term.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	<p>Fort Bend County is a rapidly growing community. The County is constantly adding housing units. The majority of these units are single family housing. Many of these units are expensive, luxury homes in master planned communities. However, more modest subdivision also have been or are being developed.</p> <p>According the 2013 ACS, the median value of owner-occupied housing in the County was \$183,600. Owner-occupied housing totaled 150,628 units and 113,461 units or 75% still had a mortgage. Only 567 of these units had a mortgage payments below \$500 per month.</p> <p>The issue of ever increasing property and school taxes impact the acquisition of housing. The subsidy provided homebuyers must be considerable to provide a cushion to slow the increasing cost burden facing the homebuyer. The long-term ability of homebuyers to sustain increasing housing costs year after year is uncertain.</p> <p>The burden of increasing taxes is more serious for multi-family housing since there is not homestead exemption and commercial property is taxed at a higher rate. These properties must set aside enough in capital reserves to cover taxes and maintenance that may increase over ten percent or more per year.</p>

**Table 3 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,222,391	0	0	2,222,391	8,000,000	CDBG used for public facilities and infrastructure, public services and housing.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	436,211	0	0	436,211	1,600,000	HOME Program funds used for housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	195,277	0	0	195,277	400,000	ESG Program funds used for homeless facilities and services.

Table 4 - Anticipated Resources

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

CDBG: Fort Bend County encourages the leveraging of funds for CDBG funds. In the proposal review process, Fort Bend County gives proposals with leveraged funds points based on the percentage of matching or leveraged funds to total project costs. Each applicant must describe how matching funds for their proposed project will be provided and provide proof of match funds through letters of commitment. The majority of proposed projects provided documented match.

HOME: The use of HOME Program funds requires a match of local or private funds of twenty-five (25) percent. The County’s Housing Rehabilitation Program match is provided through Fort Bend County General Revenue Funds. Fort Bend County HOME Program Request for Proposals (RFP) requires that each applicant include at least 28 percent match for the HOME Program funds requested. The County requests more match than the minimum to allow for ineligible match items. The HOME Program CHDO set-aside also requires match.

ESG: The use of Emergency Solutions Grant (ESG) Program funds requires a one-hundred (100) percent match of local or private funds. During the RFP process, each applicant for ESG Program funds must describe how matching funds for their proposed project will be provided. Proposed ESG projects without the 100 percent match and not eligible for funding.

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

CDBG: The CDBG, HOME, and ESG Programs are administered from Fort Bend County Community Development Department offices located at 301 Jackson, Suite 602, Richmond, Texas. Publicly owned property will be used for the public infrastructure projects, especially the water and sewer improvements that are sited in the public right-of-way (r-o-w). Some of the social service providers located in Fort Bend County's service area use County facilities such as community centers and libraries for their programs.

HOME: No HOME Program funds will be expended on improvements to publicly owned property. The HOME Program and the County's Housing Rehabilitation Program are administered from the offices of the Fort Bend County Community Development Department, 301 Jackson St., Suite 602, Richmond, Texas.

ESG: No ESG Program funds will be expended on improvements to publicly owned property. The ESG Program is administered from offices of the Fort Bend County Community Development Department, 301 Jackson St., Suite 602, Richmond, Texas.

**Discussion**

The County anticipates that HUD Program funding may decline in the next five years. The County's CDBG Program allocation has increased due to the County's population growth in the last two years. In contrast, the HOME Program allocation has been steadily declining in last few years. The County expects this trend to continue. The ESG Program funding has increased. This is due to the HUD priority to end homelessness.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Arcola	Government	neighborhood improvements	Other

Table 5 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

Fort Bend County is a relatively large entitlement area, 875 square miles. In addition, Fort Bend County is part of the greater Houston Metropolitan Area that includes Brazoria, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller Counties. The County’s location within an even larger metropolitan area means that Fort Bend County’s population has a high degree of economic and social integration with the populations of adjacent communities and/or jurisdictions. Thus, the County’s institutional delivery system not only includes institutions located within Fort Bend County but institutions located in adjacent communities and/or jurisdictions. Some residents of the northern and eastern parts of the County may be closer to services and institutions located within the City of Houston than services and institutions located elsewhere in the County. Residents in the western and southern parts of the County may be closer to services and institutions located in neighboring counties. Some areas are not close to any services and institutions.

Transportation is an issue related to both housing and services especially for special needs populations. Persons without automobiles are limited in their employment, housing and services options. Almost every non-profit in the County provides transportation services. Fort Bend County also has established a transportation program in an effort to address this gap.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	

<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

**Table 6 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Fort Bend County is part of the Houston/Harris County Continuum of Care Rapid Re-Housing Funding Collaborative. The collaborative is part of the development and implementation of the CoC’s Initiative to End Homelessness and the Need for Standardization of Service Delivery for Homeless Services. By redesigning the service delivery model for rapid re-housing, this model aligns resources across the CoC from multiple sources that fund financial assistance and case management and simultaneously provides a simplified, standardized monitoring requirement. Rapid Re-Housing assistance is offered without preconditions (such as employment, income, absence of criminal record, or sobriety) and offers resources and services tailored to the unique needs of the household. The characteristics of this approach include target services, housing stabilization case management, housing identification, financial assistance, and tailored services.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The main strength of the service delivery system is the ability to rely on service providers in the City of Houston, Harris County and surrounding jurisdiction to supplement the services available within Fort Bend County.

The main gap is the lack of a general homeless shelter, transitional and supportive housing within Fort Bend County. Another gap is the transportation issue. The County has established a County transportation system that provides low-cost access to the Texas Medical Center, the Galleria, and Greenway Plaza in the City of Houston.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The main strategy for overcoming gaps in the institutional structure and service delivery system is the coordinating of the funding flowing into and out of the system for services and housing through Coordinated Access. In addition, more funding is needed for entitlement areas that do not receive funds that can be used for Coordinated Access of Rapid ReHousing and case management services.

Note: The SP-40 table above was intentionally left blank. Previous attempts to complete the table resulted in the complete loss of all narratives entered for the needs assessment and market analysis sections. This information is provided in the form of an appendix. (See Appendix E)

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing (DH) 1.1	2015	2020	Affordable Housing	Fort Bend County Service Area	Housing: First-time homebuyers Housing: Special Needs	CDBG: \$0 HOME: \$20,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Decent Housing (DH) 1.2	2015	2020	Affordable Housing	Fort Bend County Service Area	Housing: Renters Housing: Special Needs	ESG: \$20,000	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
3	Decent Housing (DH) 1.3	2015	2020	Affordable Housing	Fort Bend County Service Area	Housing: CHDO	HOME: \$150,000	Other: 1 Other
4	Decent Housing (DH) 2.1	2015	2020	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners Housing: Special Needs	CDBG: \$1,000,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
5	Decent Housing (DH) 2.2	2015	2020	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners Housing: Special Needs	CDBG: \$800,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
6	Decent Housing (DH) 2.3	2015	2020	Affordable Housing	Fort Bend County Service Area	Public Services: Special Needs Illiterate Persons Housing: Homeowners Housing: Special Needs	CDBG: \$200,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Decent Housing (DH) 2.4	2015	2020	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners Housing: Special Needs	HOME: \$100,000	Homeowner Housing Rehabilitated: 2 Household Housing Unit
8	Decent Housing (DH) 3.1	2015	2020	Homeless	Fort Bend County Service Area	Homeless	ESG: \$25,000	Homeless Person Overnight Shelter: 1 Persons Assisted
9	Decent Housing (DH) 3.2	2015	2020	Homeless	Fort Bend County Service Area	Homeless Housing: Renters	ESG: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
10	Decent Housing (DH) 3.3	2015	2020	Homeless	Fort Bend County Service Area	Homeless	CDBG: \$75,000 ESG: \$250,000	Other: 2 Other
11	Decent Housing (DH) 3.4	2015	2020	Homeless	Fort Bend County Service Area	Homeless	CDBG: \$50,000 ESG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
12	Decent Housing (DH) 3.5	2015	2020	Affordable Housing	Fort Bend County Service Area	Homeless	ESG: \$10,000	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
13	Decent Housing (DH) 3.6	2015	2020	Affordable Housing	Fort Bend County Service Area	Homeless Housing: Renters	ESG: \$20,000	Homelessness Prevention: 5 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Decent Housing (DH) 4.1	2015	2020	Affordable Housing Non-Homeless Special Needs	Fort Bend County Service Area	Housing: First-time homebuyers Housing: Special Needs	HOME: \$100,000	Other: 20 Other
15	Decent Housing (DH) 4.2	2015	2020	Affordable Housing Non-Homeless Special Needs	Fort Bend County Service Area	Housing: Special Needs	HOME: \$10,000 ESG: \$10,000	Other: 5 Other
16	Decent Housing (DH) 4.3	2015	2020	Affordable Housing Non-Homeless Special Needs	Fort Bend County Service Area	Housing: Special Needs	CDBG: \$20,000 HOME: \$50,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
17	Suitable Living Environment (SLE) 1.1	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
18	Suitable Living Environment (SLE) 1.2	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
19	Suitable Living Environment (SLE) 1.3	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$4,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Suitable Living Environment (SLE) 1.4	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
21	Suitable Living Environment (SLE) 1.5	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
22	Suitable Living Environment (SLE) 2.1	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Services: Special Needs Elderly	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
23	Suitable Living Environment (SLE) 2.2	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements	CDBG: \$1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
24	Suitable Living Environment (SLE) 2.3	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Economic Development: Illiterate persons	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
25	Suitable Living Environment (SLE) 2.4	2015	2020	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Disabled	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
26	Suitable Living Environment (SLE) 2.5	2015	2020	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Abused Children	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
27	Suitable Living Environment (SLE) 2.6	2015	2020	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Elderly Public Services: Special Needs Disabled	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
28	Economic Development (ED) 1.1	2015	2020	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Illiterate Persons Economic Development: Illiterate persons	CDBG: \$1	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
29	Economic Development (ED) 2.1	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
30	Economic Development (ED) 2.2	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
31	Economic Development (ED) 2.3	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
32	Economic Development (ED) 2.4	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
33	Economic Development (ED) 2.5	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
34	Economic Development (ED) 2.6	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$1	Homeowner Housing Rehabilitated: 50 Household Housing Unit
35	Economic Development (ED) 2.7	2015	2020	Planning	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$30,000	Other: 1 Other

Table 7 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Decent Housing (DH) 1.1
	<b>Goal Description</b>	Provide down payment and closing costs to 10 first-time homebuyers. (2 housing units/households per year)

2	<b>Goal Name</b>	Decent Housing (DH) 1.2
	<b>Goal Description</b>	Provide rental assistance to ten (10) extremely low-income, low-income, and moderate-income renter-occupied households. (2 housing units/households per year)
3	<b>Goal Name</b>	Decent Housing (DH) 1.3
	<b>Goal Description</b>	Assist one (1) neighborhood-based group become a CHDO for the HOME Program.
4	<b>Goal Name</b>	Decent Housing (DH) 2.1
	<b>Goal Description</b>	Provide owner-occupied rehabilitation assistance to fifty (50) extremely low-income, low-income and moderate-income households (10 housing units/households per year)
5	<b>Goal Name</b>	Decent Housing (DH) 2.2
	<b>Goal Description</b>	Provide housing repairs including roofs, minor repairs and septic tanks to 100 low and moderate-income owner-occupied housing units. (20 housing units/households per year)
6	<b>Goal Name</b>	Decent Housing (DH) 2.3
	<b>Goal Description</b>	Provide water and/or sewer connections to at least fifty (50) low and moderate-income owner-occupied housing units/households. (10 housing units/households per year)
7	<b>Goal Name</b>	Decent Housing (DH) 2.4
	<b>Goal Description</b>	Demolition and/or reconstruction of two (2) extremely-low, very-low, and low-income owner-occupied housing units. (0.4 housing units/households per year)
8	<b>Goal Name</b>	Decent Housing (DH) 3.1
	<b>Goal Description</b>	Provide for the rehabilitation and/or reconstruction of at least one (1) new homeless shelter. (0.2 shelters per year)
9	<b>Goal Name</b>	Decent Housing (DH) 3.2
	<b>Goal Description</b>	Provide rental assistance or rapid rehousing to ten (10) homeless persons/households. (2 persons/households per year)

10	<b>Goal Name</b>	Decent Housing (DH) 3.3
	<b>Goal Description</b>	Provide operating funds to two (2) homeless shelters. (0.4 shelters per year)
11	<b>Goal Name</b>	Decent Housing (DH) 3.4
	<b>Goal Description</b>	Provide essential or supportive services to at least fifty (50) homeless persons/households. (10 persons/households per year)
12	<b>Goal Name</b>	Decent Housing (DH) 3.5
	<b>Goal Description</b>	Assist homeless persons in the transition to permanent housing by providing first month's rent and/or utility deposits/assistance to at least five (5) persons. (One person/household per year)
13	<b>Goal Name</b>	Decent Housing (DH) 3.6
	<b>Goal Description</b>	Prevent homelessness by providing rent and/or utility deposits/assistance to at least five (5) persons/households. (One person/household per year)
14	<b>Goal Name</b>	Decent Housing (DH) 4.1
	<b>Goal Description</b>	Decent Housing (DH) 4.1: Produce twenty (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/households per year)
15	<b>Goal Name</b>	Decent Housing (DH) 4.2
	<b>Goal Description</b>	Provide rental assistance for five (5) housing units accessible to the special needs population, especially elderly, frail elderly, persons with disabilities. (one (1) housing unit/household per year).
16	<b>Goal Name</b>	Decent Housing (DH) 4.3
	<b>Goal Description</b>	Repair and/or rehabilitate ten (10) housing units for accessibility purposes for special needs population, especially for elderly persons and persons with disabilities.

17	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.1
	<b>Goal Description</b>	Reconstruction or paving of streets in at least one (1) community. (100 persons assisted)
18	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.2
	<b>Goal Description</b>	Construction of flood drainage improvements in at least one (1) community. (100 persons)
19	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.3
	<b>Goal Description</b>	Water and/or sewer improvements in at least five (5) communities. (One community per year) (100 persons)
20	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.4
	<b>Goal Description</b>	Construction of at least one (1) community or recreational center. (100 persons)
21	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.5
	<b>Goal Description</b>	Park improvements in at least one (1) community. (50 persons)
22	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.1
	<b>Goal Description</b>	Provide meals to at least 100 persons. (20 persons per year)
23	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.2
	<b>Goal Description</b>	Construction of one (1) neighborhood community center to provide space for social service organizations and agencies. (100 persons)
24	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.3
	<b>Goal Description</b>	Provide assistance to 500 illiterate persons. (100 persons per year)

25	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.4
	<b>Goal Description</b>	Provide support and/or recreational services to fifty (50) handicapped/disabled persons. (Ten (10) persons per year)
26	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.5
	<b>Goal Description</b>	Provide services to 100 abused and/or neglected children (twenty (20) children per year.)
27	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.6
	<b>Goal Description</b>	Provide case management and other related services to 25 incapacitated and/or elderly persons. (Five (5) persons per year.)
28	<b>Goal Name</b>	Economic Development (ED) 1.1
	<b>Goal Description</b>	Provide assistance to 500 illiterate persons in the County. (100 persons per year)
29	<b>Goal Name</b>	Economic Development (ED) 2.1
	<b>Goal Description</b>	Reconstruction and/or paving of streets in at least one (1) community. (50 persons)
30	<b>Goal Name</b>	Economic Development (ED) 2.2
	<b>Goal Description</b>	Construction of flood drainage improvements in at least one (1) community. (50 persons)
31	<b>Goal Name</b>	Economic Development (ED) 2.3
	<b>Goal Description</b>	Construction of new water and/or sewer improvements in at least one (1) community. (50 persons)
32	<b>Goal Name</b>	Economic Development (ED) 2.4
	<b>Goal Description</b>	Construction of at least one (1) community or recreational center. (50 persons)

33	<b>Goal Name</b>	Economic Development (ED) 2.5
	<b>Goal Description</b>	Park improvements in at least one (1) community. (50 persons)
34	<b>Goal Name</b>	Economic Development (ED) 2.6
	<b>Goal Description</b>	Provide housing assistance programs (tap-ins, septic tanks) in at least two (2) low- and moderate-income communities. (50 persons)
35	<b>Goal Name</b>	Economic Development (ED) 2.7
	<b>Goal Description</b>	Providing planning assistance to at least one (1) community. (100 persons)

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Affordable housing according to the HOME Program regulation at 91.315(b) (2) refers to rental housing and homeownership.

During the period covered by this report, September 1, 2015 to August 31, 2020, Fort Bend County does anticipate providing assistance for the new construction of rental housing or providing homeownership assistance due to the relatively small amount of HOME Program funding the County receives from HUD.

The County does anticipate providing assistance to about 75 extremely low-income, low-income, and moderate-income households. The County will provide affordable housing through the Housing Rehabilitation Program (50 housing units/households) and through the Rapid ReHousing Program (25 households).

Note: Some five-year and one-goals are included under more than one HUD Sstrategic goal.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Fort Bend County does not have a housing authority. The City of Rosenberg has a public housing authority that provides vouchers to residents of the City of Rosenberg only. There are no public housing units owned or managed by the Rosenberg PHA.

### **Activities to Increase Resident Involvements**

Not applicable

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

### **Plan to remove the ‘troubled’ designation**

Not applicable

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

In its previous and current Consolidated Plan, the County has identified the major barrier to the development of affordable housing as the high cost of developable land with adequate water and sanitary sewer services. There are several areas in the County without public water and sewer systems or with inadequate private water and sewer services.

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 and insurance purposes and the installation of septic tanks. 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.

Thus, the main barrier to affordable housing in Fort Bend County is the fundamental affordability problem: the costs of providing safe and decent housing with public water and sewer services exceeds what low income individuals and households can afford to pay for housing. There are few regulatory barriers in the unincorporated area of the County, however, the costs of providing decent, safe, affordable, housing is more than what most low and moderate income individuals and families can afford without severe cost burden.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The strategy to remove the main barrier to affordable housing, the fundamental affordability of decent, safe, and affordable housing, is to provide a subsidy to either renters or homeowners. The County's main rental housing goal is to provide rental assistance to homeless individuals and families and individuals and families at-risk of homelessness. These goals will be implemented through the ESG Program and are stated as goals DH 3.2, DH 3.5, DH 3.6 and DH 4.2.

The County's main homeowner goals are to provide assistance to homeowners through the County's Housing Rehabilitation Program and FB CORPS Housing Minor Repair Program. The County increased the Housing Rehabilitation Program maximum amount to \$45,000 in order to provide more assistance to extremely-low, very low- and low-, and moderate-income homeowners. The Housing Minor Repair Program provides up to \$5,000 in assistance. These goals are addressed through goals DH 2.1, DH 2.2, and DH 4.3.

The lack of safe and dependable water and sewer service due to the relatively high development costs is the main barrier to affordable housing within the County's service area. During the period covered by this report, the County's highest priority need remains water and sewer infrastructure projects.

Typically, these projects are multi-year, multi-jurisdictional projects to improve water and sewer service to older neighborhoods within incorporated areas or to provide new public services to colonias located in the unincorporated area of the County that are not served by public services. This goal is addressed through DH 2.3, SLE 1.3, and ED 2.3.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Fort Bend County is part of the Houston/Harris County Continuum of Care (CoC). Under the requirements of the Homeless Emergency Assistance and Rapid Transition to Housing: Continuum of Care Program (HEARTH Act), The Houston/Harris County Continuum of Care has implemented a coordinated assessment system, The Way Home.

There are only two shelters in the County's service area, the FBC Women's Center and the Parks Youth Ranch. In the past, the County has provided assistance to both these facilities for shelter and operating costs. The County will continue to provide assistance during the period covered by this report.

The marketing and advertising of Coordinated Access are addressed as part of The Way Home. The Coordinating Entity will send information and updates regarding the Coordinated Access System via email to stakeholders, the 211 hotline, and the general public. The Coordinating Entity also distributes flyers and brochures and maintains information available on its website and to providers of housing and services. The Coordinated Access System is designed to allow anyone who needs assistance to know where to go to get that assistance, to be assessed in a standard and consistent way, and to connect with the housing/services that best meet their needs throughout the Houston/Harris County and Fort Bend County areas.

### **Addressing the emergency and transitional housing needs of homeless persons**

The County's homeless strategy goals are to provide funding for emergency shelter rehabilitation, emergency shelter operations and services. These goals are listed as DH 3.1, DH 3.3, and DH 3.4. In addition, the implementation of Rapid ReHousing for homeless persons and families will provide housing first for homeless individuals and families. This goal is addressed through DH 3.2 and DH 3.5.

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

The County's homeless strategy goals are to provide funding to assist persons and families make the transition to permanent housing and independent living. Specifically, this goal is addressed through DH 3.5.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The County' homeless strategy goal is to provide funding for homeless prevention. This is addressed in goal DH 3.6.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

During period covered by this report, Fort Bend County will continue to comply with HUD’s lead-based paint regulation and keep abreast of any changes proposed regarding lead-based paint. The County will continue to contract with a certified contractor to perform lead assessments on properties built before 1978 that may contain lead-based paint.

The County also will continue to fund a housing minor repair program with CDBG Program funds. Housing repair assistance is limited to \$5,000. The repairs provided by this program are limited to roofs, foundation leveling, carpeting, flooring, and plumbing improvements that do not disturb painted surfaces.

The County also will conduct lead based paint inspections of properties provided assistance through the ESG Rapid Re-Housing and Homeless Prevention program activities. In addition, the County will continue to provide educational material regarding lead-based paint hazards and to use HOME and CDBG funds to evaluate and reduce lead-based paint hazards in homes and facilities.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

There are thousands of homes with potential lead-based paint hazards within the County’s service area. Unfortunately, the County only is able to provide assistance to a relatively small number of housing units per year, 7 to 8 housing units through the Housing Rehabilitation Program and 35 to 36 housing units through the housing minor repair program. This process is slowly increasing public awareness of potential lead-based paint hazards and reducing the finite number of housing units with potential lead-based paint hazards within the County’s service area.

### **How are the actions listed above integrated into housing policies and procedures?**

The HUD requirements for lead-based paint are incorporated into the guidelines for the County’s Housing Rehabilitation Program and the Housing Minor Repair Program. In addition, these guidelines are used to assess public facilities and the sites of public service programs especially those that may provide assistance to children.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Fort Bend County has very little control over the factors that affect the number of poverty level families within its jurisdiction. The County is a rapidly growing community and, as a result, the number of poverty-level families is increasing as the overall population of the County continues to grow. The County's goals, programs, and policies attempt to reduce the number of poverty-level persons and families but also provide assistance and services to reduce the impact of poverty on individuals and families, especially those with special needs.

The County's public service needs, priorities, objectives and goals target not only low income persons but persons with special needs. These are persons are more vulnerable than the general low income population since they may have more than one barrier impacting their economic status. These goals are addressed through goals, SLE 2.3, SLE 2.4, SLE 2.5 and SLE 2.6. In addition, goals DH 3.1 through DH 3.6 address homeless persons and families and goals DH 4.1 through 4.3 address housing assistance to special needs persons and families.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The County's overall goal of reducing poverty are reflected in the Consolidated Plan goals and in the programs provided funding through the CDBG, HOME and ESG Programs. The main CDBG programmatic action by the County to reduce the number of poverty-level families is the continued funding of the Literacy Council FBC Literacy Tutoring program. This program improves the literacy of adults throughout the County. In addition, the County will provide assistance to the elderly through Meals on Wheels program and provide case management through Catholic Charities. The County also provides assistance to the ARC and the Brazos Bend Guardianship Program. The County will use the ESG Homeless Prevention to provide assistance to households with income below 30% of MFI especially those households that are victims of domestic abuse and/or persons who may be eligible for SSI or disability income.

In addition, the County will encourage existing networks of social service providers to expand their efforts to coordinate referrals and services to address the needs of poverty-level families. The County also will encourage local social service providers to establish and expand case management systems for special needs, poverty-level families.

### **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Fort Bend County's monitoring process is included in Appendix C.

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,222,391	0	0	2,222,391	8,000,000	CDBG used for public facilities and infrastructure, public services and housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	436,211	0	0	436,211	1,600,000	HOME Program funds used for housing.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	195,277	0	0	195,277	400,000	ESG Program funds used for homeless facilities and services.

**Table 1 - Expected Resources – Priority Table**

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

CDBG: Fort Bend County encourages the leveraging of funds for CDBG funds. In the proposal review process, Fort Bend County gives proposals

with leveraged funds points based on the percentage of matching or leveraged funds to total project costs. Each applicant must describe how matching funds for their proposed project will be provided and provide proof of match funds through letters of commitment. The majority of proposed projects provided documented match.

HOME: The use of HOME Program funds requires a match of local or private funds of twenty-five (25) percent. The County's Housing Rehabilitation Program match is provided through Fort Bend County General Revenue Funds. Fort Bend County HOME Program Request for Proposals (RFP) requires that each applicant include at least 28 percent match for the HOME Program funds requested. The County requests more match than the minimum to allow for ineligible match items. The HOME Program CHDO set-aside also requires match.

ESG: The use of Emergency Solutions Grant (ESG) Program funds requires a one-hundred (100) percent match of local or private funds. During the RFP process, each applicant for ESG Program funds must describe how matching funds for their proposed project will be provided. Proposed ESG projects without the 100 percent match and not eligible for funding.

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

CDBG: The CDBG, HOME, and ESG Programs are administered from Fort Bend County Community Development Department offices located at 301 Jackson, Suite 602, Richmond, Texas. Publicly owned property will be used for the public infrastructure projects, especially the water and sewer improvements that are sited in the public right-of-way (r-o-w). Some of the social service providers located in Fort Bend County's service area use County facilities such as community centers and libraries for their programs.

HOME: No HOME Program funds will be expended on improvements to publicly owned property. The HOME Program and the County's Housing Rehabilitation Program are administered from the offices of the Fort Bend County Community Development Department, 301 Jackson St., Suite 602, Richmond, Texas.

ESG: No ESG Program funds will be expended on improvements to publicly owned property. The ESG Program is administered from offices of the Fort Bend County Community Development Department, 301 Jackson St., Suite 602, Richmond, Texas.

**Discussion**

The County anticipates that HUD Program funding may decline in the next five years. The County's CDBG Program allocation has increased due to the County's population growth in the last two years. In contrast, the HOME Program allocation has been steadily declining in last few years. The County expects this trend to continue. The ESG Program funding has increased. This is due to the HUD priority to end homelessness.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing (DH) 1.2	2015	2020	Affordable Housing	Fort Bend County Service Area	Homeless Housing: Renters	ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
2	Decent Housing (DH) 1.3	2015	2020	Affordable Housing	Fort Bend County Service Area	Housing: CHDO	HOME: \$0	Other: 1 Other
3	Decent Housing (DH) 2.1	2015	2020	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners	CDBG: \$105,000 HOME: \$327,158	Homeowner Housing Rehabilitated: 7 Household Housing Unit
4	Decent Housing (DH) 2.2	2015	2020	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners	CDBG: \$231,000	Homeowner Housing Rehabilitated: 40 Household Housing Unit
5	Decent Housing (DH) 3.2	2015	2020	Homeless	Fort Bend County Service Area	Homeless	ESG: \$67,007	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Decent Housing (DH) 3.3	2015	2020	Homeless	Fort Bend County Service Area	Homeless	CDBG: \$30,000 ESG: \$101,625	Homeless Person Overnight Shelter: 250 Persons Assisted
7	Decent Housing (DH) 3.4	2015	2020	Homeless	Fort Bend County Service Area	Homeless	CDBG: \$30,000 ESG: \$101,625	Homeless Person Overnight Shelter: 250 Persons Assisted
8	Decent Housing (DH) 3.5	2015	2020	Affordable Housing	Fort Bend County Service Area	Homeless	ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 6 Households Assisted
9	Decent Housing (DH) 3.6	2015	2020	Affordable Housing	Fort Bend County Service Area	Homeless Housing: Renters	ESG: \$0	Homelessness Prevention: 2 Persons Assisted
10	Decent Housing (DH) 4.2	2015	2020	Affordable Housing Non-Homeless Special Needs	Fort Bend County Service Area	Homeless Housing: Renters	ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 1 Households Assisted
11	Decent Housing (DH) 4.3	2015	2020	Affordable Housing Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Elderly Public Services: Special Needs Disabled Housing: Homeowners	CDBG: \$0 HOME: \$0	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Suitable Living Environment (SLE) 1.3	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements	CDBG: \$1,262,317	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
13	Suitable Living Environment (SLE) 2.1	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Services: Special Needs Elderly	CDBG: \$38,905	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
14	Suitable Living Environment (SLE) 2.3	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Services: Special Needs Illiterate Persons	CDBG: \$37,600	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
15	Suitable Living Environment (SLE) 2.4	2015	2020	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Disabled	CDBG: \$33,485	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
16	Suitable Living Environment (SLE) 2.5	2015	2020	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Abused Children	CDBG: \$34,064	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
17	Suitable Living Environment (SLE) 2.6	2015	2020	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Elderly Public Services: Special Needs Disabled	CDBG: \$54,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Economic Development (ED) 1.1	2015	2020	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Illiterate Persons	CDBG: \$37,600	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
19	Economic Development (ED) 2.3	2015	2020	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements	CDBG: \$265,275	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Table 2 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Decent Housing (DH) 1.2
	<b>Goal Description</b>	Provide rental assistance to ten (10) extremely-low, very-low, and low-income persons and/or families. (Two (2) persons and/or families per year.)
2	<b>Goal Name</b>	Decent Housing (DH) 1.3
	<b>Goal Description</b>	Assist one (1) neighborhood-based group in becoming a CHDO for the HOME Program
3	<b>Goal Name</b>	Decent Housing (DH) 2.1
	<b>Goal Description</b>	Provide owner-occupied rehabilitation assistance to fifty (50) extremely-low, very-low, and low-income households/housing units. (Ten (10) households/housing units.)

4	<b>Goal Name</b>	Decent Housing (DH) 2.2
	<b>Goal Description</b>	Provide housing repairs including roofs, minor roofs and septic tanks to 100 low and moderate-income owner-occupied housing units/households. (Ten (10) housing units/households per year)
5	<b>Goal Name</b>	Decent Housing (DH) 3.2
	<b>Goal Description</b>	Provide rental assistance or Rapid ReHousing to ten (10) homeless persons/households. (Two (2) persons/households per year)
6	<b>Goal Name</b>	Decent Housing (DH) 3.3
	<b>Goal Description</b>	Provide operating funds to two (2) homeless shelter. (0.4 shelter per year)
7	<b>Goal Name</b>	Decent Housing (DH) 3.4
	<b>Goal Description</b>	Provide essential and/or supportive services to at least fifty (50) homeless persons/households. (Ten (10) persons/households per year)
8	<b>Goal Name</b>	Decent Housing (DH) 3.5
	<b>Goal Description</b>	Assist homeless persons in the transition to permanent housing by providing first month's rent and/or utility deposits/assistance to at least five (5) persons. (One persons/households per year)
9	<b>Goal Name</b>	Decent Housing (DH) 3.6
	<b>Goal Description</b>	Prevent homelessness by providing rent and/or utility deposits/assistance to at least five (5) persons/households. (One person/household per year)
10	<b>Goal Name</b>	Decent Housing (DH) 4.2
	<b>Goal Description</b>	Provide rental assistance for five (5) housing accessible to the special needs population, especially elderly persons and persons with disabilities. (One (1) housing unit per year.)
11	<b>Goal Name</b>	Decent Housing (DH) 4.3
	<b>Goal Description</b>	Repair or rehabilitate ten (10) housing units for accessibility purposes especially for elderly persons and persons with disabilities. (Two (2) housing units per year.)

12	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.3
	<b>Goal Description</b>	Water and/or sewer improvements in at least five (5) communities. (One community per year) (100 persons)
13	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.1
	<b>Goal Description</b>	Provide meals to at least 100 persons. (20 persons per year)
14	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.3
	<b>Goal Description</b>	Provide assistance to 500 illiterate persons (100 persons per year)
15	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.4
	<b>Goal Description</b>	Provide support and/or recreational services to fifty (50) handicapped/disabled persons. (Ten (10) persons per year)
16	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.5
	<b>Goal Description</b>	Provide services to 100 abused and/or neglected children (Twenty (20) children per year)
17	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.6
	<b>Goal Description</b>	Provide case management and other related service to twenty-five (25) incapacitated and/or elderly persons. (Five (5) per year).
18	<b>Goal Name</b>	Economic Development (ED) 1.1
	<b>Goal Description</b>	Provide assistance to 500 illiterate persons in the County. (100 persons per year)
19	<b>Goal Name</b>	Economic Development (ED) 2.3
	<b>Goal Description</b>	Construction of new water and/or sewer improvements in at least one (1) community. (Fifty (50) persons)



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Fort Bend County anticipates receiving \$2,222,391 in FY 2015 CDBG, \$436,211 in FY 2015 HOME and \$195,277 in FY 2015 ESG Program funds.

#### Projects

#	Project Name
1	FY 2015 CDBG: CDBG Program Administration
2	FY 2015 CDBG: Housing Rehabilitation Program Administration
3	FY 2015 CDBG: FB CORPS Minor Repair Program
4	FY 2015 CDBG: Arcola Water System Improvements
5	FY 2015 CDBG: Beasley Sanitary Sewer System Rehabilitation
6	FY 2015 CDBG: Kendleton Sanitary Sewer System Rehabilitation
7	FY 2015 CDBG: MUD No. 19: Riverwood Water System Improvements
8	FY 2015 CDBG: North Richmond Sanitary Sewer Improvements, Phase 7
9	FY 2015 CDBG: North Rosenberg Water Distribution Improvements
10	FY 2015 CDBG: ARC Social Recreation Program
11	FY 2015 CDBG: Blessed Be Hope for Three, Inc.
12	FY 2015 CDBG: Brazos Bend Guardianship Program
13	FY 2015 CDBG: Catholic Charities Integrated Case Management for Seniors
14	FY 2015 CDBG: Child Advocates Inc. Forensic Interviewer/Children's Services Coordinator
15	FY 2015 CDBG: FBC Women's Center Shelter Operations and Services
16	FY 2015 CDBG: FB Seniors Feeding Our Seniors
17	FY 2015 CDBG: Literacy Volunteers Tutoring
18	FY 2015 HOME: HOME Program Administration
19	FY 2015 HOME: CHDO Set-Aside
20	FY 2015 HOME: Housing Rehabilitation Program
21	FY 2015 ESG: Emergency Solutions Grant Program

**Table 3 - Project Information**

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

In its FY 2015-2020 Consolidated Plan and in all previous Consolidated Plans, the County identified the major barrier to the development of affordable housing as the high cost of developable land with adequate water and sanitary sewer services. The County encourages local communities with existing

water and sanitary sewer services to actively participate in the County's programs. There are several areas in the County without public water and sewer systems and/or with no and/or illegal, inadequate private water wells and septic systems. During FY 2015, the County will continue to provide assistance to communities with water and sewer needs especially those areas without public water and sewer systems.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	FY 2015 CDBG: CDBG Program Administration
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Decent Housing (DH) 1.2 Decent Housing (DH) 1.3 Decent Housing (DH) 2.1 Decent Housing (DH) 2.2 Decent Housing (DH) 3.2 Decent Housing (DH) 3.3 Decent Housing (DH) 3.4 Decent Housing (DH) 3.5 Decent Housing (DH) 3.6 Decent Housing (DH) 4.2 Decent Housing (DH) 4.3 Suitable Living Environment (SLE) 1.3 Suitable Living Environment (SLE) 2.1 Suitable Living Environment (SLE) 2.3 Suitable Living Environment (SLE) 2.4 Suitable Living Environment (SLE) 2.5 Suitable Living Environment (SLE) 2.6 Economic Development (ED) 1.1 Economic Development (ED) 2.3
	<b>Needs Addressed</b>	Public Services: Special Needs Elderly Public Services: Special Needs Abused Children Public Services: Special Needs Illiterate Persons Public Services: Special Needs Disabled Homeless Housing: Homeowners Housing: Renters Housing: First-time homebuyers Housing: CHDO Housing: Special Needs Public Facilities/Improvements Economic Development: Illiterate persons Economic Development: Facilities/Improvements
	<b>Funding</b>	CDBG: \$380,000

	<b>Description</b>	General Program Administration (limited to 20% of CDBG total). Administration includes reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but are not limited to) salaries, wages, and related costs of the recipient's staff or other staff engaged in program administration, which includes (but is not limited to) providing information about the program, preparing program budgets and schedules, preparing reports, and other costs for goods or services needed for the administration of the program
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All low and moderate income persons and families served by public facility, public improvements, housing, public service and economic development projects.
	<b>Location Description</b>	Fort Bend County Community Development Department 301 Jackson Street Suite 602 Richmond, Texas 774569 281-341-4410
	<b>Planned Activities</b>	21A General Program Administration. Administration includes reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but are not limited to) salaries, wages, and related costs of the recipient's staff or other staff engaged in program administration, which includes (but is not limited to) providing information about the program, preparing program budgets and schedules, preparing reports, and other costs for goods or services needed for the administration of the program.
2	<b>Project Name</b>	FY 2015 CDBG: Housing Rehabilitation Program Administration
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Decent Housing (DH) 2.1
	<b>Needs Addressed</b>	Housing: Homeowners
	<b>Funding</b>	CDBG: \$105,000
	<b>Description</b>	Project Administration for CDBG and HOME Program funded housing rehabilitation program. This activity is for all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation.

	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will provide assistance to an estimated eight (8) extremely low, very low, or low-income owner-occupied households/housing units.
	<b>Location Description</b>	The Fort Bend County Housing Rehabilitation Program is administered from the offices of the Fort Bend County Community Development Department. The office is located at 301 Jackson Street, Suite 602, Richmond, Texas, 77469.
	<b>Planned Activities</b>	14H Rehabilitation Administration. DH 2.1: Provide owner-occupied rehabilitation assistance to fifty (50) extremely-low, very low- and low-income households/housing units. (10 households/housing units per year)
3	<b>Project Name</b>	FY 2015 CDBG: FB CORPS Minor Repair Program
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Decent Housing (DH) 2.2
	<b>Needs Addressed</b>	Housing: Homeowners
	<b>Funding</b>	CDBG: \$231,000
	<b>Description</b>	Provide minor home repairs up to \$5,000 low and moderate-income, owner-occupied households/housing units.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will provide assistance to 36 low and moderate-income, owner-occupied households/housing units.
	<b>Location Description</b>	FBC CORPs is located at 1004 Blume Road, Rosenberg, Texas 77471. This program is countywide. The County's service is described below. Fort Bend County CDBG funds can be used within the unincorporated areas of Fort Bend County, or within the incorporated limits of the following cities: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. CDBG Program funds cannot be used to provide services for residents or fund projects within the cities of Houston, Katy, Missouri City, Pearland or Sugar Land.

	<b>Planned Activities</b>	14A Rehab; Single Unit Residential. This activity addresses DH 2.2: Provide housing repairs including roofs, minor repairs and septic tanks to 100 low and moderate-income owner-occupied housing units/households (20 housing units/households per year.); and DH 4.3: Repair or rehabilitate ten (10) housing units for accessibility purposes especially elderly persons and persons with disabilities. (Two (2) housing units/households per year)
4	<b>Project Name</b>	FY 2015 CDBG: Arcola Water System Improvements
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 1.3 Economic Development (ED) 2.3
	<b>Needs Addressed</b>	Public Facilities/Improvements
	<b>Funding</b>	CDBG: \$265,275
	<b>Description</b>	This project will provide for the construction of new water lines in the northern portion of the City of Arcola. Six inch water lines will be installed along Dallas, Garland, Main, Macnicoll, HWY 6, and Howell Street.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will benefit all the residents of the City of Arcola. According to the 2014 HUD data, there were 2,310 persons in the City of Arcola. Low and moderate-income persons composed 1,260 of this total. The City of Arcola is 54.55 percent low and moderate income.
	<b>Location Description</b>	The project is the construction of new water lines in the northern portion of the City of Arcola. Six inch water lines will be installed along Dallas, Garland, Main, Macnicoll, HWY 6, and Howell Streets.
	<b>Planned Activities</b>	03J Water/Sewer Improvements. This activity addresses SLE 1.3: Water and/or sewer improvements in at least five (5) communities (100 persons) and ED 2.3: Construction of new water and/or sewer improvements in at least one (1) community.  The project is the construction of new water lines in the northern portion of the City of Arcola. Six inch water lines will be installed along Dallas, Garland, Main, Macnicoll, HWY 6, and Howell Street.
5	<b>Project Name</b>	FY 2015 CDBG: Beasley Sanitary Sewer System Rehabilitation
	<b>Target Area</b>	Fort Bend County Service Area

	<b>Goals Supported</b>	Suitable Living Environment (SLE) 1.3
	<b>Needs Addressed</b>	Public Facilities/Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	This project will replace an estimate 8,000 linear feet of eight (8) and ten (10) inch sanitary sewer line and thirty-five (35) manholes in the City of Beasley.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 5,110 persons. An estimated 2,705 persons are low and moderate-income. The service area is 52.94 percent low and moderate-income.
	<b>Location Description</b>	The City of Beasley is located within 2010 Census Tract 6754, Block Groups 1 and 2. The total population of this service area is 5,110 persons. An estimated 2,705 persons are low and moderate-income.
	<b>Planned Activities</b>	03J Water/Sewer Improvements. This project addresses SLE 1.3: Water and/or sewer improvements in at least five (5) communities. (One (1) community per year) (100 persons)  This project will replace an estimate 8,000 linear feet of eight (8) and ten (10) inch sanitary sewer line and thirty-five (35) manholes in the City of Beasley.
6	<b>Project Name</b>	FY 2015 CDBG: Kendleton Sanitary Sewer System Rehabilitation
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 1.3
	<b>Needs Addressed</b>	Public Facilities/Improvements
	<b>Funding</b>	CDBG: \$220,542
	<b>Description</b>	The project provides for the rehabilitation of the City of Kendleton Sanitary Sewer System.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit a total of 445 persons. Low and moderate-income persons are 265 of the total. The City of Kendleton is 59.55 percent low and moderate income.
	<b>Location Description</b>	The City of Kendleton is located within 2010 Census Tract 6758, Block Group 3.

	<b>Planned Activities</b>	03J Water/Sewer Improvements. This project address SLE 1.3: Water and/or sewer improvements in at least five (5) communities. (One community per year) (100 persons)  The project provides for the rehabilitation of the City of Kendleton Sanitary Sewer System.
7	<b>Project Name</b>	FY 2015 CDBG: MUD No. 19: Riverwood Water System Improvements
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 1.3
	<b>Needs Addressed</b>	Public Facilities/Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	This project is the replacement of waterlines along Quebec, Vancouver, Winnipeg and Riverwood Drive within the Riverwood Subdivision.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit an estimated 700 persons in 181 households.
	<b>Location Description</b>	Fort Bend County Municipal Utility District (MUD) No. 19 and the Riverwood Subdivision are located directly north of the City of Rosenberg and south of the Brazos River. The Riverwood Subdivision includes only four streets, Riverwood, Quebec, Vancouver and Winnipeg.
	<b>Planned Activities</b>	03J Water/Sewer Improvements. This project address SLE 1.3: Water and/or sewer improvements in at least five (5) communities. (One community per year) (100 persons)  This project is the replacement of waterlines along Quebec, Vancouver, Winnipeg and Riverwood Drive within the Riverwood Subdivision.
8	<b>Project Name</b>	FY 2015 CDBG: North Richmond Sanitary Sewer Improvements, Phase 7
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 1.3
	<b>Needs Addressed</b>	Public Facilities/Improvements
	<b>Funding</b>	CDBG: \$276,500
	<b>Description</b>	This project will replace 3,280 linear feet of sanitary sewer line using the pipe bursting method.

	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit an estimated 795 persons. Low and moderate-income persons compose 525 persons of this total. The service area is 66.04 percent low and moderate-income.
	<b>Location Description</b>	The project site is within the City of Richmond along Preston Street between 10th and Pultar.
	<b>Planned Activities</b>	03J Water/Sewer Improvements. This project address SLE 1.3: Water and/or sewer improvements in at least five (5) communities. (100 persons)  This project will replace 3,280 linear feet of sanitary sewer line using the pipe bursting method along Preston Street.
9	<b>Project Name</b>	FY 2015 CDBG: North Rosenberg Water Distribution Improvements
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 1.3
	<b>Needs Addressed</b>	Public Facilities/Improvements
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	This project upgrades existing six (6) inch water lines with twelve (12) inch water lines along Avenue D and Third Street within the City of Rosenberg.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will benefit 1,975 persons. Low and moderate-income persons compose 1,430 persons of this total. The service area for this project is 72.41 percent low and moderate-income.
	<b>Location Description</b>	The project is located within 2010 Census Tract 6750, Block Group 2.  The project is along Avenue D from 4th Street to Houston Street and along Third Street from Avenue E to Avenue D within the City of Rosenberg.
	<b>Planned Activities</b>	03J Water/Sewer Improvements. This project address SLE 1.3: Water and/or sewer improvements in at least five (5) communities. (one Community per year) (100 persons)
10	<b>Project Name</b>	FY 2015 CDBG: ARC Social Recreation Program
	<b>Target Area</b>	Fort Bend County Service Area

	<b>Goals Supported</b>	Suitable Living Environment (SLE) 2.4
	<b>Needs Addressed</b>	Public Services: Special Needs Disabled
	<b>Funding</b>	CDBG: \$33,485
	<b>Description</b>	The ARC of Fort Bend County will provide social and recreational activities for adults with mental retardation and related developmental disabilities.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this program will provide services to at least thirty-five (35) handicapped/disabled persons.
	<b>Location Description</b>	
	<b>Planned Activities</b>	05B Handicapped/Disabled Services. This activity addresses SLE 2.4 Provide support and/or recreational services to fifty (50) handicapped/disabled persons. (10 persons per year.)  This program will provide social and recreational activities to thirty-five (35) handicapped/disabled adults.
<b>11</b>	<b>Project Name</b>	FY 2015 CDBG: Blessed Be Hope for Three, Inc.
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 2.4
	<b>Needs Addressed</b>	Public Services: Special Needs Disabled
	<b>Funding</b>	CDBG: \$16,020
	<b>Description</b>	The Family Resources Program provides services for low and moderate-income families with children with autism.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this program will provide assistance to sixteen (16) low and moderate-income families with children with autism.

	<b>Location Description</b>	Blessed Be Hope for Three, Inc. is located at 11104 West Airport Boulevard, Suite 150, Stafford, Texas, 77477. This program's service area is countywide. The County service area is described below. Fort Bend County CDBG funds can be used within the unincorporated areas of Fort Bend County, or within the incorporated limits of the following cities: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. CDBG Program funds cannot be used to provide services for residents or fund projects within the cities of Houston, Katy, Missouri City, Pearland or Sugar Land.
	<b>Planned Activities</b>	05B Services for the Disabled. This activity addresses SLE 2.4 Provide support and/or recreational services to fifty (50) handicapped or disabled persons. (10 persons per year).  This program will provide assistance to low and moderate-income families with children affected by Autism Spectrum Disorders (ASD) by providing referrals to appropriate service providers, schools and other services. In addition, the program provides financial assistance in obtaining therapies and services to qualified families with children diagnosed with autism.
<b>12</b>	<b>Project Name</b>	FY 2015 CDBG: Brazos Bend Guardianship Program
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 2.6
	<b>Needs Addressed</b>	Public Services: Special Needs Disabled
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Program provides care management services for incapacitated adults. Services include legal, guardianship, money management, and related alternatives.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will provide assistance to an estimated twelve (12) persons.

	<b>Location Description</b>	Brazos Bend Guardianship is located at 830 3rd Street, Rosenberg, Texas 77471. The mailing address is P.O. Box 72, Rosenberg, Texas 77471. This program service area is county-wide. The County's service areas are described below. Fort Bend County CDBG funds can be used within the unincorporated areas of Fort Bend County, or within the incorporated limits of the following cities: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. CDBG Program funds cannot be used to provide services for residents or fund projects within the cities of Houston, Katy, Missouri City, Pearland or Sugar Land.
	<b>Planned Activities</b>	05B Handicapped/Disabled Services. Activity addresses SLE 2.6: Provide case management and other related services to 25 incapacitated and/or elderly persons. (5 persons per year).  Program provides case management services for incapacitated adults. Services include legal, guardianship, money management, and related alternatives.
13	<b>Project Name</b>	FY 2015 CDBG: Catholic Charities Integrated Case Management for Seniors
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 2.6
	<b>Needs Addressed</b>	Public Services: Special Needs Elderly
	<b>Funding</b>	CDBG: \$24,000
	<b>Description</b>	This project will provide a part-time case manager to provide an intensive integrated case management program based on the self-sufficiency model for seniors.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit forty (40) seniors.
	<b>Location Description</b>	The Catholic Charities Mamie George Community Center is located at 1111 Collins Road, Richmond, Texas 77469.

	<b>Planned Activities</b>	05A Senior Services. This activity addresses SLE 2.6: Provide case management and other related services to twenty-five (25) incapacitated and/or elderly persons. (Five (5) persons per year)  This project will provide a part-time case manager to provide an intensive integrated case management program based on the self-sufficiency model for forty (40) seniors.
<b>14</b>	<b>Project Name</b>	FY 2015 CDBG: Child Advocates Inc. Forensic Interviewer/Children's Services Coordinator
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 2.5
	<b>Needs Addressed</b>	Public Services: Special Needs Abused Children
	<b>Funding</b>	CDBG: \$34,064
	<b>Description</b>	This project provides services to children that have been abused or neglected. This project will provide part of the salary for a forensic interviewer/children's services coordinator.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this program will provide assistance to 560 abused and neglected children.
<b>Location Description</b>	Child Advocates of Fort Bend is located at 5403 Avenue N, Rosenberg, Texas 77471. This program is countywide. The County's service area is described below. Fort Bend County CDBG funds can be used within the unincorporated areas of Fort Bend County, or within the incorporated limits of the following cities: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. CDBG Program funds cannot be used to provide services for residents or fund projects within the cities of Houston, Katy, Missouri City, Pearland or Sugar Land.	
<b>Planned Activities</b>	05N Abused and Neglected Children. Activity addresses SLE 2.5: Provide services to 100 abused and/or neglected children. (20 children per year.)  This project will provide assistance for part of the salary of a forensic interviewer/children's service coordinator.	
<b>15</b>	<b>Project Name</b>	FY 2015 CDBG: FBC Women's Center Shelter Operations and Services

	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Decent Housing (DH) 3.3 Decent Housing (DH) 3.4
	<b>Needs Addressed</b>	Homeless
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	This project include providing operating and service costs including salaries for residential advocate coordinator, shelter director, facilities manager, and food services coordinator.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will provide assistance to eighty (80) victims of domestic violence.
	<b>Location Description</b>	The FBCWC is a domestic violence facility. The address of the shelter is confidential. This project is countywide. The County's service area is described below. Fort Bend County CDBG funds can be used within the unincorporated areas of Fort Bend County, or within the incorporated limits of the following cities: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. CDBG Program funds cannot be used to provide services for residents or fund projects within the cities of Houston, Katy, Missouri City, Pearland or Sugar Land.
	<b>Planned Activities</b>	05G Battered and Abused Spouse. Â This activity addresses DH 3.3: Provide operating funds to 2 homeless shelters and DH 3.4: Provide essential or supportive services to at least 50 homeless persons. (10 persons per year.)  This project include providing operating and service costs including salaries for residential advocate coordinator, shelter director, facilities manager, and food services coordinator for the FBCWC.Â
16	<b>Project Name</b>	FY 2015 CDBG: FB Seniors Feeding Our Seniors
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 2.6
	<b>Needs Addressed</b>	Public Services: Special Needs Elderly
	<b>Funding</b>	CDBG: \$38,905

	<b>Description</b>	This project will provide assistance to purchase meals for the meals on wheels program for seniors.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will provide assistance to forty (40) elderly persons.
	<b>Location Description</b>	Fort Bend Seniors is located at 1330 Band Road, Rosenberg, Texas 77471. This project's service area is countywide. The County's service area is described below. Fort Bend County CDBG funds can be used within the unincorporated areas of Fort Bend County, or within the incorporated limits of the following cities: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. CDBG Program funds cannot be used to provide services for residents or fund projects within the cities of Houston, Katy, Missouri City, Pearland or Sugar Land
	<b>Planned Activities</b>	05A Senior Services. Â This activity addresses SLE 2.1 Provide meals to at least 100 persons. (20 persons per year.)  This project will provide assistance to purchase meals for the meals on wheels program for seniors.
17	<b>Project Name</b>	FY 2015 CDBG: Literacy Volunteers Tutoring
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 2.3 Economic Development (ED) 1.1
	<b>Needs Addressed</b>	Public Services: Special Needs Illiterate Persons
	<b>Funding</b>	CDBG: \$37,600
	<b>Description</b>	This project will provide partial salaries for the program director and administrative coordinator and consumables and supplies.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will provide assistance to 255 illiterate persons.

	<b>Location Description</b>	Literacy Volunteers for Fort Bend County is located at 12530 Emily Court, Sugar Land, Texas 77478. This project's service area is countywide. The County's service area is described below. Fort Bend County CDBG funds can be used within the unincorporated areas of Fort Bend County, or within the incorporated limits of the following cities: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. CDBG Program funds cannot be used to provide services for residents or fund projects within the cities of Houston, Katy, Missouri City, Pearland or Sugar Land
	<b>Planned Activities</b>	05H Employment Training. This activity addresses SLE 2.3 Provide assistance to 500 illiterate persons (100 persons per year) and ED 1.1 Provide assistance to 500 illiterate persons in the County (100 persons per year.)  This project will provide partial salaries for the program director and administrative coordinator and consumables and supplies for programs for illiterate persons.
<b>18</b>	<b>Project Name</b>	FY 2015 HOME: HOME Program Administration
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Decent Housing (DH) 1.2 Decent Housing (DH) 1.3 Decent Housing (DH) 2.1 Decent Housing (DH) 3.2 Decent Housing (DH) 3.5 Decent Housing (DH) 3.6 Decent Housing (DH) 4.2 Decent Housing (DH) 4.3
	<b>Needs Addressed</b>	Housing: Homeowners Housing: Renters Housing: First-time homebuyers Housing: CHDO Housing: Special Needs
	<b>Funding</b>	HOME: \$43,621

	<b>Description</b>	General Program Administration (limited to 10% of HOME total). Administration includes reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but are not limited to) salaries, wages, and related costs of the recipient's staff or other staff engaged in program, preparing program budgets and schedules, preparing reports, and other costs for goods or services needed for the administration of the program.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Seven families should benefit through the housing rehabilitation program.
	<b>Location Description</b>	HOME Program is administered from the offices of the Fort Bend County Community Development Department located at 301 Jackson Street, Suite 602, Richmond, Texas 77469
	<b>Planned Activities</b>	General Program Administration (limited to 10% of HOME total) Administration includes reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but are not limited to) salaries, wages, and related costs of the recipient's staff or other staff engaged in program, preparing program budgets and schedules, preparing reports, and other costs for goods or services needed for the administration of the program.
<b>19</b>	<b>Project Name</b>	FY 2015 HOME: CHDO Set-Aside
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Decent Housing (DH) 1.3
	<b>Needs Addressed</b>	Housing: CHDO
	<b>Funding</b>	HOME: \$65,432
	<b>Description</b>	HOME Program requires that 15 percent of the HOME Program Allocation be set-aside for Community Housing and Development Organizations (CHDOs).
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	to be determined
	<b>Location Description</b>	to be determined

	<b>Planned Activities</b>	to be determined  This project addresses DH 1.3: Assist one (1) neighborhood-based groups become a CHDO for the HOME Program.
<b>20</b>	<b>Project Name</b>	FY 2015 HOME: Housing Rehabilitation Program
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 2.1
	<b>Needs Addressed</b>	Housing: Homeowners
	<b>Funding</b>	HOME: \$327,158
	<b>Description</b>	This program provides up to \$45,000 in housing rehabilitation assistance to extremely-low, very low- and low-income homeowners.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this program will provide assistance to seven (7) extremely low, very-low and low-income owner-occupied housing units/households.
<b>Location Description</b>	This program is administered from the offices of the Fort Bend Community Development Department, 301 Jackson Street, Suite 602, Richmond, Texas 77469. This program is countywide. The County's service area is described below. Fort Bend County HOME funds can be used within the unincorporated areas of Fort Bend County, or within the incorporated limits of the following cities: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, and Thompsons. CDBG Program funds cannot be used to provide services for residents or fund projects within the cities of Houston, Katy, Missouri City, Pearland or Sugar Land	
<b>Planned Activities</b>	14A Rehab Single Unit Residential. This activity addresses DH 2.1: Provide owner-occupied rehabilitation assistance to 50 extremely-low, low-- income households/housing units (10 house units/households per year.) and DH 4.3 Repair or rehabilitate ten (10) housing units for accessibility purposes especially for elderly persons and persons with disabilities. (Two (2) housing units/households per year.)  Program provides up to \$45,000 in housing rehabilitation assistance to extremely-low, very-low and low-income owner-occupied homeowners.	
<b>21</b>	<b>Project Name</b>	FY 2015 ESG: Emergency Solutions Grant Program
	<b>Target Area</b>	Fort Bend County Service Area

<b>Goals Supported</b>	Decent Housing (DH) 3.2 Decent Housing (DH) 3.3 Decent Housing (DH) 3.4 Decent Housing (DH) 3.5 Decent Housing (DH) 3.6
<b>Needs Addressed</b>	Homeless Housing: Renters
<b>Funding</b>	:
<b>Description</b>	Fort Bend County expects to receive \$195,277 in ESG assistance during FY 2015. This program will provide assistance to homeless persons and families and persons and families at risk of becoming homeless. During FY 2015, \$14,645 will be allocated to ESG Program Administration; \$65,015 to the Parks Youth Ranch Emergency Shelter Operations and Essential Services; \$36,610 to the FBC Women's Center Emergency Shelter Operations and Essential Services; and \$12,000 to the Salvation Army for Homeless Prevention; and \$67,007 to Fulton Village Redevelopment for Rapid ReHousing and/or Stabilization Services for the homeless persons and families.
<b>Target Date</b>	8/31/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that the Parks Youth Ranch will provide assistance to 120 persons; the FBC Women's Center will provide assistance to 80 persons; the Salvation Army will provide assistance to five (5) persons; and that the Fulton Village Redevelopment Corporation will provide assistance to twenty (20) persons.
<b>Location Description</b>	This program will be administered from the office of Fort Bend County Community Development Department, 301 Jackson Street, Suite 602, Richmond, Texas 77469. The Parks Youth Ranch is located at 11614 FM 361, Richmond, Texas 77469. The FBC Women's Center is a domestic violence provider and its location is confidential.

	<p><b>Planned Activities</b></p>	<p>This program will provide assistance to persons and families at risk of becoming homeless and homeless persons and families. These activities address DH 3.2, DH 3.3, DH 3.4, DH 3.5, DH 3.6 and DH 4.2.</p> <p>The service area for these programs is countywide. Both the Parks Youth Ranch and FBC Women's Center will expend ESG Program funds for emergency shelter operations and services.</p> <p>The Salvation Army will expend ESG Program funds for homeless prevention and stabilization services for persons and families at risk of becoming homeless.</p> <p>The Fulton Village Redevelopment Corporation will expend ESG Program funds for Rapid ReHousing and stabilization services for homeless persons and families.</p>
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## **AP-50 Geographic Distribution – 91.220(f)**

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

CDBG: According to Community Development Block Grant Program regulations, area benefit activities are defined by activity when the benefits are available to all the residents in a particular area and where at least fifty-one (51) percent of the residents are very low- and low-income persons. The FY 2015 CDBG-proposed projects, that qualify on this basis according to 2014 Local Government and/or Census Tract Block Group data provided by HUD. Public service projects qualify on a limited clientele basis, the family must be low and moderate income to receive assistance. Housing activities qualify when the household is low and moderate income and this assistance is available throughout the County service area. The County's public service and housing programs are county-wide.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Fort Bend County Service Area	100

**Table 4 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

Infrastructure and facility costs far exceed the amount of CDBG Program funds available to serve low and moderate income communities in the County in any given program year. The County usually divides infrastructure and facility projects into phases and funds parts of the projects on an annual basis. Thus, most of the County's CDBG public improvement projects are multi-year and/or multi-phase projects.

During FY 2015, the County will fund six projects: Arcola, Beasley, Kendleton, Riverwood, Richmond and Rosenberg. The total for these projects is \$1,262,317 in CDBG Program funds and they represent 56.80% of the total FY 2015 CDBG Program allocation.

All CDBG public service and housing programs are county-wide.

## **Discussion**

HOME: According the HOME regulation, all households assisted must be below 80% low income. All clients for the County Rehabilitation Program qualify on basis of household income. This program is county-wide, available to all low income homeowners in the County service area.

ESG: Program funds provide assistance to homeless individuals and families to prevent homelessness to individuals and families. These programs are county-wide, available to all individuals and families in the County service area.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Fort Bend County addresses the need for affordable housing in Decent Housing Objective 1: Provide assistance to increase the availability of standard quality housing to extremely low income, low income and moderate income households; Decent Housing Objective 2: Provide housing rehabilitation to owner-occupied and renter-occupied households; Decent Housing Objective 3: Provide a Continuum of Care to potential homeless and homeless persons and Decent Housing Objective 4: Provide housing assistance to special needs persons and families.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	220
Non-Homeless	10
Special-Needs	20
Total	250

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	7

**Table 6 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Table 5: The total in Table 5 includes the number of homeless persons provided assistance by the FBC Women’s Center (120) and the Parks Youth Ranch (100). The ten (10) non-homeless persons is the assistance expected to be provide through homelessness prevention assistance through the ESG Program. These funds will be allocated during FY 2015. The twenty (20) special needs persons expected to be provided assistance through the FB CORPS Minor Housing Repair Program and the County Housing Rehabilitation Program.

Table 6: The total in table 6 includes the seven (7) persons/households expected to be provided assistance through the County Housing Rehabilitation Program. The County does not expect to provide

HOME Program rental assistance, produce any new housing units or acquire any new housing units during FY 2015.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

This section is not applicable. Fort Bend County does not have a public housing authority. There is no public housing in Fort Bend County's service area. The City of Rosenberg has a public housing authority that provides assistance in the form of rental assistance certificates to the residents of the City of Rosenberg, only. The Rosenberg PHA does not have any public housing.

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

Not applicable.

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

Not applicable.

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

Not applicable.

### **Discussion**

Not applicable.

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

### **Introduction**

During FY 2015, Fort Bend County will use both CDBG and ESG Program funds to address homeless and other special needs activities. The County's homeless goals and objectives are listed under Decent Housing Objective 3: Provide a Continuum of Care to potential homeless and homeless persons. There are six goals under this objective.

Note: Some of the projects address more than one goal and/or objective.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

During FY 2015, Fort Bend County will address several homeless and other special needs goals. The County will address emergency shelter housing needs by providing CDBG and ESG assistance to the FBC Women's Center and the Parks Youth Ranch) for operating and services. The County also will provide assistance to homeless persons and families to make the transition to permanent housing and independent living by continuing to fund the Shelter Plus Care Program for the FBC Women's Center. The County also will fund homeless prevention and rapid rehousing with ESG Program funds.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The County will address emergency shelter housing needs by providing FY 2015 CDBG and ESG Program funds to the FBC Women's Center and FY 2015 ESG Program funds the Parks Youth Ranch for shelter operating and services costs. There are not any transitional housing facilities in the Fort Bend County service area to address the need for transitional housing in the County service area.

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

The County also will fund homeless prevention and rapid rehousing with ESG Program funds. The

Salvation Army will administer homeless prevention assistance for the County. The County is working with the Continuum of Care to develop a coordinated access system to provide assistance in the Continuum service area. ESG Program funds are being allocated to the Coordinated Access financial intermediary to provide Rapid ReHousing assistance for the County.

The County also will continue to provide assistance to homeless persons and families to make the transition to permanent housing and independent living through the County Shelter Plus Care Program administered by the FBC Women's Center.

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

During FY 2015, the County also will fund homeless prevention and rapid rehousing with ESG Program funds. The County is working with the Continuum of Care to develop a coordinated access system to provide assistance in the Continuum service area. Part of this system is an updated and Continuum wide discharge policy that addresses the needs of persons discharged from publicly funded institutions and provide case management and access to mainstream services.

## **Discussion**

During FY 2015, Fort Bend County will fund several public service programs that address limited clientele, presumed benefit activities, persons with special needs. These projects include the ARC, Brazos Bend Guardianship, FBC Child Advocates, FBC Women's Center, FB Seniors Meals, Literacy Volunteers, and Catholic Charities Senior Case Management. In addition, Blessed Be Hope is a limited clientele project for disabled children and their families. These projects provide assistance to vulnerable populations to hopefully prevent them from becoming homeless since they have additional barriers, in addition to being low-income.

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

### **Introduction:**

In its FYs 2015-2020 Consolidated Plan and in all previous Consolidated Plans, the County identified the major barrier to the development of affordable housing as the high cost of developable land with adequate water and sanitary sewer services. The County encourages local communities with existing water and sanitary sewer services to actively participate in affordable housing programs. There are several areas (colonias) in the County without public water and sewer systems or inadequate, illegal, private water well and septic tank systems.

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

Texas county government structure is expressly listed in the Texas Constitution, which makes counties functional agents of the state. Counties are limited in their actions to areas of responsibility specifically spelled out in laws passed by the Legislature. Texas counties have no land use controls, zoning, or building codes in the unincorporated areas. The County has some subdivision control over newer, recorded subdivisions. Unfortunately, tax policies affecting land are limited, also. There are independent tax districts that administer services in the unincorporated area of the County include MUDs, levee districts, and emergency services districts. These districts have their own board of directors and are not part of County government. State law does not require that existing water districts and MUDS provide service to nearby residents. When these districts do provide water and service services to areas outside their districts they charge more for out of district service.

The County ameliorates the negative effect of State water and sewer policies by providing assistance to local governments and water districts that have residents that are primarily low- and moderate-income. The County's main infrastructure goal is to provide assistance for basic water and sewer improvements.

### **Discussion:**

The County is continuing its long-term effort to provide basic water and sewer services to local governments and communities in the County. These projects often are the culmination of multi-year, multi-jurisdictional, multi-funded planning and implementation efforts.

When these water and sewer improvement projects are complete the County will be able to provide housing rehabilitation assistance to homeowners in many of these areas. Many homeowners in these areas have been ineligible for the housing rehabilitation program since their homes and/or properties

did not have the public water and sewer service or the safe, legal, private water wells and septic tanks required to comply with HQS or the County's Housing Quality Standards.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

During FY 2015, Fort Bend County will undertake several actions to implement goals and objectives of the five year Consolidated Plan. These actions are discussed below.

### **Actions planned to address obstacles to meeting underserved needs**

During FY 2015, the County will continue to gather information and data on the needs of the ever increasing number of Fort Bend County residents, especially the underserved. The continuing increase in population results in an ever increasing financial burden on local non-profits and local governments to keep up with the increasing demand for services. The County will continue to develop the capacity of non-profit organizations to meet the underserved needs of Fort Bend County residents.

The County also will continue to encourage the development of new non-profits including Community Housing Development Organizations (CHDOs) and encourage non-profits from the City of Houston and/or Harris County to provide assistance to Fort Bend County residents.

During FY 2015, Fort Bend County will fund six water and sewer project to improve older existing systems. The County will continue the FY 2014 project to provide new water and sewer connections to three subdivisions in the Fresno area, a historically underserved area. The Fresno project is the culmination of a multi-year, multi-jurisdictional, multi-funding sources project to provide water and sewer service to colonias located within the County unincorporated area.

### **Actions planned to foster and maintain affordable housing**

The County's priority is increasing the supply of affordable housing to extremely low-income, low-income, and moderate-income households. The first objective under this priority is to provide assistance to increase the availability of standard quality housing to extremely low-income, low-income, and moderate-income families. Accordingly, the County's five-year objectives include providing down payment and closing costs assistance, rental assistance, and the construction of new housing units for special needs populations, and assisting neighborhood groups to become CHDOs. The second objective under this priority is to provide housing rehabilitation to owner-occupied and renter-occupied households. The County's five-year objectives include providing owner-occupied rehabilitation grants, owner-occupied housing rehabilitation deferred loan payments, and rental rehabilitation assistance.

During FY 2015, Fort Bend County will continue to fund the Fort Bend CORPS Housing Minor Repair Program with CDBG Program funds. HOME Program funds are used to fund the County's Housing Rehabilitation Program. In addition, the County will continue to encourage and assist neighborhood

groups interested in becoming designated as a CHDO for the purpose of the HOME Program. Fifteen percent of the total HOME Program allocation is required to be set-aside for CHDOs. During FY 2015, the County will continue to work to develop a community-wide CHDO.

During FY 2015, Fort Bend County will continue to administering the FWSD No. 1 project to complete construction of a new water system for the Fresno community. Housing in the Fresno area and other colonias in the County were developed without public water and sewer systems.

### **Actions planned to reduce lead-based paint hazards**

During FY 2015, the County will continue to comply with HUD's lead-based paint regulation and keep abreast of the forthcoming changes proposed regarding lead-based paint. The County will continue to contract with a certified contractor to perform lead assessments on properties built before 1978 that may contain lead-based paint.

The County also will continue to fund a housing minor repair program with CDBG Program funds. Housing repair assistance is limited to \$5,000. The repairs provided by this program are limited to roofs, foundation leveling, carpeting, flooring, and plumbing improvements that do not disturb painted surfaces.

The County also will conduct lead based paint inspections of properties provided assistance through the ESG Rapid Re-Housing and Homeless Prevention program activities. In addition, the County will continue to provide educational material regarding lead-based paint hazards and to use HOME and CDBG funds to evaluate and reduce lead-based paint hazards in homes and facilities.

### **Actions planned to reduce the number of poverty-level families**

Fort Bend County has very little control over the factors that affect the number of poverty level families within its jurisdiction. The County is a rapidly growing community and, as a result, the number of poverty-level families is increasing as the overall population of the County continues to grow.

During FY 2015, the County will use ESG Homeless Prevention funds to provide assistance to households with income below 30% of MFI. The priority households include victims of domestic abuse and/or persons who may be eligible for SSI or disability income. In addition, the County will encourage existing networks of social service providers to expand their efforts to coordinate referrals and services to address the needs of poverty-level families. The County also will encourage local social service providers to establish and expand case management systems for poverty-level families. The main programmatic actions by the County to reduce the number of poverty-level families is the continued funding of the Literacy Council FBC Literacy Tutoring Program, the Meal on Wheels program, Brazos Bend Guardianship Program and the senior case management and other programs that serve special needs populations.

## **Actions planned to develop institutional structure**

The County will continue to work with other County departments, local governments, non-profit and for-profit organizations, neighborhood groups, and interested individuals to develop the capacity of each of these groups to apply for, operate, and maintain programs and projects. The staff of the Community Development Department will continue its outreach activities with these groups as time permits.

The fluctuations in HOME Program funding levels have made the development of a CHDO more difficult. The County's FY 2012 HOME Program funding was reduced by 26 percent from FY 2011. As a result, there were only enough HOME Program funds to fund the County's Housing Rehabilitation Program, program administration and the required CHDO set-aside. As a result of this reduction, the department did not issue a FY 2012 or FY 2013 RFP for the HOME Program.

The County also will continue to work with Coalition for the Homeless Houston/Harris County to continue the full implementation of the centralized and/or coordinated assessment system required by the ESG Program regulation and improve participation in the HMIS by County service providers.

Currently, there is a lack of financial resources available to fund the development of institutional structure of non-profit organizations. The County encourages non-profits to work together to increase their institutional capacity.

Local governments, especially small ones are having difficulty in maintaining current levels of institutional structure and services especially water and sewer services. The County provides engineering services as part of water and sewer project activities. The County also provides planning assistance to local governments when funding is available.

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

The staff of the Fort Bend County Community Development Department will continue to work with other County departments, local governments, non-profits, neighborhood groups, and interested individuals to improve communication and coordination among groups. The department also maintains a mailing list of individuals and organizations interested in various housing and community development issues. The department will continue to provide information to interested individuals and organizations, and to work with groups with similar interests in the development of projects.

The Community Development Department staff participates in the Fort Bend Alliance, a network of service organizations that meet to share information and resources that benefit the citizens of Fort Bend County. The alliance is a network of educational, religious, governmental law enforcement, and human

service organizations throughout the County. The Community Development Department Director continues to serve as an ex-officio member of the Board of Directors of the Fort Bend County Housing Finance Corporation. The Community Development Department Director also serves on the Houston Area Emergency Shelter and Food Program (ESFP) Coordinating Board and the Coalition For the Homeless Steering Committee. As stated previously, the County is continuing to work to develop a countywide CHDO that will access the County's CHDO set-aside.

During FY 2015, the County will continue to work with Coalition for the Homeless Houston/Harris County to fully implement the centralized and/or coordinated assessment system required by the ESG Program regulation and improve participation in the HMIS by County service providers. The implementation of the coordinated system has required increased coordination between local governments, the Coalition and homeless shelter and service providers.

**Discussion:**

The County is in the first year of another five year Consolidated Plan cycle. The 2014 HUD low and moderate-income data was used to complete the new five year plan for FY 2015. Planning for the rapid growth of Fort Bend County is a considerable challenge. The continued growth of the County has made planning to improve the lives of the low and moderate income residents even more critical given the increased demands that growth has placed on local governments and public service providers in area.

## Program Specific Requirements

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

#### Introduction:

The County does not anticipate any CDBG Program income during FY 2015.

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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

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

No other forms of investment are being used during FY 2015.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

At the time of this report, the County does not anticipate using HOME Program funds for homebuyer activities during FY 2015.

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

At the time of this report, the County does not anticipate using HOME Program funds for acquisition activities during FY 2015.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

At the time of this report, the County does not anticipate using HOME Program funds to refinance existing debt secured by multifamily housing rehabilitated with HOME Program funds.

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

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

The County's written standards for providing ESG Program assistance are included in Appendix D.

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

The Houston/Harris County Continuum of Care has established a coordinated access system. This information is included in Appendix D.

3. Identify the process for making sub-awards and describe how the ESG allocation available to

private nonprofit organizations (including community and faith-based organizations).

The County maintains a mailing list of interested entities. The RFPs for CDBG, HOME and ESG are made available at the same time and are due to County on the same date, as part of the Consolidated Plan process. The Community Development Department evaluates the eligible applications and they are ranked by average score from the highest to the lowest. Funding is based on this order and the ESG Program maximums and minimums.

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

The County requires that ESG Program subrecipients have representatives that are homeless or formerly homeless persons on their board of directors. The County also has established an appeal/grievance procedure for subrecipient's regarding program funding disputes. In the event, there is an appeal/grievance regarding the funding of an ESG Program subrecipient, the County will review the appeal/grievance issue. Part of the appeal/grievance process will involve the use of a volunteer reviewer provided by the Coalition for the Homeless to provide input regarding the issue(s) in dispute. This input will be used as part of the appeal/grievance process to determine the outcome. The volunteer reviewer will be selected to avoid any conflict of interest with the County and/or the subrecipient or any participant in the issue.

5. Describe performance standards for evaluating ESG.

The County's performance standards for the ESG Program are included in Appendix D.

**Discussion:**

The Way Home is the community plan to end homelessness for the Houston/Harris County Continuum of Care of which Fort Bend County is part. The plan outlines the steps to build a system in which no one would be homeless for more than 30 days. The first part of this system was implemented during FY 2014 with ESG Program funded Rapid ReHousing assistance. Fort Bend County is in the process of finalizing the County's initial participation in this system with FY 2014 CDBG and FY 2015 ESG Program funds.

**SF 424 and CERTIFICATIONS**

Annual Action Plan  
2015

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\* 2. Type of Application:**

- New
- Continuation
- Revision

**\* If Revision, select appropriate letter(s):**

\_\_\_\_\_

**\* Other (Specify):**

\_\_\_\_\_

**\* 3. Date Received:**

07/16/2015

**4. Applicant Identifier:**

TX489157

**5a. Federal Entity Identifier:**

B-15-UC-48-0004

**5b. Federal Award Identifier:**

\_\_\_\_\_

**State Use Only:**

6. Date Received by State: \_\_\_\_\_

7. State Application Identifier: \_\_\_\_\_

**8. APPLICANT INFORMATION:**

\* a. Legal Name: Fort Bend County Texas

\* b. Employer/Taxpayer Identification Number (EIN/TIN):  
74-6001969

\* c. Organizational DUNS:  
0000081497075

**d. Address:**

\* Street1: 301 Jackson Street

Street2: Suite 602

\* City: Richmond

County/Parish: Fort Bend County

\* State: TX: Texas

Province: \_\_\_\_\_

\* Country: USA: UNITED STATES

\* Zip / Postal Code: 77469-3108

**e. Organizational Unit:**

Department Name:  
Community Development

Division Name:  
\_\_\_\_\_

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: Ms. \* First Name: Marilyn

Middle Name: \_\_\_\_\_

\* Last Name: Kindell

Suffix: \_\_\_\_\_

Title: Community Development Department Director

Organizational Affiliation:  
\_\_\_\_\_

\* Telephone Number: 281-341-4410 Fax Number: 281-341-3762

\* Email: marilynn.kindell@fortbendcountytexas.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grant (CDBG) Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant (CDBG) Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant TX-009

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 09/01/2015

\* b. End Date: 08/31/2016

**18. Estimated Funding (\$):**

* a. Federal	2,222,391.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	2,222,391.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on 07/16/2015
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

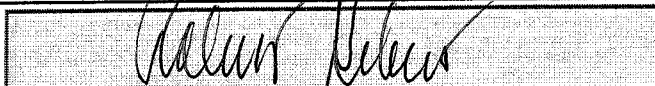
**Authorized Representative:**

Prefix: Honorable \* First Name: Robert  
Middle Name: E.  
\* Last Name: Hebert  
Suffix:

\* Title: County Judge

\* Telephone Number: 281-341-8608 Fax Number: 281-341-8609

\* Email: ann.werlein@fortbendcountytexas.gov

\* Signature of Authorized Representative: 

\* Date Signed: 07/14/2015

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication  
 Application  
 Changed/Corrected Application

**\* 2. Type of Application:**

- New  
 Continuation  
 Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

07/16/2015

**4. Applicant Identifier:**

TX489157

**5a. Federal Entity Identifier:**

M15-UC-48-0216

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

Fort Bend County Texas

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

74-6001969

**\* c. Organizational DUNS:**

0000081497075

**d. Address:**

**\* Street1:**

301 Jackson Street

**Street2:**

Suite 602

**\* City:**

Richmond

**County/Parish:**

Fort Bend County

**\* State:**

TX: Texas

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

77469-3108

**e. Organizational Unit:**

**Department Name:**

Community Development

**Division Name:**

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Ms.

**\* First Name:**

Marilynn

**Middle Name:**

**\* Last Name:**

Kindell

**Suffix:**

**Title:** Community Development Department Director

**Organizational Affiliation:**

**\* Telephone Number:**

281-341-4410

**Fax Number:**

281-341-3762

**\* Email:**

marilynn.kindell@fortbendcountytexas.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:

HOME Investment Partnerships Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

HOME Investment Partnerships Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="436,211.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="436,211.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

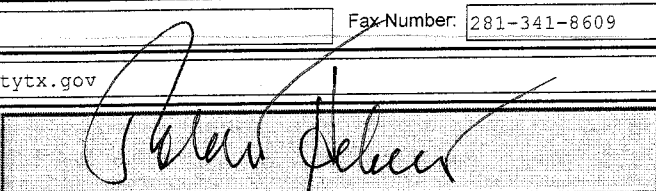
\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\* 2. Type of Application:**

- New
- Continuation
- Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

07/16/2015

**4. Applicant Identifier:**

TX489157

**5a. Federal Entity Identifier:**

E-15-UC-48-0003

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

Fort Bend County Texas

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

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**\* c. Organizational DUNS:**

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Richmond

**County/Parish:**

Fort Bend County

**\* State:**

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**e. Organizational Unit:**

**Department Name:**

Community Development

**Division Name:**

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Ms.

**\* First Name:**

Marilynn

**Middle Name:**

**\* Last Name:**

Kindell

**Suffix:**

**Title:**

Community Development Department Director

**Organizational Affiliation:**

**\* Telephone Number:**

281-341-4410

**Fax Number:**

281-341-3762

**\* Email:**

marilynn.kindell@fortbendcountytexas.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14.231

CFDA Title:

Emergency Solutions Grants Program (ESG)

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Emergency Solutions Grants Program (ESG)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="195,277.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="195,277.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

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Yes  No

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**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

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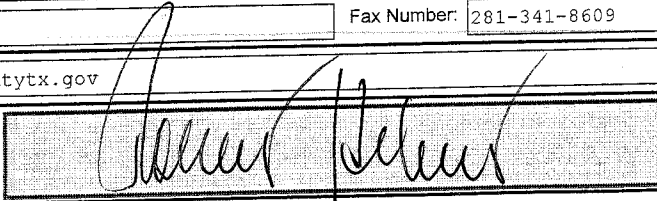
**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

### CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

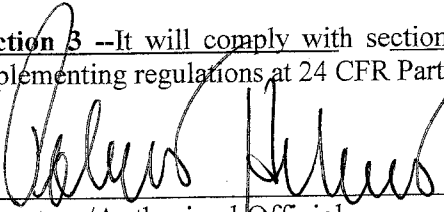
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
 \_\_\_\_\_  
 Signature/Authorized Official

July 14, 2015  
 \_\_\_\_\_  
 Date

Robert E. Hebert, County Judge  
 \_\_\_\_\_  
 Title

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** --It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** --Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** --It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** --It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** --It has adopted and is enforcing:

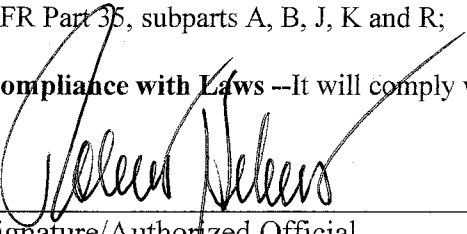
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** --The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** --Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** --It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official

July 14, 2015  
\_\_\_\_\_  
Date

Robert E. Hebert, County Judge  
\_\_\_\_\_  
Title

**Specific HOME Certifications**

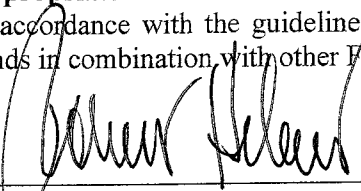
The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** --If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** --it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** --before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature/Authorized Official

July 14, 2015 \_\_\_\_\_  
Date

Robert E. Hebert, County Judge \_\_\_\_\_  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

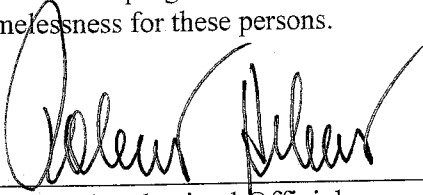
**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



\_\_\_\_\_  
Signature/Authorized Official

July 14, 2015

\_\_\_\_\_  
Date

Robert E. Hebert, County Judge

\_\_\_\_\_  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each failure.

Certifications 2015

**APPENDICES  
TABLE OF CONTENTS**

**APPENDIX A: SUMMARY OF CITIZEN COMMENTS**

**APPENDIX B: CITIZEN PARTICIPATION PLAN**

**APPENDIX C: FBC MONITORING PROCESS**

**APPENDIX D: EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM:  
WRITTEN GUIDELINES, STANDARDS AND PERFORMANCE  
STANDARDS**

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Race and Ethnicity by Cities

Race and Ethnicity by 2010 Census Tract

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HIV/AIDS Needs Assessment Data

Special Needs Table

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**APPENDIX F: FAIR HOUSING**

Executive Summary

Analysis of Impediments

FHAST Form

**APPENDIX A**  
**SUMMARY OF CITIZEN COMMENTS**

Fort Bend County's FY 2015 Consolidated Plan process involved three public notices, four public meetings and a public hearing. The dates of the public notices and meetings are listed below.

First Public Notice	Wednesday, February 11, 2015
<b>First Public Meeting</b>	Tuesday, February 17, 2015
<b>Second Public Meeting/Proposer's Meeting</b>	Wednesday, March 4, 2015
<b>Third Public Meeting</b>	Wednesday, March 11, 2015
Public Hearing Notice	Wednesday, March 11, 2015
<b>Public Hearing</b>	Tuesday, April 7, 2015
Second Public Notice	Wednesday, May 21, 2014
<b>Fourth Public Meeting</b>	Wednesday, June 11, 2014

The thirty day public comment for the draft Consolidated Action Plan began on May 29, 2015 and ended on June 29, 2015. No comments were received during the thirty day comment period.

The Plan was approved by Fort Bend County Commissioners Court on Tuesday, July 14, 2015.

In addition, a needs assessment survey was conducted was conducted of interested individuals, non-profits, and local governments during the development of the FYs 2015-2020 Consolidated Plan. These surveys were emailed and mailed to individuals, local governments, and non-profits on the County's mailing lists. In addition, the surveys were distributed at public meetings and to anyone expressing interest in the County's Consolidated Plan or in the needs of low and moderate income residents of the County. The survey results along with public input and the HUD data were used to update the Consolidated Plan.

**FORT BEND COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
FY 2015 CONSOLIDATED PLAN  
NOTICE OF PUBLIC MEETING**

To build and strengthen new partnerships with State and local governments and the private sector, the U.S. Department of Housing and Urban Development (HUD) requires a single consolidated submission for the planning and application aspects of the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) Programs. Fort Bend County is in the process of developing its FY 2015 Consolidated Plan.

Public meetings will be held on Tuesday, February 17, 2015 and Wednesday, March 11, 2015, at 10:00 a.m., at the William B. Travis Building, 301 Jackson St., 1<sup>st</sup> Floor Meeting Room, Richmond, Texas to receive comments from the public regarding the housing and community development needs of low- and moderate-income persons such as homeless individuals and families; persons with special needs (the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol/other drug addictions, and persons with HIV/AIDS); the housing needs of renters and owners; community needs such as anti-crime, economic development, infrastructure, planning and administration, public facilities, public services, senior programs, youth programs; and other nonhousing community development needs. The public is encouraged to attend and to submit comments to Marilyn Kindell, Community Development Director, 301 Jackson St., Suite 602, Richmond, Texas 77469. Comments will be incorporated into the draft FY 2015 Consolidated Plan, as appropriate.

The Fort Bend County CDBG, HOME and ESG Request for Proposals (RFPs) will be available on Friday, February 13, 2015. An information session for CDBG, HOME, and ESG Program applicants will be held on Wednesday, March 4, 2015, at 10:00 a.m. at the William B. Travis Building 301 Jackson St., 1st Floor Meeting Room, Richmond, Texas. Questions from applicants will be answered at this meeting. Proposals must be submitted by 3:00 p.m. Friday, March 20, 2015. For more information, please call Carol Borrego at (281) 341-4410.

Persons with vision or hearing impairments or other individuals with disabilities requiring auxiliary aids and services may contact the department at (281) 341-4410 regarding reasonable accommodations for the meeting. This venue is accessible for persons with physical disabilities. Spanish language translators are available at the meeting for persons with Limited English Proficiency. Persons requiring other language translators must contact the department at least 48 hours prior to the meeting at (281) 341-4410 to request translation services for the meeting.

Submitted by,  
Laura Richard  
Fort Bend County Clerk

**PUBLIC HEARING NOTICE**  
The Commissioners Court of Fort Bend County, Texas has set a public hearing at 1:00 p.m. on Tuesday, March 10, 2015, for Spring Green Corners being a partial replat of Restricted Reserve "A" of FM 1093 and FM 723 Reserves, Precinct 3. The hearing will be held in the Commissioners Courtroom at 401 Jackson Street, Second Floor, Richmond, Texas. Under state law, you the owner, have certain rights with respect to the proposed replat. Should you wish to exercise your right, you may be heard at the planned public hearing. You may contact Gerald W. Grissom with Brown & Gay Engineers at 281-558-8700 or ggrissom@browngay.com for information prior to the hearing.  
Submitted by,  
Laura Richard  
Fort Bend County Clerk

ON VARIOUS ROADS;  
2. BID 15-049 - CONCRETE CURBS AND GUTTERS;  
3. BID 15-050 - PURCHASE AND INSTALLATION OF CARPET;  
4. BID 15-051 - CULVERTS;  
5. BID 15-052 - BRIDGE MATERIALS;  
6. BID 15-053 - PURCHASE AND HAULING OF EARTHEN TYPE ROAD MATERIALS;  
7. BID 15-054 - PURCHASE AND HAULING OF CHEMICAL TYPE ROAD MATERIALS;  
8. BID 15-060 - PURCHASE AND INSTALL NAVIGATION COMMUNICATION EQUIPMENT FOR HELICOPTER  
Unit pricing is required; payment will be by check. Bonds are not required. Fort Bend County reserves the right to reject any or all bids.  
Signed:  
Gilbert D. Jalomo, Jr.,  
Purchasing Agent  
Fort Bend County, Richmond, Texas



City of Missouri City

ORDINANCE NO. 0-15-05

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF 2.29 ACRES OF LAND FROM OF COMMUNITY FACILITIES DISTRICT TO INDUSTRIAL DISTRICT; DESCRIBING SAID 2.29 ACRES OF LAND; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

I, Maria Gonzalez, City Secretary of the City of Missouri City, do hereby certify that the foregoing is a true and correct copy of the caption of said Ordinance No. 0-15-05 approved on second and final reading by the City Council at its regular meeting held on February 2, 2015, as the same appears in the records of my office.

/s/ Maria Gonzalez  
City Secretary

FORT BEND COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
FY 2015 CONSOLIDATED PLAN  
NOTICE OF PUBLIC MEETING

To build and strengthen new partnerships with State and local governments and the private sector, the U.S. Department of Housing and Urban Development (HUD) requires a single consolidated submission for the planning and application aspects of the Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) Programs. Fort Bend County is in the process of developing its FY 2015 Consolidated Annual Plan.

Public meetings will be held on Tuesday, February 17, 2015 and Wednesday, March 11, 2015, at 10:00 a.m., at the William B. Travis Building, 301 Jackson, 1st Floor Meeting Room, Richmond, Texas to receive comments from the public regarding the housing and community development needs of low- and moderate-income persons such as homeless individuals and families; persons with special needs (the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol/other drug addictions, and persons with HIV/AIDS); the housing needs of renters and owners; community needs such as anti-crime, economic development, infrastructure, planning and administration, public facilities, public services, senior programs, youth programs; and other nonhousing community development needs. The public is encouraged to attend and to submit comments to Marilyn Kindell, Community Development Director, 301 Jackson, Suite 602, Richmond, Texas 77469. Comments will be incorporated into the draft FY 2015 Consolidated Plan, as appropriate.

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# PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS

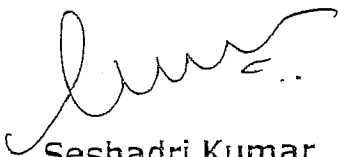
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Seshadri Kumar who being by me duly sworn, deposes and says that he is the publisher of Fort Bend Independent and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. It devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. It is published at least once each week;
3. It is entered as second-class postal matter in the county where it is published; and
4. It has been published regularly and continuously since 2008.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date (s) to wit:

Feb. 11, 2015: Fort Bend County CDBG FY 2015 consolidated plan



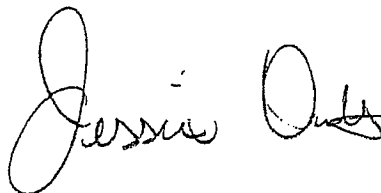
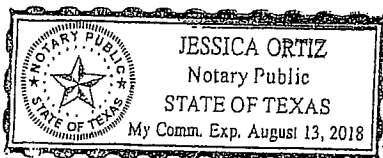
**Seshadri Kumar**

Publisher

SUBSCRIBED AND SWORN BEFORE ME by Seshadri Kumar who

- (a) Is personally known to me, or
- (b) Provided the following evidence to establish his/ her identity,

On this the 11<sup>th</sup> day of February, 2015 to certify which witness my hand and seal of office.



Notary Public, State of Texas

**FORT BEND COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
Public Meeting  
February 17, 2015  
Meeting Comments**

Four persons attended the meeting.

Mr. Kurtz from the City of Richmond submitted a needs assessment survey and emphasized the need to continue to fund infrastructure projects, especially water and sewer within the City of Richmond.

Ms. Gonzales from the Fort Bend County Social Services Department wanted information regarding the Coordinated Access System being implemented by the CoC and whether she would be able to receive ESG Program funds for Rapid ReHousing and Homeless Prevention.

Ms. Jenkins from the City of Kendleton wanted to know if the County could use CDBG Program funds to construct a City Hall for the City of Kendleton or a community center.

**FORT BEND COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Public Meeting/Information Meeting/Proposer's Conference**  
**March 4, 2015**  
**Meeting Comments**

Twenty-four persons attended the meeting.

Ms. Grady, Ms. Zarate, and Ms. Godfrey, representatives from Catholic Charities, wanted know if case management for the elderly was eligible.

Mr. Anders with EHRA, representing the City of Beasley wanted to know if the City of Beasley submitted a proposal would it get funded. Mr. Anders also wanted to know how difficult the proposal application was.

Ms. Varnado, Ms. Hernandez, and Ms. Swope with the Fort Bend County Social Services Department wanted information regarding the Coordinated Access System being implemented by the CoC and whether they would be able to receive ESG Program funds for Rapid ReHousing and Homeless Prevention.

Mr. Hector with the Mission Bend South Civic Improvement Association wanted to know if the County would fund sidewalks in the unincorporated area of the County.

**FORT BEND COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Public Meeting/Information Meeting/Proposer's Conference**  
**March 11, 2015**  
**Meeting Comments**

Four persons attended the meeting.

Ms. Flowers and Ms. Glaser with the Salvation Army wanted information regarding the Coordinated Access whether the Salvation Army would be able to receive ESG Program funds for Rapid ReHousing.

Ms. Jenkins with the City of Kendleton stated that there was a need for a community center for the residents of Kendleton.

Ms. Binkovitz, a reporter for the Houston Chronicle, was interested in the lack of public water and sewer service in the unincorporated areas of the County.

COMMUNITY DEVELOPMENT

# Need likely to exceed HUD funding again

County planner says Fort Bend's latest application for federal grant resembles wish list more than action plan

By Leah Binkovitz

Carol Borrego has seen a lot in her decades with Fort Bend County's community development department. She can still remember a stretch of town in Missouri City known as Fifth Street that lacked running water and sewage for a long time.

"It was horrible," said Borrego, a county planner. "The water in the ditches parks were dumping stuff in the road. It was just a fiasco of a health issue."

That was back in the '90s. Grant money from the federal Department of Housing and Urban Development allowed Borrego to get those residents hooked up to water and sewage. But there are still neighborhoods and even small towns across the rapidly growing county waiting for basic services.

The trouble, as it always, is money.

Every five years, the community development department identifies needs in the county to allocate federal funds, including the Community

Development Block Grant, the largest grant most counties receive from HUD. This year marks the start of another five-year plan. For the coming fiscal year, the department has less than \$3 million to address everything from street and water issues to homelessness.

Meanwhile, the needs of the county have only grown as it has, leaving many applying for some of the latest allocation of funding feeling behind before they even get approved.

"What we need out here — what I need out here — is more money and more staff," said Mary Flowers, who does case management for her clients with the Salvation Army.

**Overwhelming need**

Flowers moved from Harris County to Fort Bend a little more than two years ago and said she has been overwhelmed by the need.

"Some days I get discouraged," she said.

While the county's poverty level of 8 percent is well below the state's 17 percent, its challenges are compounded in a sprawl-

ing county with little public transportation and no countywide housing authority.

Residents of a new master-planned development in Fulshear live in a much different Fort Bend County from those in Pleak, a tiny town with areas still lacking sewage and water.

In some ways, this latest five-year plan will resemble a wish list more than it does an action plan.

"We've been playing catch-up," said Borrego.

When the county was smaller, services such as homeless shelters didn't seem necessary. Now, with a homeless population estimated at about 1,065, advocates say the few small shelters in the area are overwhelmed with waiting lists.

Borrego's department plans to survey cities as well as community organizations to identify which of the county's needs are its highest priorities. The two entities tend to express different stories with cities worried about roads and improvements that affect tax bases and providers

highlighting the need for more shelter beds, rental assistance and transportation.

"We have some cities saying, 'We don't do homeless,' but we've got service providers telling me we've got people under the bridge," said Borrego.

Or in the parking lot of the Wal-Mart. Or behind the 24-hour service station. Or sleeping in the car, waiting for the county's social services office to open. Across Fort Bend County, families are getting by like this.

"I see more families sleeping in their vehicles in Fort Bend County than I have in Harris County, to tell you the truth," said Flowers.

**Coordination lacking**

And with oil layoffs, Borrego said she thinks the problem will only increase. Many families end up homeless after losing a job. It can take only one missed paycheck to fall behind on rent. And without a countywide housing authority or any kind of coordinated affordable housing effort, there's not much help for families who find themselves in such a position. Higher rents also hurt elderly people on fixed incomes.

Montgomery County, home to some 500,000 people, has a housing authority. Galveston County, with roughly 300,000 people, has a housing department.

But Fort Bend County, with more than 650,000 people, has no such entity.

"There's really no one to administer rental assistance, much less emergency rental assistance," said Borrego.

Many of the developers and landowners cashing in on the county's growth show little interest in affordable housing, which also faces a stigma among residents. "That bias and discrimination is always there," said Borrego.

The community development department's service area does not include Sugar Land or Missouri City, but it does include many struggling small towns in the county, some with fewer than 400 residents, such as Kandleton. "As far as grocery stores, gas stations," said Carolyn Kindred-Jenkins, a Kandleton City Council member, "we don't have any of that here."

Kindred-Jenkins moved back to her hometown several years ago to take care of her mother. Now, her town of roughly 380 people is aging and dwindling in population. But she can remember when it wasn't that way.

"It was different back then," Kindred-Jenkins said. "We did have a gas station and barbecue places, and a skating rink and a dance hall. We had all that back then, and then it just went down."

Her mother died two years ago, but Kindred-

Jenkins stayed in Kandleton, hoping to revive it. Her big mission now is a community center, but since the city must prove it can afford to maintain such a place before the county's community development department can fund it, that's looking unlikely. For now, street and water repairs are probably on the top of the list, and maybe a generator for the power plant so residents aren't stranded in the next big storm.

**Shortage of resources**

Borrego noted how hard it is for smaller towns with part-time mayors. "They work," she said. "For them to hold office and meetings and do all that is admirable but very hard for them to do. And they have a small budget."

On top of that, Borrego says her own budget forces hard decisions. They can use only 20 percent of the money from HUD on administration, for example, enough to pay for roughly one employee in an office of six. After cities and nonprofits complete their applications for the remaining funds, the community development department will put out its plan for public comment and submit it to HUD and hope that it will be enough to keep up with demand.

"We're so fast-growing," said Borrego, "you'd think we'd get more money."

leah.binkovitz@chron.com

**FORT BEND COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
FY 2015 CONSOLIDATED PLAN  
NOTICE OF PUBLIC HEARING**

To build and strengthen new partnerships with State and local governments and the private sector, the U.S. Department of Housing and Urban Development (HUD) requires a single consolidated submission for the planning and application aspects of the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) Programs. Fort Bend County is in the process of developing its FY 2015 Consolidated Plan.

A Public Hearing will be held on Tuesday, March 24, 2015 at 1:00 p.m., Fort Bend County Commissioners Court, 2<sup>nd</sup> Floor, Fort Bend County Courthouse, 401 Jackson Street, Richmond, Texas to receive comments from the public regarding the housing and community development needs of low- and moderate-income persons such as homeless individuals and families; persons with special needs (the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol/other drug addictions, and persons with HIV/AIDS); the housing needs of renters and owners; community needs such as anti-crime, economic development, infrastructure, planning and administration, public facilities, public services, senior programs, youth programs; and other nonhousing community development needs. The public is encouraged to attend and to submit comments to Marilyn Kindell, Community Development Director, 301 Jackson St., Suite 602, Richmond, Texas 77469. Comments will be incorporated into the draft FY 2015 Consolidated Plan, as appropriate.

Persons with vision or hearing impairments or other individuals with disabilities requiring auxiliary aids and services may contact the department at (281) 341-4410 regarding reasonable accommodations for the meeting. This venue is accessible for persons with physical disabilities. Spanish language translators are available at the meeting for persons with Limited English Proficiency. Persons requiring other language translators must contact the department at least 48 hours prior to the meeting at (281) 341-4410 to request translation services for the meeting.

# FORT BEND REAL ESTATE

**Tellair St. \$845,000 - 5/4/1/3** **Stonema Plantation MC - \$639,000 - 4/4/1/3**

**Arlene Rolsen CRS, Realtor**  
 (281) 414-8400  
 www.ArleneRolsen.com

**Lako Pointo Sugar Land \$510,000 3/3.1/2**

**Riverton • \$462,000 • 5/4/2**

**Anita Milne**  
 281-413-9732  
 Board Realty Group

**Knowledgeable! Experienced! Hardworking! Competitive! Action Oriented! MilneAnita@yahoo.com**

**Headwaters Place - Hanger 00 - 5/3/0** **Park Meadows Kirkwood - Cont. 2/2/2/2** **Allesion Banc - Camino Del Sol - 3/2/2**

**Headwaters Place - Hanger 00 - 5/3/0** **Park Meadows Kirkwood - 3/2/2/2** **Headwaters Place - Scottville - 4/2/2**

**PEOPLES PROPERTIES**  
 HISTORICAL SUGAR LAND ON OYSTER CREEK LOT

**Suzette Peoples Broker/Owner**  
 Direct: 281-980-3322  
 25 Years Experience

**spoesrealtor@aol.com**  
 www.PeoplesProperties.com

**REDUCED**

To be built on as new home. Land value only. RARE FIND in Old Historical Sugar Land. Close to Steeple Stadium in heart of Old Sugar Land new development. Its size almost 1/4 acre. Bids just posted to build custom home in City of Sugar Land. Now only \$200,000!

**THE STATE OF TEXAS**  
**CITATION BY PUBLICATION**  
**TO: UNKNOWN HEIRS OF ERIN BLEVINS DECEASED ADDRESS UNKNOWN**

**NOTICE:** You have been sued. You may employ an attorney, if you or your attorney do not file a written answer within the clerk who issued this citation by 10:00 a.m. on Monday next following the expiration of forty-two days from the date of issuance of this citation, same being April 13, 2015 a default judgment may be taken against you. Said answer may be filed by mailing same to: District Clerk's Office, 301 Jackson, Richmond, Texas 77469, or by bringing it in the office. Our street address is: 1422 Eugene Heimann Circle, Richmond, Texas 77469, or by bringing it in the office. Our street address is: 1422 Eugene Heimann Circle, Richmond, Texas 77469, or by bringing it in the office. The case is presently pending before the 40TH JUDICIAL DISTRICT COURT OF FORT BEND COUNTY SITING IN RICHMOND, TEXAS, and was filed on FEBRUARY 23, 2015. It bears case number 15-DCV-221364 and is styled: Lenora Ojeda vs Unknown Heirs of Erin Blevins, Deceased.

The name and address of the attorney for PLAINTIFF OR PETITIONER IS: **RAMOND W HOWARD ATTORNEY AT LAW 1303 TURTLE CREEK DR MISSOURI CITY TX 77489 281-477-8900**

The notice of the demands of said PLAINTIFF OR PETITIONER IS as follows: to-wit: ALL OF LOT NO. SEVEN (7) IN BLOCK NO. FIVE (5) OF GATEWAY ACRES SECTIONS, SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT NO. 86, IN FORT BEND COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 413, PAGE 528, DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAVE AND EXCEPT ALL INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS, IN, UPON AND UNDER SAID PROPERTY AS HERETOFORE RESERVED TO GRANTORS IN DEED DATED JULY 12, 1945 EXECUTED BY J.E. KUTSCHER AND HARRY V. DULICK, RECORDED VOL. 478, PAGE 205, DEED RECORDS OF FORT BEND COUNTY, TEXAS.

If this Citation is not served, it shall be returned unserved. Issued under my hand and seal of said Court, at Richmond, Texas on this 25th day of February, 2015.

**DISTRICT CLERK ANNIE REBECCA ELLIOTT**  
 Deputy District Clerk  
 Eltondo  
 281-344-3959

**LEGAL NOTICE**  
**INVITATION TO BIDDERS**

Sealed Bids will be received in the Office of Gilbert D. Jalomo, Jr., County Purchasing Agent, Fort Bend County, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469 for the following until THURSDAY, MARCH 26, 2015 at 1:00 P.M. (CST). All bids will then be publicly opened and read in the Office of the Purchasing Agent, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469. Bids received after the specified time will be returned unopened. All addendums will be posted on Purchasing Agent's website located at www.fortbendcounty.gov. BID 15-059 - PAVING, DRAINAGE, AND WATER LINE FOR SANSBURY BLVD-GRAND LEXITES DRIVE TO CALWYN LAKE DRIVE.

A pre-bid conference will be conducted on Thursday, March 12, 2015 at 1:00PM (CST). The pre-bid conference will be held at the Fort Bend County Purchasing Department located in the Travis Annex at 301 Jackson, Suite 201, Richmond, Texas 77469. All bidders are encouraged to attend. Unit pricing required; payment will be by check. Bonds are required. Fort Bend County reserves the right to reject any or all bids.

Signed: **Gilbert D. Jalomo, Jr., Purchasing Agent**  
 Fort Bend County, Richmond, Texas

**PUBLIC HEARING NOTICE**

The Commissioners Court of Fort Bend County, Texas has set a public hearing on Tuesday, April 7, 2015 at 1:00 p.m. for acceptance of the traffic control plan for Fairpark Village, Section 4, Precinct 1.

The hearing will be held in the Commissioners Courtroom at 401 Jackson Street, Second Floor, Richmond, Texas. You are invited to attend and state your approval or objection on this matter.

Submitted by:  
 Laura Richard  
 Fort Bend County Clerk

**PUBLIC HEARING NOTICE**

The Commissioners Court of Fort Bend County, Texas has set a public hearing on Tuesday, April 7, 2015 at 1:00 p.m. for acceptance of the traffic control plan for Oak Lake Court, Precinct 4.

The hearing will be held in the Commissioners Courtroom at 401 Jackson Street, Second Floor, Richmond, Texas. You are invited to attend and state your approval or objection on this matter.

Submitted by:  
 Laura Richard  
 Fort Bend County Clerk

**THE STATE OF TEXAS**  
**CITATION BY PUBLICATION**  
**UNKNOWN HEIRS AT LAW OF CHARLOTTE CALLIER, DECEASED**

**NOTICE:** You have been sued. You may employ an attorney, if you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on Monday next following the expiration of forty-two days from the date of issuance of this citation, same being March 30, 2015 a default judgment may be taken against you. Said answer may be filed by mailing same to: District Clerk's Office, 301 Jackson, Richmond, Texas 77469, or by bringing it in the office. Our street address is 1422 Eugene Heimann Circle, Richmond, Texas 77469. You are located on the first floor of the Justice Center building. The case is presently pending before the 288TH JUDICIAL DISTRICT COURT OF FORT BEND COUNTY SITING IN RICHMOND, TEXAS, and was filed on SEPTEMBER 23, 2013. It bears cause number 13-DCV-20906 and is styled: Citimortgage, Inc. vs William Callier and Charlotte Callier.

The name and address of the attorney for PLAINTIFF OR PETITIONER IS: **ROBERT D. FORSTER, II BARRETT DAFFIN FRAPPIER TURNER & ENGELLLP 1900 ST JAMES PLACE SUITE 500 HOUSTON TX 77056 713-633-2027**

The nature of the demands of said PLAINTIFF OR PETITIONER IS as follows: to-wit: PLAINTIFF'S SUIT SEEKS TO ENFORCE ITS HOME EQUITY LIEN AND STATUTORY PROPRATE LIEN AGAINST THE PROPERTY AND IMPROVEMENTS COMMONLY KNOWN AS 2811 CUMBERLAND DRIVE, MISSOURI CITY, TEXAS 77459 AND HOME PARTIAL ANNY DESCRIBED AS: LOT FIFTY-ONE (51), IN BLOCK FIVE (5), OF FINAL PLAT OF VICKSBURG, THE VILLAGE OF CUMBERLAND, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE(S) 64418 & 6453A & B OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

If this Citation is not served, it shall be returned unserved. Issued under my hand and seal of said Court, at Richmond, Texas on this 13th day of February, 2015.

**DISTRICT CLERK ANNIE REBECCA ELLIOTT**  
 Fort Bend County, Texas  
 By Deputy District Clerk Rachel Cifer  
 281-238-1950

**City of Missouri City**  
**ORDINANCE NO. 0-15-10**

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING CHAPTER 14, BUILDINGS AND BUILDING REGULATION OF THE MISSOURI CITY CODE BY ADOPTING THE 2015 EDITION OF THE INTERNATIONAL FUEL GAS CODE AND MAKING AMENDMENTS THEREBY; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR REPEAL; PROVIDING A PENALTY; AND PROVIDING FOR SEVERABILITY.**

I, Maria Gonzalez, City Secretary of the City of Missouri City, do hereby certify that the foregoing is a true and correct copy of the caption of said Ordinance No. 0-15-10 approved on second and final reading by the City Council at its regular meeting held on March 7, 2015, as the same appears in the records of my office.

**Maria Gonzalez**  
 City Secretary

**LEGAL NOTICE**  
**INVITATION TO BIDDERS**

Sealed Bids will be received in the Office of Gilbert D. Jalomo, Jr., County Purchasing Agent, Fort Bend County, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469 for the following until THURSDAY, MARCH 26, 2015 at 1:00 P.M. (CST). All bids will then be publicly opened and read in the Office of the Purchasing Agent, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469. Bids received after the specified time will be returned unopened. All addendums will be posted on Purchasing Agent's website located at www.fortbendcounty.gov. BID 15-059 - SUMMER FOOD PROGRAM.

A pre-bid conference will be conducted on Thursday, March 19, 2015 at 9:00AM (CST). The pre-bid conference will be held at the Fort Bend County Purchasing Department located in the Travis Annex at 301 Jackson, Suite 201, Richmond, Texas 77469. All bidders are encouraged to attend. Unit pricing required; payment will be by check. Bonds are required. Fort Bend County reserves the right to reject any or all bids.

Signed: **Gilbert D. Jalomo, Jr., Purchasing Agent**  
 Fort Bend County, Richmond, Texas

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Signed: **Gilbert D. Jalomo, Jr., Purchasing Agent**  
 Fort Bend County, Richmond, Texas

**PUBLIC HEARING NOTICE**

The Commissioners Court of Fort Bend County, Texas has set a public hearing on Tuesday, April 7, 2015 at 1:00 p.m. for acceptance of the traffic control plan for Sunrise Meadow, Section 7, Precinct 1.

The hearing will be held in the Commissioners Courtroom at 401 Jackson Street, Second Floor, Richmond, Texas. You are invited to attend and state your approval or objection on this matter.

Submitted by:  
 Laura Richard  
 Fort Bend County Clerk

**LEGAL NOTICE**  
**INVITATION TO BIDDERS**

Sealed Bids will be received in the Office of Gilbert D. Jalomo, Jr., County Purchasing Agent, Fort Bend County, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469 for the following until THURSDAY, MARCH 26, 2015 at 1:00 P.M. (CST). All bids will then be publicly opened and read in the Office of the Purchasing Agent, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469. Bids received after the specified time will be returned unopened. All addendums will be posted on Purchasing Agent's website located at www.fortbendcounty.gov. BID 15-059 - SUMMER FOOD PROGRAM.

A pre-bid conference will be conducted on Thursday, March 19, 2015 at 9:00AM (CST). The pre-bid conference will be held at the Fort Bend County Purchasing Department located in the Travis Annex at 301 Jackson, Suite 201, Richmond, Texas 77469. All bidders are encouraged to attend. Unit pricing required; payment will be by check. Bonds are required. Fort Bend County reserves the right to reject any or all bids.

Signed: **Gilbert D. Jalomo, Jr., Purchasing Agent**  
 Fort Bend County, Richmond, Texas

**City of Missouri City**  
**ORDINANCE NO. 0-15-18**

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING CHAPTER 38, FIRE PREVENTION AND PROTECTION, OF THE MISSOURI CITY CODE; ADOPTING THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE AND MAKING AMENDMENTS THEREBY; REDESIGNATING RULES AND REGULATIONS RELATING TO FIREWORKS AS AMENDMENTS TO THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR REPEAL; PROVIDING A PENALTY; AND PROVIDING FOR SEVERABILITY.**

I, Maria Gonzalez, City Secretary of the City of Missouri City, do hereby certify that the foregoing is a true and correct copy of the caption of said Ordinance No. 0-15-18 approved on second and final reading by the City Council at its regular meeting held on March 7, 2015, as the same appears in the records of my office.

**Maria Gonzalez**  
 City Secretary

**LEGAL NOTICE**  
**INVITATION TO BIDDERS**

Sealed Bids will be received in the Office of Gilbert D. Jalomo, Jr., County Purchasing Agent, Fort Bend County, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469 for the following until THURSDAY, MARCH 26, 2015 at 1:00 P.M. (CST). All bids will then be publicly opened and read in the Office of the Purchasing Agent, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469. Bids received after the specified time will be returned unopened. All addendums will be posted on Purchasing Agent's website located at www.fortbendcounty.gov. BID 15-057 - PURCHASE AND INSTALLATION OF CARPET

Unit pricing is required; payment will be by check. Bonds are not required. Fort Bend County reserves the right to reject any or all bids.

Signed: **Gilbert D. Jalomo, Jr., Purchasing Agent**  
 Fort Bend County, Richmond, Texas

**LEGAL NOTICE**  
**REQUEST FOR PROPOSALS**

Sealed Competitive Proposals will be received in the Office of Gilbert D. Jalomo, Jr., County Purchasing Agent, Fort Bend County, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469 for the following until THURSDAY, MARCH 26, 2015 at 1:00 P.M. (CST). All proposals will then be opened in the Office of the Purchasing Agent, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469 and the names of the proposers made public. Proposals received after the specified time will be returned unopened. Solicitation and any addendums will be posted on Purchasing Agent's website located at www.fortbendcounty.gov. RFP 15-066 - REDUNDANT ETHERNET SERVICE.

Unit pricing is required. Bonds are not required. Fort Bend County reserves the right to reject any or all proposals.

Signed: **Gilbert D. Jalomo, Jr., Purchasing Agent**  
 Fort Bend County, Richmond, Texas

**PUBLIC HEARING NOTICE**

The Commissioners Court of Fort Bend County, Texas has set a public hearing on Tuesday, April 7, 2015 at 1:00 p.m. for acceptance of the traffic control plan for Providence at Riverton, Section 1, Precinct 4.

The hearing will be held in the Commissioners Courtroom at 401 Jackson Street, Second Floor, Richmond, Texas. You are invited to attend and state your approval or objection on this matter.

Submitted by:  
 Laura Richard  
 Fort Bend County Clerk

**THE STATE OF TEXAS**  
**CITATION BY PUBLICATION**  
**TO: THE UNKNOWN HEIRS OF ULL DEARY AND 4602 KING RIDGE HOUSTON TEXAS 77053**

**NOTICE:** You have been sued. You may employ an attorney, if you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on Monday next following the expiration of forty-two days from the date of issuance of this citation, same being April 13, 2015 a default judgment may be taken against you. Said answer may be filed by mailing same to: District Clerk's Office, 301 Jackson, Richmond, Texas 77469, or by bringing it in the office. Our street address is 1422 Eugene Heimann Circle, Richmond, Texas 77469. You are located on the first floor of the Justice Center building. The case is presently pending before the 40TH JUDICIAL DISTRICT COURT OF FORT BEND COUNTY SITING IN RICHMOND, TEXAS, and was filed on JULY 05, 2013. It bears cause number 13-DCV-20751 and is styled: U.S. Bank Trust, N.A., as Trustee for Vericrest Opportunity Loan Trust Asset Holdings, NPLI, by Callier Home Loans, Inc., Formerly Known as Vericrest Financial, Inc., as its Attorney-in-Fact Plaintiff v. Estate of ULL DEARY, Michelle Jeanne Deary, Koister Deary, Urban Deary, The Unknown Heirs of ULL DEARY and 4602 King Ridge, Houston, Texas as Trustees of Vericrest Opportunity Loan Trust Asset Holdings, NPLI, by Callier Home Loans, Inc., Formerly Known as Vericrest Financial, Inc., as its Attorney-in-Fact Plaintiff OR PETITIONER IS:

The name and address of the attorney for PLAINTIFF OR PETITIONER IS: **DANYA FULLER GLADNEY BARRETT DAFFIN FRAPPIER TURNER & ENGELLLP 1900 ST JAMES PLACE SUITE 500 HOUSTON TX 77056 713-633-2027**

The nature of the demands of said PLAINTIFF OR PETITIONER IS as follows: to-wit: WHEREFORE, PREMISES CONSIDERED, PLAINTIFF REQUESTS THAT UPON FINAL HEARING, THAT DEFENDANTS BE CITED TO APPEAR AND ANSWER, AND THAT COURT ENTER JUDGMENT GRANTING: 1. A DECLARATION THAT PLAINTIFF HAS A LIEN AGAINST THE PROPERTY IN AN AMOUNT EQUAL TO THE PAY-OFF OF THE LOAN AGREEMENT UNDER TEX. CONST. ART. 10.0A(4); AND 2. AN ORDER AUTHORIZING PLAINTIFF TO FORECLOSE ITS LIEN CREATED UNDER TEX. CONST. ART. 10.0A(4) IN COMPLIANCE WITH THE LOAN AGREEMENT AND TEX. FIN. CODE § 51.002; AND 3. A MORTGAGEE IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 4. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 5. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 6. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 7. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 8. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 9. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 10. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 11. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 12. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 13. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 14. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 15. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 16. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 17. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 18. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 19. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 20. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 21. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 22. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 23. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 24. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 25. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 26. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 27. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 28. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 29. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 30. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 31. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 32. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 33. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 34. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 35. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 36. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 37. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 38. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 39. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 40. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 41. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 42. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 43. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 44. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 45. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 46. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 47. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 48. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 49. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 50. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 51. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 52. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 53. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 54. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 55. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 56. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 57. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 58. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 59. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 60. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 61. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 62. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 63. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 64. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 65. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 66. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 67. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 68. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 69. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 70. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 71. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 72. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 73. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 74. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 75. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 76. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 77. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 78. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 79. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 80. THAT PLAINTIFF IS AUTHORIZED TO ENFORCE THE HOME EQUITY SECURITY AGREEMENT MADE THE SUBJECT OF THIS PROCEEDING AGAINST THE SECURED PROPERTY PURSUANT TO TEX. CONST. ART. X(1) SUBSECTION (C), TEX. FIN. CODE § 51.002; AND 81. 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# PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS

COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Seshadri Kumar who being by me duly sworn, deposes and says that he is the publisher of **Fort Bend Independent** and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. It devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. It is published at least once each week;
3. It is entered as second-class postal matter in the county where it is published; and
4. It has been published regularly and continuously since 2008.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date (s) to wit

March 11, 2015: **CDBG FY2015 Plan**



**Seshadri Kumar**

Publisher

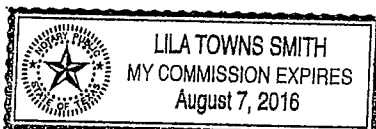
SUBSCRIBED AND SWORN BEFORE ME by Seshadri Kumar who

- (a) Is personally known to me, or
- (b) Provided the following evidence to establish his/ her identity,

On this the <sup>2nd</sup> day of April, 2015 to certify which witness my hand and seal of office.



Notary Public, State of Texas



# Commissioners Court Online

## Search Tips

To search for action by Commissioners Court, select the section titled: **Search Agenda Items and Minutes** (highlighted in yellow). Choose **Agendas** or **Minutes** under Selection Criteria, enter a date range, use a key word to identify your topic, click Go. Results show in red. Click on wording to see minutes and any documents associated with that item.

If date range is before April 2009, entire meeting opens and you need to click on **Minutes Packet** or **pdf** to see images and use "control F" with same key word. Results show in blue.

To search by supporting documents that may accompany Commissioners Court action, select the section titled: **Search Supporting Documents/Attachments** (highlighted in green). Choose **Agendas** or **Minutes** under Selection Criteria, enter a date range, use a key word to identify your topic, click Go. Results show in relevance order, not date order. Click on **pdf** in each section and use "control F" with same key word to check each section for results. Results show in **bold**.

### 5. PUBLIC HEARINGS: 1:00 p.m.:

#### A. Community Development: Conduct a Public Hearing to receive comments regarding the housing and community development needs of low- and moderate-income persons in Fort Bend County in preparation of the FY 2015 Consolidated Action Plan.

Attachments:

**notice**

Public hearing held. No public comment.

#### B. Engineering: Conduct Public Hearings and take all appropriate action on the following matters:

##### 1. Acceptance of the traffic control plan for Reading Road between Benton Road and Berdett Road to add "No Thru Trucks" signs, Precinct 1.

Attachments:

**map**

**affidavit**

##### 2. Acceptance of the traffic control plan for Katy ISD Elementary No. 32 (Odessa Kilpatrick Elem.) to extend the school zone on Cinco Ranch Boulevard, Precinct 3.

Attachments:

**map**

**affidavit**

##### 3. Acceptance of the traffic control plan for Cinco Ranch Northwest, Section 9 and 10, Pct 3.

Attachments:

**map**

**affidavit**

##### 4. Replat: Blue Bonnet Acres Partial Replat No. 1, Precinct 1.

Attachments:

**plat**

**affidavit**

##### 5. Replat: Satya Long Meadow Farms Partial Replat No. 1, Precinct 4.

Attachments:

**plat**

**affidavit**

Moved by Commissioner Morrison, Seconded by Commissioner Prestage  
Duly put and unanimously carried (5-0), it is ordered to approve Items 5B 1 - 3.

No action on Items 5B 4 & 5B 5

**PUBLIC NOTICE**  
**FORT BEND COUNTY COMMUNITY DEVELOPMENT DEPARTMENT**  
**FYs 2015-2020 CONSOLIDATED PLAN DRAFT**

To build and strengthen new partnerships with State and local governments and the private sector, the U.S. Department of Housing and Urban Development (HUD) requires a single consolidated submission for the planning and application aspects of the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) Programs.

The overall goals of the community development and planning programs covered by the Consolidated Plan are to strengthen partnerships with jurisdictions and to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, to enable them:

- to provide decent housing;
- to establish and maintain a suitable living environment, and,
- to expand economic opportunities for every American, particularly for very low-income and low-income persons.

The purpose of the Consolidated Plan is to require the County to state in one document its plan to pursue these goals for all the community planning and development programs, as well as for housing programs. The FY 2015 Consolidated Plan will serve 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.

The Consolidated Plan Final Rule requires that local government jurisdictions submit to HUD five-year Consolidated Plans containing a housing and homeless needs assessment, a housing market analysis, a strategic plan, an action plan, and the required HUD certifications... The FYs 2015-2020 Consolidated Plan includes Fort Bend County's revised housing and homeless needs assessment and housing market analysis. The plan includes 2010 Census data, 2011 American Community Survey (ACS) data, and 2014 HUD data regarding low-income households. The County's Strategic Plan has been revised to reflect changes in HUD programs, the population of the County as evidenced by the 2010 data and to provide consistency between the FYs 2010-2015 Consolidated Plan's goals and objectives, and the proposed FYs 2015-2020 Consolidated Plan's goals and objectives. The strategic plan sets forth program goals and specific objectives in a manner that helps local governments and citizens keep track of programmatic results.

The FY 2015 Consolidated Action Plan includes the proposed projects to be funded during FY 2015, September 1, 2015 to August 31, 2016. These projects are listed below by program funding source. The recommended amount of funding for each project also is listed.

**Community Development Block Grant (CDBG) Program:**

Amount of Assistance Available for FY 2015:		<b>\$2,222,391</b>
Countywide	CDBG Program Administration and Planning	\$380,000
Countywide	CDBG/HOME Program Housing Rehabilitation Administration	\$105,000
Countywide	Fort Bend CORPS Housing Repair Program	\$231,000
Arcola	Arcola Water System Improvements	\$265,275
Beasley	Sanitary Sewer System Rehabilitation	\$100,000
Kendleton	Sanitary Sewer System Rehabilitation	\$220,542
Riverwood	MUD No. 19 Water System Improvements, Phase 4	\$100,000
Richmond	North Richmond Sanitary Sewer Improvements, Phase 7	\$276,500
Rosenberg	North Rosenberg Water Distribution System	\$300,000
Countywide	ARC of FBC Social and Recreational Program	\$33,485
Countywide	Blessed Be Hope For Three Family Resources Program	\$16,020
Countywide	Brazos Bend Guardianship Services: Corporate Guardianship Program	\$30,000
Countywide	Catholic Charities Integrated Case Management for Seniors	\$24,000
Countywide	Child Advocates of FBC Forensic Interviewer/Children's Services Coordinator	\$34,064
Countywide	FBC Women's Center Shelter Support Services	\$30,000
Countywide	Fort Bend Seniors Meals on Wheels: Meals on Wheels Program	\$38,905
Countywide	Literacy Council of Fort Bend: Literacy Tutoring	\$37,600

**HOME Investment Partnership Program:**

Amount of Assistance Available for FY 2015:		<b>\$436,211</b>
Countywide	HOME Program Administration	\$43,621
	CHDO Set-Aside	\$65,432
Countywide	FBC Housing Rehabilitation Program	\$327,158

**Emergency Solutions Grant (ESG) Program:**

Amount of Assistance Available for FY 2015:		<b>\$195,277</b>
Countywide	ESG Program Administration:	\$14,645
Countywide	FBC Women's Center Emergency Shelter Operations/Essential Services	\$36,610
Countywide	Parks Youth Ranch Emergency Shelter Operations/Essential Services	\$65,015
Countywide	Salvation Army Homelessness Prevention and Stabilization Services	\$12,000
Countywide	Fulton Village Redevelopment Rapid ReHousing/Stabilization Services	\$67,007

The Fort Bend County FY 2015 Consolidated Plan Draft will be available for public review and comment from Friday, May 29, 2015 to Monday, June 29, 2015. The public is encouraged to review this document and submit comments. The Consolidated Plan Executive Summary can be reviewed on the Fort Bend County Community Development Department website: <http://www.fortbendcountytexas.gov/> In addition, copies of the Consolidated Plan are available from the Fort Bend Community Development Department, 301 Jackson St., Suite 602, Richmond, Texas, 77469. Please call the department at (281) 341-4410 or email comments to [Communitydevelopment@fortbendcountytexas.gov](mailto:Communitydevelopment@fortbendcountytexas.gov)

A public meeting will be held on Wednesday, June 10, 2015, 10:00 a.m., at the William B. Travis Building, 301 Jackson St., 1<sup>st</sup> Floor Meeting Room, Richmond, Texas to receive comments from the public regarding the draft FY 2015 Consolidated Plan. The public is encouraged to attend and to submit comments to Marilyn Kindell, Community Development Director, at the Fort Bend County Community Development Department, 301 Jackson St., Suite

602, Richmond, Texas, 77469. Comments will be incorporated into the draft Consolidated Plan document, as appropriate.

Persons with vision or hearing impairments or other individuals with disabilities requiring auxiliary aids and services may contact the department at (281) 341-4410 regarding reasonable accommodations for the meeting. This venue is accessible for persons with physical disabilities. Spanish language translators are available at the meeting for persons with Limited English Proficiency. Persons requiring other language translators must contact the department at least 48 hours prior to the meeting at (281) 341-4410 to request translation services for the meeting.

publicnotice30day 2015 final

## AROUND THE NEIGHBORHOOD

### Missouri City Animal Shelter

By CAROLYN BOWDEN  
After 15 years as a licensed animal rehabilitator trained to work with orphaned and injured wildlife, Valerie Tolman retired.

Missouri City's new animal shelter had just opened and advertised for volunteers. Valerie thought that would be fun because she did not want another "real" full time job. If a volunteer position is your passion, at times it can offer more satisfaction than a salary.

Valerie brought with her more than experience with animals. She has the ability to give the animals shots for minor issues, such as kennel cough, which is a contagious respiratory infection.

They bring in "running loose" dogs and cats and place them on a 3 day hold (if no collar) or on a 6 day hold (if wearing a collar).

If animal has an ID collar or microchip, efforts are made to locate the owner and they go back home within a day.

(Returning animals to their owners is handled by the Officers. Volunteers are not involved.)

During the hold time the Officers will determine if the animals need to be euthanized due to serious medical issues, injuries or aggression.

At the end of the hold time, when animals are cleared to be safe for volunteer interaction, a "green card" will be posted on their cage and the Volunteers begin to prepare the animals for adoption.

Volunteers initiate "out of the cage" walks or "playtime" in the fenced in yard. Animals with friendly interpersonal skills with people, and other animals, are put on the Shelter Facebook page with a description and photographs. Breeds that require "special handling" and training are sent to Rescue Centers for their particular breed. (There are 30 in the Houston area.)

Animals that are listed on the Shelter Waiting List are "small and furry," like a Shih-tzu.

Adoption events at local pet stores are held often to introduce the public to animals ready for adoption.

Looking to adopt? Write a check (any amount) to: FRIENDS OF MISSOURI CITY ANIMAL SHELTER and mail to: Missouri City, Texas 77459.

It is a (5013c) organization and you can deduct your donation.

Contact: Animal Shelter Office, 281.403.8707.

https://www.facebook.com/mcityshelterpets and read the incredible stories of animals who looked death in the face and survived because of foster homes and adoptions.

THE STATE OF TEXAS  
CITATION BY PUBLICATION

TO: ROY JAMES and to all whom it may concern, Respondent.

GREETINGS: You have been sued. You may employ an attorney, if you or your attorney do not file a written answer with the clerk when I issue this citation by 10:00 am, on Monday next following the expiration of twenty (20) days after you were served this citation and petition, a default judgment may be taken against you. Said answer may be filed by mailing same to: District Clerk's Office, 301 Jackson, Richmond, Texas 77469, or by bringing it to the office. Our street address is 1422 Eugene Holman Circle, Richmond TX 77469. We are located on the first floor of the Justice Center building.

THE FIRST AMENDED PETITION FOR DIVORCE OF MILDRED JAMES WAS FILED IN THE 387TH JUDICIAL DISTRICT COURT of Fort Bend County sitting in Richmond, Texas, on APRIL 21, 2014 against ROY JAMES, being numbered 13-DCV-211463 and entitled IN THE MATTER OF THE MARRIAGE OF MILDRED JAMES AND ROY JAMES AND IN THE INTEREST OF DAVLAN JAMES, MINOR. THE SAID REQUESTS DIVORCE.

The court has authority in this suit to enter any judgment or decree dissolving the marriage and providing for the division of property which will be binding on you. The court has authority in this suit to enter any judgment or decree in the children's interest which will be binding upon you, including the termination of the parent-child relationship, the determination of paternity and the appointment of a conservator with authority to consent to the child's education.

Issued and given under my hand and seal of the said court at Richmond, Texas, on this 23rd day of FEBRUARY, 2015.

HETIKOBERY ATTORNEYS  
ISAAC HENDERSON  
ATTORNEYS AT LAW  
P.O. BOX 711265  
HOUSTON TX 77271  
713-648-7885

DISTRICT CLERK ANNE REBECCA ELLIOTT  
Deputy District Clerk Valerie Ramos  
281-633-7620



Bowden

to their dog hair, etc. Volunteers just rub the back of their ears and use a quiet, reassuring voice tone. This causes their attitude and their ears and tail to really perk up.

#### ANIMAL CONTROL OFFICER

These are paid City employees who enforce the City's Lesh Law.

They bring in "running loose" dogs and cats and place them on a 3 day hold (if no collar) or on a 6 day hold (if wearing a collar).

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Volunteers can help you match up with the best animal for you and your family. Cans up for adoption have been given a Personality Test developed by the ASPCA. They will have received a certificate that describes their personality and how their owner might expect them to behave. Prospective adopters can feel secure that the animal they adopt has been carefully assessed for any negative issues.

#### ADOPTION PROCEDURES

Call the Animal Shelter Office to set an appointment to go by and meet the animals who are available for adoption. The cost to adopt a pet is \$15. You sign a contract that you will have the animal spayed or neutered within 30 days. Sometimes the Shelter will have the animal spayed or neutered when it enters the shelter because it will encourage adoption of the animal. At this point the shelter will ask if the adopter is willing to make a donation to help defray what was spent. The Shelter can then use that money to pay for veterinary care or to spay or neuter another animal.

HELP SAVE THE LIVES OF MANY ANIMALS: You can give fun and comfort to animals without having the expense and responsibility of ownership.

NEED FOR VOLUNTEERS IS SO GREAT that on a day when they are short of volunteers some dogs do not get even one walk that day. Sad.

For more information to volunteer call City Communications Department. Ask for a Volunteer Application. (281) 403.8530.

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We all want things to be as they appear. If we see a Hollywood star in public, we want them to look exactly as they do in the movies. If we order the new dish from our favorite restaurant, we want it to taste as good as it looks in the commercial. And when advisors tell us they are "fee-only," we want to believe that their clients are the only ones paying him.

The adage goes that "appearance can be deceiving." Movie stars aren't as perfect as they seem in theaters, and the dish may not be as delicious as hoped. Likewise, some advisors may say they are fee-only, but in reality, it is something else.

There are three primary compensation structures in the financial planning industry: fee-only, fee and commission (also known as fee-based), and commission-only. Each is unique in the incentives and motivations they provide the advisor.

A fee-only advisor is held to the fiduciary standard, which means he must act in your best interest at all times. A commissioned advisor is held to the suitability standard, which means they will have to offer something that is generally suitable for you to use (i.e., it may or may not be what's best for you).

According to the Wall Street Journal article "Brokerages Pull Back on Fee Label," several large brokerage firms have instructed their advisors with the CERTIFIED FINANCIAL PLANNER® designation to remove all references to "fee-only" from their websites and marketing material. The reason? The firms, and perhaps even the advisors themselves, were not fee-only.

For example, an advisor may have only "fee" clients, but he is paid by an institution that sells commissioned prod-

ucts. There is the potential for the institution to encourage the advisor to invest client money into the businesses that own the proprietary products. But is this actually happening?

The answer, unfortunately, is yes. According to the August 2013 issue of Investment News, Edward Jones has decided to sell proprietary investment products to their fee-based clients. This means they will sell investments that they have a beneficial interest in. This isn't necessarily new, as Merrill Lynch owned a 49 percent stake in the investment firm BlackRock for several years (which is why many



Braden Ariss, left, Jared Jameson, Bill Jameson and Derek Flitney

ML advisors recommended BlackRock investment funds). The point of this article is not to disparage any particular business model, but to encourage investors to thoroughly evaluate advisors before putting your money in their hands. In the end, trust is the key to any successful professional relationship.

Can you trust your advisor to make decisions that are in your best interest? WJ Interests, LLC has provided fee-only financial advice to individuals, families and businesses since 1996. For more information, please contact us at wj@wjinterests.com or 281-634-9400.

PUBLIC NOTICE  
FORT BEND COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
FYs 2015-2020 CONSOLIDATED PLAN DRAFT

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Countywide Blessed Be Hope For Three Family Resources Program	\$16,020
Countywide Buzon Bond Guardianship Services:	
Countywide Corporate Guardianship Program	\$30,000
Countywide Catholic Charities Integrated Case Management for Seniors	\$24,000
Countywide Child Advocates of FBC Forensic Interview/Child Abuse Services Coordination	\$34,064
Countywide FBC Women's Center Shelter Support Services	\$100,000
Countywide Fort Bend Seniors Meals on Wheels:	
Countywide Meals on Wheels Program	\$38,905
Countywide Literacy Council of Fort Bend: Literacy Tutoring	\$37,600
HOME Investment Partnership Program:	
Amount of Assistance Available for FY 2015:	\$436,211
Countywide HOME Program Administration and Planning	\$276,500
Countywide CHDO 561-Aide	\$65,332
Countywide FBC Housing Rehabilitation Program	\$327,158
Emergency Solutions Grant (ESG) Program:	
Amount of Assistance Available for FY 2015:	\$195,227
Countywide ESG Program Administration and Planning	\$14,645
Countywide FBC Women's Center Emergency Shelter	\$36,610
Countywide Operations/Essential Services	\$65,015
Countywide Parks Youth Ranch Emergency Shelter	\$65,015
Countywide Operations/Essential Services	\$65,015
Countywide Salvation Army Homelessness Prevention and Stabilization Services	\$12,000
Countywide Fulton Village Redevelopment Rapid Rehousing/Stabilization Services	\$67,007

The Fort Bend County FY 2015 Consolidated Plan Draft will be available for public review and comment from Friday, May 29, 2015 to Monday, June 29, 2015. The public is encouraged to review this document and submit comments. The Consolidated Plan Executive Summary can be reviewed on the Fort Bend County Community Development Department website: <http://www.fortbendcountytx.gov>. In addition, copies of the Consolidated Plan are available from the Fort Bend County Community Development Department, 301 Jackson St., Suite 602, Richmond, Texas, 77469. Please call the department at (281) 341-4410 or email comments to CommunityDevelopment@fortbendcountytx.gov.

A public meeting will be held on Wednesday, June 10, 2015, 10:00 a.m., at the William B. Travis Building, 301 Jackson St., 1st Floor Meeting Room, Richmond, Texas to receive comments from the public regarding the draft FY 2015 Consolidated Plan. The public is encouraged to attend and to submit comments in hardcopy, keyboard, Community Development Director at the Fort Bend County Community Development Department, 301 Jackson St., Suite 602, Richmond, Texas, 77469. Comments will be incorporated into the draft Consolidated Plan document, as appropriate.

Persons with vision or hearing impairments or other individuals with disabilities requiring auxiliary aids and services may contact the department at (281) 341-4410 regarding reasonable accommodations for the meeting. This service is available for persons with physical disabilities. Spanish language translators are available at the meeting for persons with Limited English Proficiency. Persons requiring other language translators must contact the department at least 48 hours prior to the meeting at (281) 341-4410 to request translation services for the meeting.

LEGAL NOTICE  
INVITATION TO BIDDERS

Sealed Bids will be received in the Office of Gilbert D. Jalomo, Jr., County Purchasing Agent, Fort Bend County, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469 for the following until THURSDAY, JUNE 18, 2015 at 1:30 P.M. (CST). All bids will then be publicly opened and read in the Office of the Purchasing Agent, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469. Bids received after the specified time will be returned unopened. All addendums will be posted on Purchasing Agent's website located at [www.fortbendcountytx.gov](http://www.fortbendcountytx.gov). BID 15-074 - LED DISPLAY SIGN for GEORGE MEMORIAL LIBRARY

A pre-bid conference will be conducted on Thursday, June 4, 2015 at 9:00AM (CST). The pre-bid conference will be held at the Fort Bend County George Memorial Library's Administration Building located at 1003 Goldenrod, Richmond, Texas 77469. All bidders are encouraged to attend. Payment will be by check. Bonds are required. Fort Bend County reserves the right to reject any or all bids.

Signed: Gilbert D. Jalomo, Jr., Purchasing Agent, Fort Bend County, Richmond, Texas

LEGAL NOTICE  
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A pre-bid conference will be conducted on Thursday, June 4, 2015 at 9:00AM (CST). The pre-bid conference will be held at the Fort Bend County Purchasing Department located in the Travis Annex at 301 Jackson St., Richmond, Texas 77469. All bidders are encouraged to attend. Unit pricing required; payment will be by check. Bonds are required. Fort Bend County reserves the right to reject any or all bids.

Signed: Gilbert D. Jalomo, Jr., Purchasing Agent, Fort Bend County, Richmond, Texas

BID 15-076 - STAFFORD RUN WATERBURY IMPROVEMENTS FOR INDEPENDENCE PARK CONCRETE WEIR

A pre-bid conference will be conducted on Thursday, June 4, 2015 at 9:00AM (CST). The pre-bid conference will be held at the Fort Bend County Purchasing Department located in the Travis Annex at 301 Jackson St., Richmond, Texas 77469. All bidders are encouraged to attend. Unit pricing required; payment will be by check. Bonds are required. Fort Bend County reserves the right to reject any or all bids.

Signed: Gilbert D. Jalomo, Jr., Purchasing Agent, Fort Bend County, Richmond, Texas

For God so loved the world that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life. (John 3:16)

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# PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS

COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Seshadri Kumar who being by me duly sworn, deposes and says that he is the publisher of **Fort Bend Independent** and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. It devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. It is published at least once each week;
3. It is entered as second-class postal matter in the county where it is published; and
4. It has been published regularly and continuously since 2008.

Publisher further deposes and says that the attached notice was published in said newspaper to wit:

**May 27, 2015: FBC CDBG 2015-2020 Consolidated Plan Draft**



**Seshadri Kumar**

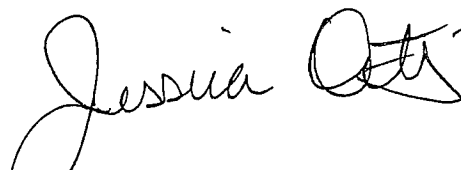
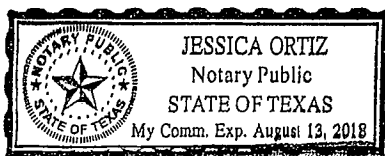
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Seshadri Kumar who

(a) Is personally known to me, or

(b) Provided the following evidence to establish his/ her identity,

On this the 28<sup>th</sup> day of May, 2015 to certify which witness my hand and seal of office.



Notary Public, State of Texas

**FORT BEND COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
Public Meeting  
June 10, 2015  
Meeting Comments**

No one attended the meeting.

There were no comments

**FORT BEND COUNTY  
NEEDS ASSESSMENT SURVEY**

## **FORT BEND COUNTY NEEDS ASSESSMENT SURVEY**

A needs assessment survey was conducted of interested individuals, non-profits, and local governments during the development of the FYs 2015-2020 Consolidated Plan. These surveys were emailed and mailed to individuals, local governments, and non-profits on the County's mailing lists. In addition, the surveys were distributed at public meetings and to anyone expressing interest in the County's Consolidated Plan or in the needs of low and moderate income residents of the County. The survey also is posted on the County website. The survey results along with public input and the HUD data were used to update the Consolidated Plan.

Out of the seventeen (17) surveys mailed or e-mailed to local governments and districts, eleven were completed and returned. The needs with the highest priority responses were public facilities and improvements and economic development.

Twenty-one surveys were submitted individuals, most represented non-profit organizations. One survey was illegible and could not be used. The needs with the highest priority responses were homeless services and facilities, special needs population services and facilities, and public services. A copy of the survey, responses and comments are included in this section.

**Fort Bend County, Texas  
2015 Community Development Needs Survey**

Fort Bend County receives an annual allocation of Federal funds from the U.S. Department of Housing and Urban Development (HUD). These funds are intended to create viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income persons. HUD requires the submission of a Consolidated Plan that identifies needs, priorities, goals, and objectives for addressing the community's needs over the next five years. As part of this process, the County is seeking public input to determine the County's five-year needs for homeless, housing, public service, economic, and infrastructure programs.

Please help us identify priority needs in your local government/community by taking a few minutes to fill out this survey. It will help us put together a strategy representative of resident needs. We would like to know what you think are your community's most pressing needs. Thank You.

Name: \_\_\_\_\_

Position: \_\_\_\_\_

Entity: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Area Code/Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Please scan and e-mail completed survey to: [debra.watson@fortbendcountytexas.gov](mailto:debra.watson@fortbendcountytexas.gov)

or mail completed survey to: Fort Bend County  
Community Development Department  
301 Jackson St., Suite 602  
Richmond, Texas 77469

**by Friday, January 30, 2015.**

Should you have any questions, please contact Carol Borrego in the Fort Bend County Community Development Department at (281) 341-4410 or [Carol.Borrego@fortbendcountytexas.gov](mailto:Carol.Borrego@fortbendcountytexas.gov)

<b><u>Homeless Services and Facilities:</u></b> <b>(Please check an entry for each item)</b>	<b>No Need</b>	<b>Low Need</b>	<b>Medium Need</b>	<b>High Need</b>
Outreach Services (Services to persons on street, unsheltered)	_____	_____	_____	_____
Emergency Shelter Services	_____	_____	_____	_____
Emergency Shelter Operating Costs	_____	_____	_____	_____
Emergency Shelter Acquisition	_____	_____	_____	_____
Emergency Shelter Renovation	_____	_____	_____	_____
Transitional Shelter (6 months-2 years)	_____	_____	_____	_____
Permanent Supportive Housing (2 years +)	_____	_____	_____	_____
Rapid ReHousing (monthly rental subsidy)	_____	_____	_____	_____
Homelessness Prevention Assistance	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____

Please identify any areas with geographic concentrations of homeless persons, any special populations of homeless persons, and any services and/or facilities for the homeless persons in your community. In addition, include any other comments you may have regarding homeless persons, services, and facilities.

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<b><u>Special Needs Populations Services and Facilities:</u></b> (Please check an entry for each item)	<b>No Need</b>	<b>Low Need</b>	<b>Medium Need</b>	<b>High Need</b>
Abused/Neglected Children Services	_____	_____	_____	_____
Abused/Neglected Children Facilities	_____	_____	_____	_____
Battered Spouses Services	_____	_____	_____	_____
Battered Spouses Facilities	_____	_____	_____	_____
Elderly Persons Services	_____	_____	_____	_____
Elderly Persons Facilities	_____	_____	_____	_____
Severely Disabled Services	_____	_____	_____	_____
Severely Disabled Facilities	_____	_____	_____	_____
Homeless Persons Services	_____	_____	_____	_____
Homeless Persons Facilities	_____	_____	_____	_____
Illiterate Persons Services	_____	_____	_____	_____
Illiterate Persons Facilities	_____	_____	_____	_____
Persons With AIDS Services	_____	_____	_____	_____
Persons With AIDS Facilities	_____	_____	_____	_____
Migrant Farm Workers Services	_____	_____	_____	_____
Migrant Farm Workers Facilities	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____

Please identify any special population needs not included above and specify if the need is for services, types of services, facilities and/or both.

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**Affordable Housing:**

(Please check an entry for each item)

	No Need	Low Need	Medium Need	High Need
Fair Housing (Discrimination)	_____	_____	_____	_____
Housing Counseling	_____	_____	_____	_____
Homeownership: (Downpayment Assistance)	_____	_____	_____	_____
Homeownership: New Construction	_____	_____	_____	_____
Homeowner Repair (Less than \$5,000)	_____	_____	_____	_____
Homeowner Rehabilitation (More than \$5,000)	_____	_____	_____	_____
Homeowner Accessibility Improvements	_____	_____	_____	_____
Homeowner Energy Efficiency	_____	_____	_____	_____
Housing for Seniors	_____	_____	_____	_____
Housing for Physically Disabled	_____	_____	_____	_____
Housing for Mentally Disabled	_____	_____	_____	_____
Housing for Ex-offenders	_____	_____	_____	_____
Rental Assistance: (Emergency Assistance)	_____	_____	_____	_____
Rental Housing Subsidy: (monthly rent)	_____	_____	_____	_____
Security Deposits	_____	_____	_____	_____
Rental Housing: New Construction	_____	_____	_____	_____
Rental Housing Rehabilitation (Apartments)	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____

Comments you have about the need for affordable housing in your community. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<b>Public Services</b> (Please check an entry for each item)	<b>No Need</b>	<b>Low Need</b>	<b>Medium Need</b>	<b>High Need</b>
Service for Homeless/AIDS Persons	_____	_____	_____	_____
Senior Services	_____	_____	_____	_____
Handicapped Services (Disabilities)	_____	_____	_____	_____
Legal Services	_____	_____	_____	_____
Youth Services	_____	_____	_____	_____
Transportation Services	_____	_____	_____	_____
Substance Abuse Services	_____	_____	_____	_____
Battered and Abused Spouses	_____	_____	_____	_____
Employment Training	_____	_____	_____	_____
Crime Awareness	_____	_____	_____	_____
Fair Housing Activities	_____	_____	_____	_____
Tenant/Landlord Counseling	_____	_____	_____	_____
Child Care Services	_____	_____	_____	_____
Health Services	_____	_____	_____	_____
Abused and Neglected Children	_____	_____	_____	_____
Mental Health Services	_____	_____	_____	_____
Screening for Lead Based Paint	_____	_____	_____	_____
Neighborhood Cleanups	_____	_____	_____	_____
Food Banks	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____

Comments you have about the need for public services in your community. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Public Facilities and Improvements:**  
(Please check an entry for each item)

No  
Need

Low  
Need

Medium  
Need

High  
Need

Senior Centers

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Handicapped Centers

\_\_\_\_\_

\_\_\_\_\_

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Youth Centers

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Neighborhood Facilities

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Parks, Recreational Facilities

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\_\_\_\_\_

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\_\_\_\_\_

Child Care Centers

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Health Facilities

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\_\_\_\_\_

\_\_\_\_\_

Abused/Neglected Children Facilities

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Facilities for AIDS Patients

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Fire Station/Equipment

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Parking Facilities

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\_\_\_\_\_

Solid Waste Disposal Improvements

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\_\_\_\_\_

Flood/Drainage Improvements

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\_\_\_\_\_

Water/Sewer Improvements

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\_\_\_\_\_

Street Improvements

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\_\_\_\_\_

Sidewalks

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Clearance and Demolition

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Clean Up of Contaminated Sites

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tree Planting

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Other: \_\_\_\_\_

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\_\_\_\_\_

Other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

Comments you have about the need for public facilities and improvements in your community. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Economic Development/Opportunity**

(Please check an entry for each item)

**No  
Need**

**Low  
Need**

**Medium  
Need**

**High  
Need**

Commercial/Industrial Infrastructure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Commercial/Industrial Building  
Acquisition, Construction, Rehabilitation

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Other Commercial/Industrial  
Improvements

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Economic Development Assistance  
To For-Profits

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Economic Development Administration  
and Technical Assistance

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Micro-Enterprise Assistance

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Nonprofit Capacity Building

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Assistance to Higher Education  
Institution

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Operation and Repair of Foreclosed  
Property

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Other: \_\_\_\_\_

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\_\_\_\_\_

Other: \_\_\_\_\_

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Comments you have about the need for economic development activities in your community. \_\_\_\_\_

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combined survey results 2015

2015 Community Development Needs Survey:											
<u>Homeless Services and Facilities:</u>											
Survey No.	Outreach Services	E. Shelter Services	E. Shelter Operating	E. Shelter Acquisition	E. Shelter Renovation	Transitional Shelter	Permanent Supportive Housing	Rapid Rehousing	Homelessness Prevention	Other	Other
	5	11	8	5	2	9	10	9	10	1	1
<b>Total</b>	<b>5</b>	<b>11</b>	<b>8</b>	<b>5</b>	<b>2</b>	<b>9</b>	<b>10</b>	<b>9</b>	<b>10</b>	<b>1</b>	<b>1</b>
<b>Gov. Total</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>		

combined survey results 2015

2015 Community Development Needs Survey:																		
<u>Special Needs Populations Services and Facilities:</u>																		
Survey No.	Abused/ Neglected Children Services		Battered Spouses Services		Elderly Persons Facilities		Severely Disabled Services		Homeless Persons Facilities		Illiterate Persons Services		Persons W/AIDS Facilities		Migrant Farm Worker Services		Other Facilities	
	6	6	7	11	9	4	4	8	7	3	3	2	2	2	2	2	2	4
Gov Total	2	2	2	3	2	1	1	1	1	1	1	1	1	1	1	1	1	1

2015 Community Development Needs Survey:																	
Affordable Housing:																	
	Fair Housing Counseling	Homeownership Downpayment Assistance	Homeownership New Construction	Homeowner Repair (less than \$5,000)	Homeowner Rehabilitation (more than \$5,000)	Homeowner Accessibility Improvements	Homeowner Energy Efficiency	Housing For Seniors	Housing For Physically Disabled	Housing For Mentally Disabled	Housing For Ex-Offenders	Rental Assistance (emergency)	Rental Housing Subsidy	Security Deposits	Rental Housing New Construction	Rental Housing Rehabilitation (Apartments)	Other
Survey No.																	
Total	5	9	8	9	9	8	8	8	6	9	6	10	9	8	5	6	6
Gov Total	1	2	3	3	2	2	3	2	1	1	1	2	2	1	1	1	1

2015 Community Development Needs Survey:																			
	<b>Public Services:</b>																		
Survey No.	Homeless/ AIDS Services	Senior Services	Handicapped /Disabled Services	Legal Services	Youth Services	Transportation Services	Substance Abuse	Battered /Abused Spouses Services	Employment Training Services	Crime Awareness Services	Fair Housing Services	Tenant/ Landlord Counseling Services	Child Care Services	Health Services	Abused /Neglected Children Services	Mental Health Services	LBP Screening Services	Neighborhood Cleanup Services	Food Bank Services
Total	4	8	6	11	12	15	7	5	9	2	7	6	9	7	7	12	4	5	6
Gov Total	1	3	1	2	3	4	3	3	4	3	2	3	3	4	2	2	3	4	2

2015 Community Development Needs Survey:																				
Survey No.	Senior Centers		Handicapped Centers	Youth Center	Neighborhood Facilities	Parks/Recreational Facilities	Child Care Centers	Health Facilities	Abused/Neglected Children Facilities	Facilities For AIDS Patients	Fire Station/Equipment	Parking Facilities	Solid Waste Disposal Improvements	Flood/Drainage Improvements	Water/Sewer Improvements	Street Improvements	Sidewalks	Clearance and Demolition	Clean Up of Contaminated Sites	Tree Planting
		3	3	2	8	6	4	7	3	5	2	3	0	1	3	2	4	6	2	1
Gov Total	2	2	2	3	2	3	3	4	2	1	3	2	2	4	7	6	5	3	0	3

combined survey results 2015

2015 Community Development Needs Survey:										
<u>Economic Development/Opportunity:</u>										
Commercial /Industrial Infrastructure	Commercial /Industrial Building Acquisition	Commercial /Industrial Construction Rehabilitation	Other Commercial /Industrial improvements	Economic Development Assistance To For-Profits	Economic Development Administration and Technical Assistance	Micro-Enterprise Assistance	Non-Profit Capacity Building	Assistance to Higher Education	Operation Repair of Foreclosed Property	Other
2	1	1	1	3	1	3	8	7	5	
Gov Total	6	6	5	5	4	4	2	4	3	

## Needs Assessment Survey Comments

The following section includes the comments included in the completed surveys. The comments are summarized by the two types of respondents, government/district respondents and non-profits/individuals.

**FY 2015 Consolidated Plan  
Needs Assessment Survey Government/District Comments**

**Affordable Housing:**

We have a lot of low income and single parents. Affordable will stop the rent and put them in something that could be theirs. It will give them a sense of pride.

We have a part of Pleak that needs cleaning up, houses fixed, and road repair. Public water would help, also.

**Public Services:**

After school program staffed with teachers to help kids with homework and tutorial help. Provide kids with a warm dinner before going home. Also more after school enrichment programs ( ball games, plays, etc...) with qualified adults.

**Public Facilities:**

Need community facilities so we will have a place for emergency, educational, outreach needs, etc...

We do not track nor facilitate housing or health and human services programs and are only able to respond to infrastructure improvements supported by CDBG that we can manager with existing Public Works staff.

**Economic Development:**

With KCS in the area and I69 in progress we all know growth follows the interstate. We are right in front of the growth path. We need to be ready and prepared for it. All infrastructure needs to be in place so city can receive and prosper from it. Growth is what we been waiting for so we need to be ready water, sewer, roads and all other accommodating facilities.

All businesses have moved away from Avenue H and moved to 59. Unfortunately, most housing assistance recipients are in "old Rosenberg" and don't have access to 59 construction due to lack of public transportation. Also, no businesses (doctors, grocery...) are within walking distance because the businesses have moved away leaving housing recipients stranded.

Our community is really starting to grow. The biggest hold up is no public water and sewer. Some of our roads are in bad shape. My goal is to have all roads redone in the next 5 years.

**FY 2015 Consolidated Plan  
Needs Assessment Survey Non-Profits/General Public**

**Homeless Services and Facilities:**

Richmond and Rosenberg downtown area, parks and cemeteries. Fort Bend Social Services has the greatest impact on these particular clients. Fort Bend Family Promise has a waiting list. Many of the transients who visit use also live in their cars so there is a need for gasoline to keep them in safer neighborhoods than Rosenberg-Richmond downtowns.

The Fort Bend YMCA does not offer shelter or housing services.

Geographics: US HWY 59/Beltway 8. Migrate to Stafford and Missouri City areas, hide in parks, under bleachers, behind convenience stores mostly in their own vehicles. Migrate between parking lots.

Population: Veterans, seniors, working families living in vehicles, mental health,

Comments: United services available. Must utilize hotels to house homeless residents.

There are very few services for people who are homeless. There is a homeless population on 5<sup>th</sup> Street near Staffordshire.

Due to the proximity of Kendleton from the major cities there are limited means of transportation which limits access to the convenience of food, shelter, and recreational enrichment. Kendleton has no library, art museum or other liberal art sources.

Most of our clients are facing eviction; on the verge of homelessness.

**Richmond/Rosenberg**

The available services for those experiencing homelessness in the Fort Bend Area are limited. I only know of 3 shelters in Fort Bend! 1) Domestic Violence; 2) women and children- always at capacity and 3) The Lord's Kitchen for Men-which has very limited space. I forgot Family Promise and they are overburdened and at max capacity. My particular grant excludes Missouri City, Sugarland, Katy + this limits choices to already challenging County that has scarce affordable housing options, no public transportation-(seriously). Additionally I have not identified any housing or resources for unaccompanied youth.

FBCWC's serves survivor of domestic violence and sexual assault. Our shelter is an essential program for survivors in FBC. This is a special population with a high need for shelter, Rapid ReHousing and Permanent Supportive Housing funds. Also, our information is not allowed to be entered into HMIS so we want to make sure the need is recognized.

Richmond currently 3 individuals are living/sleeping under the Brazos River Bridge. Rosenberg currently,3-4 individuals sleep at Brazos Park either under the pavilions or under the bridge. Stafford about 3-4 individuals sleep on 5<sup>th</sup> St. Feet from the bridge. Further down 5<sup>th</sup> St. neighbors report that several individuals sleep under bridge a few block down the road. Other

individuals we have provide services to report they are sleeping in their cars will make enough money to pay for few nights stay in a hotel, or sleep behind various gas stations or businesses. One individual is currently sleeping in an abandoned truck behind Oak Bend Medical Hospital.

Homeless youth exist in FBC- as the economy begins to falter, more homeless youth will be forced out of their temporary housing and onto the streets. Transitional living housing needs increase as more children “age out” of foster care or reach the age of 18. Mental health services are needed. Wrap around case management is needed. Transportation is needed.

### **Special Needs Populations: Services and Facilities:**

Mental health. No substance abuse residential facility in Fort Bend. Limited services for unemployed or those who seek better employment.

Mentally challenged homeless people; Immigration services-many immigrants don't know their rights and are abused and taken advantage of.

Kendleton does not currently have a designated area to gain information that is visible.

Grandparents raising grandchildren.

Youth Services and Facilities.

Incapacitated adults in need of a legal guardian—need more financial resources to help establish and oversee the guardianship.

Our mental health provider in the area (Texana) is great, but they cannot provide all. The services needs for people with mental illness. FBCWC's must house our PSH program in Houston to access Harris County MHRMA.

### **Affordable Housing:**

Fort Bend County has had unprecedented suburban growth, development in the area is targeted at the high end single family new construction...out of reach for ownership for low and moderate income families. Affordable housing units are not being built...yet there is pent-up demand both affordable multi-family unit rental and single family affordable units. The elderly have the fewest choice of available housing units.

The YMCA does not offer housing.

Affordable housing is very limited in Fort Bend. Safe housing difficult to find if it affordable. Landlords take advantage of residents often refuse to make basic repairs. Refuse to take financial assistance on behalf of client for tax reasons.

Prices on housing are out of reach for many.

Because of the lack of affordable housing many elderly are forced to live in subliving standards, i.e., homes in needs of repair and maintenance.

The majority of our clients have a very large need for ongoing rental assistance/mortgage.

Landlords need to be exposed to information on affordable housing as it relates to homeless services and encouraged to attend any wrap-around/community meetings.

The need for additional funding is needed to reduce CORPS waiting list that has exceeded 24 months.

I don't believe we need affordable housing "projects" but we do need to make sure there are enough complexes in the County with affordable rents-within the HUD "Fair Market Rent."

We often have children turn 18 at our shelter with no option in housing and no way to pay rent even if housing existed.

**Public Services:**

Need sidewalks repaired to reduce movement restrictions.

1. Swim lessons for children under the age of 12-offered in underprivileged areas;
2. Cancer survivor program;
3. Healthy Living classes-nutrition classes;
4. Diabetes Prevention classes;
5. Family Program.

Many programs offer one-time assistance and provide limited case management to help people break cycle of poverty.

Transportation is very poor-does not address the needs, schedule or availability of the community. Dental care is in great demand.

There are none in Kendleton.

Lack of transportation services creates barriers for individuals that are job seekers that do not have vehicles.

Fort Bend County as a whole must recognize that special populations including homelessness exist in the County.

As the economy continues on the downward slope, more public services will be needed.

### **Public Facilities and Improvements:**

Our neighborhood is over 30 years old and is in need of repairing sidewalks, curbs, and streets. Our community is in unincorporated County, the community does not receive any assistance with the repairs from the City of Houston.

Need more improvements in public facilities instead of streets, sewer and solid waste, limited affordable child care facilities for working families.

Families request recreation such as entertainment, theaters, etc...

Many facilities are fairly new or low need for improvements.

Majority of FBC seeing recent development. I'm uncertain as how much of FBC needs improvement of the infrastructure.

### **Economic Development/Opportunity:**

The YMCA offers programs to support many needs in the community including childcare, preschool childcare, swim lessons for the underprivileged, health living programs addressing youth obesity and diabetes, Family programs including summer camp for the under privileged. At the Y, we know that positive change only comes about when we invest in our kids, our health and our neighbors.

All areas of need tie back to economic development. Fort Bend is growing, however, there are very limited resources available to working class families. Affordable housing is crucial in order to draw workers to Fort Bend to meet needs of growing retail, manufacturing, service industries and construction. Lack of housing compounds limited public transportation available.

Mayberry Foundation has identified this need and offers the solution which will address many of the above listed items on this list.

The community could always use more education institutions.

## **APPENDIX B CITIZEN PARTICIPATION PLAN FORT BEND COUNTY, TEXAS**

### **INTRODUCTION**

This Citizen Participation Plan describes the process whereby citizens, organizations, local governments and agencies may take part in the development of the Consolidated Plan, Annual Action Plans, Substantial Amendments to plans, the Consolidated Annual Performance Report (CAPER), and the submission of guaranteed loan fund applications. This Citizen Participation Plan is required in the regulations for the Consolidated Plan (CFR 91.105). The plan provides for:

- giving citizens timely notice of local meetings and reasonable and timely access to local meetings, information, and records;
- giving citizens access to technical assistance in developing proposals;
- holding the minimum number of public meetings and/or hearings;
- meeting the needs of non-English speaking residents;
- providing affected citizens with reasonable advance notice of, and opportunity to comment on, proposed activities not previously included in an application and activities which are proposed to be deleted or substantially changed in terms of purpose, scope, location, or beneficiaries;
- responding to citizen complaints and grievances in a timely manner; and
- encouraging citizen participation, particularly by low- and moderate-income persons who reside in slum or blighted areas, and other areas in which guaranteed loan funds are to be used.

#### **1. Encouragement of Citizen Participation**

Fort Bend County encourages the participation of local and regional institutions, the Continuum of Care and other organizations in developing and implementing the consolidated plan. Fort Bend County will explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods, and the review of program performance.

#### **2. Timely Notice and Access To Meetings, Information, and Records.**

The Fort Bend County Community Development Department will give citizens timely notice of the opportunity to make written or verbal comments pertaining to the use of CDBG, ESG, and HOME funds or guaranteed loan funds. Prior to the preparation, approval and submission of the Consolidated Plan or Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), the Department will publish notices in one or more local newspapers of general circulation and will post notices on the County's website: <http://www.fortbendcountytexas.gov/> In addition, the Department will maintain a mailing list of interested citizens, organizations, and agencies and identify and notify potential and actual beneficiaries (e.g., cooperative cities, non-profit organizations, public agencies) of the opportunity to make recommendations pertaining to the use of funds. The mailing list will also

be used to notify interested persons of the Department's intent to hold public meetings to allow citizens to identify community needs and make recommendations for how funds may be used.

Citizens will be given an opportunity to make verbal and written recommendations pertaining to the use of funds. Draft copies of the Consolidated Plan, Annual Action Plans and CAPERs will be available for review at the office of the Fort Bend County Community Development Department and copies will be available for anyone requesting a copy. An electronic copy will be made available for anyone requesting an electronic copy of the Consolidated Plan, Annual Action Plan, or CAPER. Citizens and other affected parties will be provided an opportunity to examine the contents of the plan and report and submit comments and recommendations (1) at public meetings held for that purpose, (2) by mail, (3) by email, and (4) by delivery to the office of the Fort Bend County Community Development Department. Citizens and other affected parties will be encouraged to submit written recommendations to the Department for documentation and evaluation purposes. Comments and recommendations received at the public meetings will be reviewed by the Department and will be taken into consideration when the Consolidated Plan, Annual Action Plan, CAPER, or guaranteed loan fund applications are prepared.

Citizens will be given at least 30 days to comment on the draft Consolidated Plan or Annual Action Plan before the final plans are completed. Citizens will be provided at least 15 days to submit comments regarding the CAPER before the final report is completed. A summary of the proposed plans and report will be published as a public notice one or more local newspapers. In addition, a summary of the proposed plans and report will be posted on the County's website. A summary of any comments received will be attached to the final plans. The final Consolidated Plan and Annual Action Plan will be reviewed by Fort Bend County Commissioners Court. Upon approval, the final Consolidated Plan, Annual Action Plan and/or guaranteed loan fund applications will be available to the public upon request.

The Fort Bend County Community Development Department will give citizens timely access to local meetings. Public meetings and/or public hearings will be held at times and places that are convenient for potential and actual beneficiaries. Meetings and hearings will be held in facilities that are accessible to the disabled. The Department will make a reasonable effort to accommodate disabled persons and when possible, provide auxiliary aids upon request.

The Fort Bend County Community Development Department will provide reasonable and timely access to information and records pertaining to projected and actual use of funds. In addition, citizens will be given reasonable access to information, and records relating to the County's projected and actual use of guaranteed loan funds, including, but not limited to:

- (a) the amount of guaranteed loan funds expected to be made available for the coming year, including the program income anticipated to be generated by the activities carried out with guaranteed loan funds;
- (b) the range of activities that may be undertaken with guaranteed loan funds;
- (c) the estimated amount of guaranteed loan funds (including program income derived there from) proposed to be used for activities that will benefit low- and moderate-income persons; and

- (d) the proposed activities likely to result in displacement and the Fort Bend County Community Development Department's plans, consistent with the policies developed under **24 CFR 570.606 or 570.496** for minimizing displacement of persons as a result of the County's proposed activities.

The public may be required to provide reasonable notice and to pay for the cost of reproduction of multiple copies of written materials.

### **3. Technical Assistance.**

Upon request, the Fort Bend County Community Development Department will provide technical assistance to groups representing of persons of low- and moderate-income that request such assistance in developing proposals before the release of the annual request for proposals (RFPs). The Fort Bend County Community Development Department will provide this assistance at a level and type commensurate with its staff capabilities and resources. The provision of technical assistance need not include the provision of funds to such groups.

In addition, the Fort Bend County Community Development Department will provide information to groups regarding technical assistance being provided or sponsored by HUD or other organizations.

### **4. Minimum Number of Public Hearings.**

The Fort Bend County Community Development Department will hold a minimum of one public hearing during the development of the Consolidated Plan. At least one other public hearing will be held during the program year to obtain citizens' views and to respond to proposals and questions. In addition, public meetings will be held during the Consolidated Plan, Annual Plan and CAPER processes, each at different stages of its program, for the purpose of obtaining the views of citizens and formulating or responding to proposals and questions. All together these meetings and/or hearings will address community development and housing needs, development of the Consolidated Plan, Annual Action Plan, and loan guarantee applications, and review of program performance in the CAPER. At least one of these meetings and/or hearings will be held before submission of the Consolidated Plan and/or Annual Action Plan to obtain the view of citizens on community development and housing needs and program funding recommendations. Reasonable notice of meetings and/or hearings will be provided and the meeting and/or hearing will be held at times and locations convenient to potential or actual beneficiaries, with accommodations for the disabled.

## **5. Needs of Non-English Speaking Residents.**

In the case of public meetings and/or hearings where a significant number of non-English speaking residents can reasonably be expected to attend and participate, Spanish speaking Community Development Department staff will be available to provide translation assistance and public information to persons with Limited English Proficiency. Persons requiring other language translators must contact the department at least 48 hours prior to the meeting at (281) 341-4410 to request translation services for the public meeting and/or hearing.

## **6. Reasonable Advance Notice.**

The Fort Bend County Community Development Department will provide affected citizens with reasonable advance notice of, and opportunity to comment on, proposed activities not previously included in an application and activities which are proposed to be deleted or substantially changed in terms of purpose, scope, locations, or beneficiaries. The criteria that the Fort Bend County Community Development Department will use to determine what constitutes a substantial change for this purpose is described below.

A Consolidated Plan is submitted to the U.S. Department of Housing and Urban Development (HUD) prior to receiving annual entitlement funds. Amendments to the Consolidated Plan are required whenever it is decided:

- (a) not to carry out an activity described in the Consolidated Plan;
- (b) to carry out an activity not previously described in the Consolidated Plan; or
- (c) to substantially change the purpose, scope, location, or beneficiaries of an activity. The definitions and/or criteria for what constitutes a substantial change for the purpose of amending the Consolidated Plan are as follows:
  - (1) Purpose: The purpose is substantially changed if the overall purpose for which a project is funded changes. Changing a specific objective without changing the overall purpose of the project will not be considered a substantial change.
  - (2) Scope: The scope is substantially changed if the original estimated cost of the project is increased by twenty percent or more.
  - (3) Location: The location is substantially changed if the service area of a project changes from the original service area.
  - (4) Beneficiaries: The beneficiaries are substantially changed if there is a change in type or the number is increased by twenty percent or more.

Citizens will be provided at least 30 days to comment on the substantial amendment to the Consolidated Plan before the amendment is implemented unless otherwise allowed by the U.S. Department of Housing and Urban Development (HUD)

## **7. Responses to Grievances and Complaints.**

The Fort Bend County Community Development Department will make every effort to respond to written complaints and grievances within fifteen (15) working days of the receipt of the written complaint where practicable.

## **8. Citizen Participation.**

The Fort Bend County Community Development Department will make every effort to encourage citizen participation, particularly by low- and moderate-income persons who reside in slum and blighted areas, and other areas in which funds are proposed to be used.

citizen participation plan 2015

**APPENDIX C  
FORT BEND COUNTY  
MONITORING PROCESS**

## **FORT BEND COUNTY MONITORING PROCESS**

Fort Bend County's monitoring process is viewed as a tool for avoiding problems and improving performance. It emphasizes positive feedback to subrecipients about what they have done well, in addition to pointing out areas for improvement. Built into the process are opportunities for dialogue with subrecipients to develop a better appreciation of their perspectives and to identify and resolve points of miscommunication or misunderstanding.

### **THE MONITORING PROCESS**

Fort Bend County's monitoring process is an on-going procedure of planning, implementation, communication and follow-up. Fort Bend County conducts four types of monitoring – programmatic, fiscal, desk audits and construction/rehabilitation monitoring. On-site monitoring is conducted annually unless the subrecipient is considered high-risk after analyzing the following: 1) the subrecipient is new to the CDBG or HOME programs, 2) the subrecipient has previous compliance or performance problems, 3) the subrecipient has timeliness problems, or 4) if the agency has a history of turnovers in key staff positions. For these agencies, a more frequent monitoring schedule is developed. Staff also performs monthly desk audits that consist of reviewing client data reports, cost control reports and invoices.

The Community Development Department staff has the responsibility to ensure that CDBG and HOME funds are used in accordance with all applicable requirements. This strategy will cover the key components of the monitoring process.

### **PROGRAMMATIC MONITORING PROCESS**

Schedule appointment: The Community Development monitor will contact the agency to arrange for the monitoring visit. The monitoring visit will be confirmed in writing at least one week prior to the scheduled visit. Each agency will be monitored a minimum of once annually. Programmatic and fiscal monitoring may or may not be scheduled concurrently. In some cases it may be necessary to perform a follow up monitoring visit.

Entrance Conference: Monitors meet with agency director or a board member to answer any questions regarding the monitoring process. Monitors will also meet staff responsible for the intake process, preparation for reports of units of service and direct service providers

#### Review of Records:

Records will be selected and reviewed. Copies of certain documents and records may be made for purposes of preparing the report. Records that will be reviewed by the monitor include but are not limited to:

- Units of service reports sent to CD for the period under review.
- Daily logs, time sheets, or other documents used to derive the number of units reported.
- Any back up documents to support the tally number, such as manual worksheets.

- A list of client records will be requested after review of the unit tallies, these client records should include eligibility documentation and records of services provided.
  - The agency's liability insurance policy (with the pages marked), in compliance with the required limits of liability specified in the contract and a 30-day prior notice of insurance coverage cancellation.
- A. Monitors will review monthly reports that are submitted by the agency. Agencies will be required to submit a monthly report to include:
- Reimbursement Request, including backup information  
Employee Monthly Time Report  
Client Data Reports  
Employee Data Report
- B. The monitor will check the agency records against CD records for the following:
- To determine if amounts in agency records reported for each month match amounts noted in CD records.
  - To determine if the report is presented in a timely manner.
  - To determine if the report is completed in a satisfactory manner.
  - To determine if the quantity of units provided is comparable to the amount of funds expended.
- C. The monitor will review the documents used by the agency to derive the number of units reported to CD.
- Check system of tallies to make certain it is sound and workable.
  - Determine the method used to distinguish CD clients from clients not billed to the CD contract. Determine if this method is usable and satisfactory.
  - Determine whether the number of units reported in sample months matches the number in the backup documents.
  - Determine if units are in keeping with the contract definition.
  - If units are differentiated between types, determine that only units of the types listed in the contract are billed for CD clients.
  - Develop a list of client files to be reviewed from the sample months, listing client number, client name, date of service, number of units served and type of service.
  - Present list to staff and allow a reasonable length of time for client files to be pulled for review.

The monitor will review client files for:

- Documentation of eligibility that is dated within twelve months of the sample service date:
- Documentation of residence within Fort Bend County, excluding the cities of Houston, Katy, Missouri City and Sugar Land.

- Documentation of income equal to or lower than 80% of the median income for Fort Bend County.
- Documentation of the provision of services which meet the terms of the contract
- Determination of date of service and type of service provided which was taken from the tally log is also recorded in the client file and appears to be reasonable.
- Determination of whether services being provided are in accordance with the contract, whether client is in contract's target population and whether there is information in the client's file which conflicts with the documentation.
- Determination if client notes are dated, reflect the units provided, are signed by the caseworker, complete and informative as to the client's progress.

Throughout the course of the on-site visit, the monitor will observe interactions between staff and clients and the condition of the facility.

The monitor will observe whether the Equal Employment Opportunity placard has been posted as required by law:

- Observe whether official placard has been posted
- Determine if it is available for viewing by employees
- Determine if it is available for viewing by applicants for employment

#### Exit Conference:

At the end of the visit, the monitor will meet with agency director to discuss the results of the monitoring. Director may invite staff and/or board members as deemed appropriate to:

- Discuss findings, if any, and methods of correcting each individual deficiency
- Discuss concerns, if any, and methods of correcting concerns
- Discuss any observations made regarding the agency and offer technical assistance where applicable
- Answer any questions agency director or staff may have

#### Monitoring Report:

A monitoring report will be sent to the agency 1) to formally recognize the agency for doing a good job; 2) to create a permanent written record of what was found during the monitoring review and 3) to advise the agency of the monitoring visit findings or concerns. The report will set a deadline for the agency's response and request that the agency indicate how any findings or concerns will be addressed.

### **FISCAL MONITORING PROCESS**

Schedule appointment: The Community Development monitor will contact the agency to arrange for the monitoring visit. The monitoring visit will be confirmed in writing at least one week prior to the scheduled visit. Programmatic and fiscal monitoring may or may not be

scheduled concurrently. Each agency will be monitored a minimum of once annually. In some cases it may be necessary to perform a follow up monitoring visit.

Entrance Conference: Monitors meet with agency director or a board member to answer any questions regarding the monitoring process. Monitors will also meet staff responsible for the intake process, preparation for reports of units of service and direct service providers.

Records will be selected and reviewed. Copies of certain documents and records may be made for purposes of preparing the report. Records that will be reviewed by the monitor include, but are not limited to:

Time and attendance reports (time sheets or time cards)

- Payroll register
- Cash receipts journal
- Check disbursement journal or check register
- Employer's payroll tax reports – quarterly federal tax return (941), annual federal unemployment report (940), quarterly state unemployment reports (C-3 & C-4), and deposit records (8109, etc.)
- Bank statements and/or cancelled checks
- General ledgers
- Invoices and purchase orders
- Bank reconciliation
- Any additional item (vouchers, documents, financial reports, records, etc.) needed to verify transactions

Review Records - Personnel:

A. Salaries – The monitor will:

- Review time and attendance reports for time billed to Community Development and verification of reports by supervisor.
- Check to see if there is a clear audit trail between the time and attendance reports, payroll register, general ledger accounts and federal and state reports.
- Test computation for gross amounts, deductions, and net payments.
- Verify cancelled checks for amounts and endorsements.
- Verify employees' time from time reports to the time reported to Community Development on Employee Monthly Time Report.
- Verify that the salary costs requested for reimbursement are allowable under the terms of the contract.

B. Fringe Benefits – The monitor will:

- Verify employer's quarterly tax reports.
- Verify payments made to the bank for payroll taxes.
- Verify health insurance policy

- Select insurance invoices to verify that the amounts requested for reimbursement apply only to Community Development-funded employees.
- Verify fringe benefits costs from payroll register to general ledger accounts.

C. Property and Equipment files (if applicable) – The monitor will:

- Verify invoices and payments.
- Verify purchase of equipment is in agreement with general ledger account and financial reports.
- Ensure that purchased equipment is allowable.
- Verify calculation of depreciation (if applicable).
- Make physical inspection of equipment (if applicable).

D. General/Other Operating Expenses – The monitor will:

- Examine invoices and related canceled checks.
- Review invoices for approvals and account distribution.
- Determine if the costs are allowable.
- Verify agency's line item costs to amounts requested for reimbursement.
- Verify that amounts requested for reimbursement agree with posting to general ledger.

E. Financial Records/Revenue – The Monitor will:

- Prove footings of cash journals and trace posting to general ledger accounts.
- Verify bank activity with cash receipts journal.
- Verify check payable to cash or to bearer.
- Compare cash receipts month end journal totals posted to general ledger account.
- Verify amounts disbursed by the County to reconcile with funds received by the agency.

F. Overall Accounting Review – The monitor will:

- Review the process used to record the various transactions and determine if it is effective.
- Review the actual transactions and their supporting documentation, determining eligible reimbursement expenses. In order for an expenditure to be considered eligible for reimbursement, the following requirements must be met:
  - An expenditure must be for the current funding period.
  - Be a line item on the proposed budget
  - Have available funds for that line item
  - Be an expenditure related to CD activity
- Review the overall agency performance to determine if it is within compliance according to the contractual terms and conditions.

- Conduct an analysis to determine if the prior year's monitoring findings have been corrected and are not being repeated.

#### Exit Conference:

At the end of the visit, the monitor will meet with agency director to discuss the results of the monitoring. Director may invite staff and/or board members as deems appropriate to:

- Discuss findings, if any, and methods of correcting each individual deficiency
- Discuss concerns, if any, and methods of correcting concerns
- Discuss any observations made regarding the agency and offer technical assistance where applicable
- Answer any questions agency director or staff may have

#### Monitoring Report:

A monitoring report will be sent to the agency to 1) formally recognize the agency for doing a good job; 2) create a permanent written record of what was found during the monitoring review and 3) advise the agency of the monitoring visit findings or concerns. The report will set a deadline for the agency's response and request that the agency indicate how the findings will be addressed. A written response will not be required for concerns noted in the report.

### **DESK AUDIT PROCESS**

Monthly during the program year the monitor conducts a desk review of the agency's client data reports, cost control reports and invoices. The monitor may require the Agency to submit additional documentation to the office for examination. The monitor may contact the agency by telephone or email or meet with agency director or appropriate staff to discuss any inconsistencies and/or problems. The monitor may offer technical assistance to resolve any issues. Upon completion of the desk audit, the monitor will determine if the invoice is approved for payment. When the invoice is approved for payment the monitor will submit the invoice for payment processing.

### **CONSTRUCTION MONITORING PROCESS**

Fort Bend County Community Development staff is also responsible for monitoring all construction and rehabilitation projects for compliance with HUD regulations and acceptable industry standards. Staff shall be responsible for the following:

- Identifying the required and desired work to be done;
- Consult with, advise and review with appropriate professionals and other personnel the work to be done and the bid proposal;

- Conduct compliance inspections, on a regular basis, to assure that the construction or rehabilitation work is being completed in accordance with the construction contract and appropriate specifications;
- Review contractor invoices and pay requests prior to approving payments to the contractors; and
- Conduct a final inspection to determine that the construction or rehabilitation work has been completed in accordance with the contract and all local, state and federal codes and regulations.

**APPENDIX D**  
**EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM**  
**WRITTEN GUIDELINES, STANDARDS AND PERFORMANCE STANDARDS**

## **APPENDIX D EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM WRITTEN GUIDELINES**

The Emergency Solutions Grant regulation at 24 CFR 576.400(e) requires written standards for providing Emergency Solutions Grant (ESG) assistance. These standards must consistently be applied to all program participants.

At minimum these written standards must include:

- (i) Standard policies and procedures for evaluating individuals and families eligibility for assistance under Emergency Solutions Grant (ESG);
- (ii) Standards for targeting and providing essential services related to street outreach;
- (iii) Policies and procedures for admission, diversion, referral, and discharge by emergency shelters assisted under ESG, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations, e.g. victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest;
- (iv) Policies and procedures for assessing prioritizing and reassessing individuals' and families' needs for essential services related to emergency shelter;
- (v) Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention, and rapid re-housing assistance providers; and mainstream service and housing providers (see 576.400(b) and (c) for a list of programs with which ESG-funded activities must be coordinated and integrated to the maximum extent practicable);
- (vi) Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance;
- (vii) Standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homelessness prevention or rapid re-housing assistance;
- (viii) Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time; and
- (ix) Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide to a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participant receives assistance; or the maximum number of times the program participant may receive assistance.

The following written guidelines were developed in consultation with the Coalition for the Homeless Houston/Harris County, the City of Houston, Harris County, and Fort Bend County.

**Fort Bend County, Texas**  
**Emergency Solutions Grants Program**  
**Written Standards**

## **I. Introduction**

Fort Bend County has developed the following standards for providing assistance with Emergency Solutions Grants (ESG) funds as required by 24 CFR 576.400 (e). These are initial standards that have been created in coordination with the Houston/Harris County Continuum of Care which includes Harris County, the City of Houston, Fort Bend County and the City of Pasadena.

These standards represent goals for providing services for the community and the entire continuum, though the Fort Bend County expects that the standards will become more expansive as the Fort Bend County gains more experience with and collects more data from services provided with the Emergency Solutions Grants program. These standards are in accordance with the interim rule for the Emergency Solutions Grants Program released by the U.S. Department of Housing and Urban Development on December 4, 2011 and the final rule for the definition of homelessness also released by the U.S. Department of Housing and Urban Development on December 4, 2011.

## **II. Evaluating eligibility for families and individuals**

### Intake and Assessment

Case managers will use the Continuum wide assessment tool to review client situation, understand eligibility and begin the process of determining length of assistance. Any client assessed for potential assistance with ESG funds must meet the criteria to become eligible for homelessness prevention or rapid re-housing assistance. Any new client entering into shelter must also undergo a complete assessment to understand client needs and barriers and match the client to the most appropriate services provider. The following outlines the individual characteristics of clients qualifying for homelessness prevention or rapid re-housing.

### Homelessness Prevention

Any client receiving assistance must have proof of residence within the Fort Bend County service area.

Total household income must be below 30 percent of Area Family Income (AFI) for the area at initial assessment. Clients must provide documentation of household income, including documentation of unemployment and zero income affidavits for clients without income.

All clients must meet the following HUD criteria for defining at risk of homelessness for individuals or families, unaccompanied children and youth or families with children and youth where youth are defined as up to age 25:

- Has moved because of economic reasons 2 or more times during the 60 days immediately preceding application for assistance (Individuals and Families)
- Is living in the home of another because of economic hardship (Individuals and Families)

- Has been notified that their right to occupy their current housing or living situations will be terminated within 21 days after the date of application for assistance (Individuals and Families)
- Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals (Individuals and Families)
- Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room (Individuals and Families)
- Is exiting a publicly funded institution or system of care (Individuals and Families)
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in Fort Bend County's approved Con Plan (Individuals and Families)
- A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute (Unaccompanied children and youth)
- An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her. (Families with children and youth)

Individuals who fall under the HUD Category 2 or 3 for Homelessness also qualify for homelessness prevention assistance. Like those that fall under the At-Risk of Homelessness definition, clients must also live in the service area and qualify by income. The categories are listed below

Category 2 – Imminent risk of homelessness is an individual or family who will imminently lose their primary nighttime residence, provided that:

- Residence will be lost within 14 days of the date of application for homeless assistance;
- No subsequent residence has been identified; and
- The individual or family lacks the resources or support networks needed to obtain other permanent housing

Category 3 – Homeless under another federal statute includes unaccompanied youth under the age of 25 or families with children and youth, who do not otherwise qualify as under this definition but who:

- Are defined as homeless under another federal statute child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute
- Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application;
- Have experienced persistent instability as measured by two moves or more during the preceding 60 days; and

- Can be expected to continue in such status for an extended period of time due to special needs or barriers.

### Rapid Re-housing

Any client receiving rapid re-housing assistance must meet the HUD criteria for determining homelessness as either literally homeless, at imminent risk of homelessness, homeless under another federal statute, or fleeing/attempting to flee domestic violence. The four categories are listed below:

Category 1 – Literally homeless is an individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- Has a primary nighttime residence that is a public or private place not meant for human habitation;
- Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
- Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution

Category 4 – Fleeing domestic violence includes any individual or family who:

- Is fleeing, or is attempting to flee, domestic violence
- Has no other residence; and
- Lacks the resources or support networks to obtain other permanent housing

### Shelter Clients

Homeless clients entering into the shelter system must meet the HUD criteria for homelessness as either literally homeless, at imminent risk of homelessness, homeless under another federal statute, or fleeing/attempting to flee domestic violence. Clients will be prioritized within the emergency shelter system based on need, available resources and geographic area.

## **III. Coordinating services**

### Coordination among providers

All ESG subrecipients (shelter, homelessness prevention and rapid re-housing providers) within the Houston/Harris County Continuum of Care service area are expected to work collaboratively to coordinate funding that addresses the needs of the entire continuum. To achieve these goals, Fort Bend County requires that all subrecipient service providers will:

- Participate in a coordinated assessment system, where client entry into the entire system can begin at any point. Service providers will use a common assessment tool that will allow providers to enter data on a client and provide transfer information when a client fits the services of another provider, without having to engage in another assessment. Reasons for client transfer can include better fit in a specialized program, the correct geographic service area, and available resources within the community.

- Establish a staff member as a point of contact for other case managers and members of the service provider continuum of care. The contact should be a position that sees little turnover and is familiar with organizational resources and up to date on current organizational capacity to accept and serve clients, such as a supervisor or manager. This contact should be able to provide information for other housing case managers on what current programs and resources are available to clients entering into the provider system through their organization. This contact will reduce or eliminate the need for clients to seek out additional assistance based on referrals from any ESG recipient agency.
- Attend all coordinated training for case managers within the homeless provider system. Each subrecipient is expected to send at least one staff member and share all lessons learned with all housing case management staff. Fort Bend County, in collaboration with the Coalition for the Homeless Houston/Harris County, the City of Houston, Fort Bend County and the City of Pasadena, will coordinate training for ESG staff so that case clients within the region are receiving the same quality of service across providers. The members of the Continuum will also host regular meetings of subrecipient program staff to share best practices and engage in collective problem solving as the community works toward an integrated system for clients. Meetings will be facilitated by Coalition for the Homeless of Houston/Harris County staff.

#### Mainstream and targeted homeless providers

To encourage the coordination of existing services while limiting duplication of services and overlapping federally funded programs, Fort Bend County, with the Coalition for the Homeless for Houston/Harris County and both mainstream and targeted homelessness service providers will execute Memorandums of Understanding (MOUs) to streamline entry into programs and increase access to such services. The MOUs will vary from setting aside spots within other programs for ESG clients to providing direct access to and eliminating the need for reassessment into other programs.

#### **IV. Client prioritization**

Fort Bend County will use a shared assessment form that will target those clients with the most barriers to housing. Each barrier will have an allotment of points, and the higher score (and more barriers) the more likely the client will receive services. The assessment of barriers is based on an objective review of each client's current situation using the tool rather than the subjective opinion of a case manager assessing each client's needs. All clients must have a minimum score of \_\_\_ to receive assistance.

#### Homelessness prevention

Fort Bend County prioritizes clients who are currently in their own housing, especially families with young children who have limited housing options but high needs for homelessness prevention funding and are eligible for SSI/SSDI, victims of domestic abuse and/or youth.

#### Rapid re-housing

Fort Bend County anticipates targeting individuals and families eligible for SSI/SSDI, victims of domestic abuse and youth as the most likely recipients for rapid re-housing assistance.

#### **V. Participant share**

Fort Bend County will not have a minimum amount or percentage that will be applied to client contributions across all service providers. In addition, Fort Bend County will not allow providers to create a minimum participation amount for clients upon entry into any homelessness prevention or rapid re-housing program. Clients will be required to contribute a portion of their income in addition to their assistance once the client income has increased during program participation.

Once clients have an increase in income (access to additional resources, new or higher paying job within the household, etc.), Fort Bend County subrecipients must allow a client to receive three months of the increased income before requiring client contributions, as long as the period of service fits within the 24 month cap for assistance. Once clients have earned three months of additional income, on the fourth month the client is expected to contribute five percent of the cost of living expenses (rent and utilities, if both are being covered) for which they are receiving assistance. Clients may request a hardship waiver, through their case manager, to forgo the contribution that month. All hardship waivers must be reviewed and approved by a case management supervisor. If a client receives a hardship waiver, each month their situation will be reevaluated to begin contributions at five percent. Contributions will continue to increase by five percent each month but cannot exceed 30 percent of the client's adjusted monthly income. Clients may request a hardship waiver at any time, and will be asked to contribute at the amount for which the waiver was originally requested.

#### Duration and amount of assistance

Fort Bend County policy is that no provider may create limits for the amount of assistance that will be provided to clients. All subrecipients are expected to provide support to clients for the full time necessary to stabilize that client and provide for the likelihood of positive housing outcomes after assistance. Fort Bend County will not permit subrecipients to set their own maximum standards for assistance, recognizing that the amount of assistance and duration of assistance can vary substantially among clients. All case managers are required to re-evaluate clients based on the following schedule. At that time, a case manager may decide to extend, decrease or discontinue providing assistance.

Homelessness Prevention clients must have reassessments at a minimum every 3 months. To continue to receive assistance, clients must be at or below 30 % AFI.

Rapid Re-Housing clients must have reassessments at least annually, though case managers will be required to have regular home and office visits with clients, as described in the duration and amounts section.

A client is eligible to receive assistance up to the full 24 months in a 3 year period as determined by the certification process required for all ESG clients. Fort Bend County anticipates very few clients will need or be eligible to receive this level of assistance. It is the case manager's responsibility to document client need and ensure that ESG is the most appropriate assistance for this client.

Fort Bend County and all members of the Houston/Harris County continuum intend to update and refine the process once HMIS has more robust data specifically for ESG clients.

**Fort Bend County, Texas  
Emergency Solutions Grants Program  
Written Performance Standards**

**The following outcomes were developed in consultation with the Coalition for the Homeless Houston/Harris County.**

**Emergency Shelter Outcomes**

- Where did people exit to?
  - Short-Term Goal: Number and Percent of clients exiting to a known place, do not put Exit to Unknown.
  - Long-Term Goal: Tie renewal funding to successful exits.
  - Number and percent of people who were assisted in overcoming barriers to the next step of housing. Defined as: Obtaining identification, Documenting experience of domestic violence, Documenting homelessness, Documenting debilitating condition, Assisting with intake for: permanent supportive housing, rapid re-housing, or transitional housing.
  - Number and percent of people who increased income from entry to exit of program.

**Emergency Shelter Outputs**

- Case Management: Sessions of case management, differentiating phone visits and office visits.
- Shelter Bed Days: Length of stay in shelter per instance.
- Day Shelter: Unduplicated Clients served and Total Meals served.
- Domestic Violence: Unduplicated number of clients who received medical assessment.
- Shelter: Income upon entry, Income upon exit.

**Homelessness Prevention**

Community-Level Measure:

- How many clients who exited to permanent housing then reappeared in the shelter system.

Program-Level Measure:

- Number and percent of people who exited to each housing type.
- Number and percent of people who increased income from entry to exit.
- Number and percent of people who are still housed 30 days after exiting prevention program.

Program-Level Output:

- Length of stay in service.
- Other supportive mainstream and homeless services accessed.
- Case Management: Sessions of case management, differentiating phone visits, home visits, and office visits.

## **Rapid Re-Housing**

### Community-Level Measure:

- How many clients who exited to permanent housing then reappeared in the shelter system.

### Program-Level Outcome Measure:

- Number and percent of people who exited to each housing type.
- Number and percent of people who increased income from entry to exit.
- Number and percent of people who are still housed 30 days after exiting prevention program.

### Program-Level Output:

- Length of stay in service.
- Other supportive mainstream and homeless services accessed.
- Case Management: Sessions of case management, differentiating phone visits, home visits, and office visits.

## **HMIS Administration**

### Outputs

- Number of unique staff provided training.
- Add question about data quality/scrubbing. Alerting recipients of problems with data.

### Outcomes

- Number and percent of ESG subrecipients who have received HMIS training.
- Number and percent of Issue Track requests resolved within 48 hours.

**APPENDIX E  
OTHER INFORMATION**

**NA-30 Disproportionately Greater Need: Discussion**  
Race and Ethnicity by Cities  
Race and Ethnicity by 2010 Census Tract

**NA-45 Non-Homeless Special Needs Assessment**  
HIV/AIDS Needs Assessment Data  
Special Needs Table

**SP-40 Institutional Delivery Structure**



race and ethnicity by 2010 census tract

Race and Ethnicity by 2010 Census Tract										
	Total-races-tallied:	Not-Hispanic-or-Latino:	White-alone-or-in-combination-with-one-or-more-other-races	Black-or-African-American-alone-or-in-combination-with-one-or-more-other-races	American-Indian-and-Alaska-Native-alone-or-in-combination-with-one-or-more-other-races	Asian-alone-or-in-combination-with-one-or-more-other-races	Native-Hawaiian-and-Other-Pacific-Islander-alone-or-in-combination-with-one-or-more-other-races	Some-Other-Race-alone-or-in-combination-with-one-or-more-other-races	check	Hispanic-or-Latino:
670102	3,437	64.79%	1.66%	61.80%	0.29%	0.84%	0.00%	0.20%	64.79%	35.21%
670602	1,930	72.80%	1.97%	68.86%	0.62%	0.83%	0.00%	0.52%	72.80%	27.20%
670400	5,161	84.83%	2.29%	81.11%	0.33%	0.68%	0.12%	0.31%	84.83%	15.17%
670601	9,166	88.60%	2.41%	84.34%	0.61%	0.83%	0.08%	0.33%	88.60%	11.40%
670300	3,925	77.02%	2.78%	72.41%	0.71%	0.82%	0.05%	0.25%	77.02%	22.98%
670101	7,018	41.17%	3.02%	37.12%	0.27%	0.53%	0.01%	0.21%	41.17%	58.83%
670200	8,569	60.12%	3.31%	55.37%	0.41%	0.79%	0.09%	0.14%	60.12%	39.88%
670800	14,833	66.24%	5.37%	59.12%	0.45%	1.00%	0.03%	0.27%	66.24%	33.76%
675000	3,354	20.57%	6.08%	13.69%	0.24%	0.18%	0.21%	0.18%	20.57%	79.43%
670902	5,187	64.08%	6.65%	54.73%	0.46%	1.70%	0.17%	0.37%	64.08%	35.92%
670500	4,227	80.70%	7.64%	69.41%	0.62%	2.65%	0.17%	0.21%	80.70%	19.30%
674900	5,733	26.55%	8.29%	17.30%	0.59%	0.26%	0.02%	0.09%	26.55%	73.45%
671200	6,291	69.04%	8.87%	50.77%	0.49%	8.25%	0.17%	0.48%	69.04%	30.96%
672602	6,541	70.19%	9.00%	41.19%	0.41%	19.08%	0.06%	0.44%	70.19%	29.81%
672701	14,576	75.35%	10.79%	28.95%	0.34%	34.33%	0.03%	0.90%	75.35%	24.65%
672601	10,734	48.15%	13.88%	23.75%	0.38%	9.64%	0.09%	0.40%	48.15%	51.85%
671400	9,237	76.63%	13.95%	24.51%	0.83%	36.22%	0.32%	0.78%	76.63%	23.37%
670700	3,461	77.72%	14.59%	53.42%	0.43%	8.29%	0.14%	0.84%	77.72%	22.28%
671100	8,357	58.29%	14.93%	34.38%	0.50%	7.91%	0.06%	0.50%	58.29%	41.71%
672301	8,116	78.72%	17.66%	14.18%	0.64%	45.07%	0.14%	1.03%	78.72%	21.28%
672500	7,763	63.04%	17.82%	24.89%	0.53%	19.26%	0.08%	0.48%	63.04%	36.96%
671300	3,989	65.81%	19.30%	33.29%	0.58%	11.73%	0.05%	0.85%	65.81%	34.19%
672400	9,138	60.70%	20.68%	18.37%	0.66%	20.46%	0.10%	0.43%	60.70%	39.30%
673902	5,895	93.23%	20.78%	4.05%	0.41%	66.87%	0.08%	1.03%	93.23%	6.77%
671502	1,763	89.73%	20.82%	25.18%	1.93%	40.39%	0.51%	0.91%	89.73%	10.27%
672001	8,859	82.22%	20.93%	13.47%	0.73%	46.04%	0.18%	0.87%	82.22%	17.78%
675300	6,884	29.91%	22.68%	6.45%	0.22%	0.35%	0.04%	0.17%	29.91%	70.09%
674604	4,768	80.20%	24.90%	32.93%	0.59%	20.83%	0.29%	0.67%	80.20%	19.80%
672900	29,604	73.99%	24.98%	27.75%	0.46%	20.26%	0.05%	0.48%	73.99%	26.01%
672800	8,399	84.88%	26.43%	19.74%	0.63%	37.16%	0.12%	0.80%	84.88%	15.12%
671800	3,122	69.35%	26.65%	26.59%	0.38%	15.28%	0.06%	0.38%	69.35%	30.65%
675200	5,805	34.16%	27.53%	5.48%	0.47%	0.38%	0.17%	0.14%	34.16%	65.84%
672002	6,496	81.83%	27.56%	23.98%	0.43%	29.08%	0.22%	0.57%	81.83%	18.17%

race and ethnicity by 2010 census tract

Race and Ethnicity by 2010 Census Tract										
	Total-races-tallied:	Not-Hispanic-or-Latino:	White-alone-or-in-combination-with-one-or-more-other-races	Black-or-African-American-alone-or-in-combination-with-one-or-more-other-races	American-Indian-and-Alaska-Native-alone-or-in-combination-with-one-or-more-other-races	Asian-alone-or-in-combination-with-one-or-more-other-races	Native-Hawaiian-and-Other-Pacific-Islander-alone-or-in-combination-with-one-or-more-other-races	Some-Other-Race-alone-or-in-combination-with-one-or-more-other-races	check	Hispanic-or-Latino:
674800	5,774	46.48%	27.75%	17.22%	0.36%	1.04%	0.02%	0.10%	46.48%	53.52%
671501	8,057	88.37%	29.30%	20.11%	0.45%	37.58%	0.29%	0.65%	88.37%	11.63%
670901	10,652	90.05%	29.32%	36.99%	0.63%	22.04%	0.20%	0.87%	90.05%	9.95%
675100	9,357	47.32%	29.87%	15.53%	0.32%	1.34%	0.04%	0.22%	47.32%	52.68%
671002	6,715	79.81%	31.72%	43.57%	1.00%	3.02%	0.06%	0.43%	79.81%	20.19%
674700	11,488	79.70%	31.93%	26.58%	0.46%	20.24%	0.06%	0.43%	79.70%	20.30%
673800	9,724	82.18%	33.09%	7.00%	0.51%	40.09%	0.26%	1.22%	82.18%	17.82%
674501	6,812	87.99%	34.91%	28.52%	0.68%	23.17%	0.03%	0.69%	87.99%	12.01%
675500	11,503	63.91%	36.29%	19.95%	0.54%	6.56%	0.06%	0.50%	63.91%	36.09%
673700	2,224	76.48%	36.65%	39.34%	0.04%	0.45%	0.00%	0.00%	76.48%	23.52%
672702	7,255	77.62%	36.73%	19.20%	0.52%	20.29%	0.06%	0.81%	77.62%	22.38%
674300	9,081	91.05%	36.88%	9.60%	0.66%	43.03%	0.09%	0.78%	91.05%	8.95%
674400	10,356	93.32%	37.46%	3.40%	0.46%	51.01%	0.03%	0.96%	93.32%	6.68%
675400	6,462	45.17%	38.24%	5.68%	0.22%	0.82%	0.05%	0.17%	45.17%	54.83%
675800	3,466	62.12%	41.06%	20.23%	0.32%	0.38%	0.00%	0.14%	62.12%	37.88%
674000	8,180	90.70%	43.01%	4.10%	0.67%	42.10%	0.20%	0.62%	90.70%	9.30%
671601	6,865	87.06%	45.97%	7.17%	0.58%	32.32%	0.12%	0.90%	87.06%	12.94%
671602	3,702	91.63%	46.16%	8.16%	0.27%	36.22%	0.16%	0.65%	91.63%	8.37%
672302	9,512	83.93%	49.16%	6.29%	0.54%	27.24%	0.22%	0.48%	83.93%	16.07%
674502	17,260	80.97%	49.58%	20.56%	0.60%	9.86%	0.09%	0.28%	80.97%	19.03%
673901	9,037	92.50%	50.16%	5.09%	0.41%	36.02%	0.09%	0.73%	92.50%	7.50%
674603	6,228	70.91%	50.45%	14.85%	0.55%	4.66%	0.03%	0.37%	70.91%	29.09%
674200	5,712	94.24%	54.17%	3.50%	0.30%	35.77%	0.11%	0.40%	94.24%	5.76%
671900	4,264	79.57%	54.50%	9.26%	0.45%	14.68%	0.14%	0.54%	79.57%	20.43%
674100	7,146	86.90%	55.74%	6.09%	0.49%	24.04%	0.17%	0.38%	86.90%	13.10%
672100	4,481	93.71%	56.13%	4.44%	0.60%	31.47%	0.09%	0.98%	93.71%	6.29%
673002	7,860	83.28%	56.78%	7.11%	0.60%	17.85%	0.08%	0.87%	83.28%	16.72%
673101	34,242	80.24%	58.21%	7.09%	0.60%	13.76%	0.11%	0.46%	80.24%	19.76%
673102	15,774	82.12%	58.24%	4.10%	0.41%	18.65%	0.18%	0.54%	82.12%	17.88%
672200	3,130	80.03%	59.36%	11.18%	0.73%	8.08%	0.03%	0.64%	80.03%	19.97%
673400	15,343	79.42%	59.78%	12.70%	0.59%	5.96%	0.03%	0.35%	79.42%	20.58%
673003	13,236	86.78%	60.24%	3.20%	0.61%	22.16%	0.09%	0.48%	86.78%	13.22%
675700	6,969	68.75%	60.25%	7.22%	0.49%	0.67%	0.03%	0.09%	68.75%	31.25%

race and ethnicity by 2010 census tract

Race and Ethnicity by 2010 Census Tract										
	Total-races-tallied:	Not-Hispanic-or-Latino:	White-alone-or-in-combination-with-one-or-more-other-races	Black-or-African-American-alone-or-in-combination-with-one-or-more-other-races	American-Indian-and-Alaska-Native-alone-or-in-combination-with-one-or-more-other-races	Asian-alone-or-in-combination-with-one-or-more-other-races	Native-Hawaiian-and-Other-Pacific-Islander-alone-or-in-combination-with-one-or-more-other-races	Some-Other-Race-alone-or-in-combination-with-one-or-more-other-races	check	Hispanic-or-Latino:
671001	5,545	88.55%	62.83%	21.21%	0.49%	3.48%	0.16%	0.38%	88.55%	11.45%
674602	7,818	86.81%	65.41%	9.53%	0.36%	10.92%	0.19%	0.40%	86.81%	13.19%
675600	5,941	69.95%	66.72%	1.77%	0.29%	1.01%	0.00%	0.17%	69.95%	30.05%
671700	5,221	91.65%	68.65%	5.44%	0.33%	16.43%	0.15%	0.65%	91.65%	8.35%
673500	8,745	86.99%	70.92%	10.46%	0.58%	4.79%	0.00%	0.23%	86.99%	13.01%
673001	8,663	87.64%	72.04%	3.12%	0.52%	11.51%	0.03%	0.42%	87.64%	12.36%
674601	3,858	91.60%	72.50%	6.84%	0.62%	11.22%	0.10%	0.31%	91.60%	8.40%
673200	5,778	85.98%	72.85%	8.03%	0.78%	3.57%	0.24%	0.52%	85.98%	14.02%
673600	7,103	84.91%	78.35%	4.04%	0.34%	1.86%	0.06%	0.27%	84.91%	15.09%
673300	4,756	90.03%	78.49%	7.55%	1.26%	2.27%	0.06%	0.40%	90.03%	9.97%
<b>Total</b>	<b>603,633</b>	<b>75.74%</b>	<b>36.26%</b>	<b>21.01%</b>	<b>0.52%</b>	<b>17.34%</b>	<b>0.10%</b>	<b>0.51%</b>	<b>75.74%</b>	<b>24.26%</b>

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

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

According to the 2014 Houston Area HIV/AIDS Needs Assessment, there are 22,830 persons living with HIV or AIDS in the Houston EMA. The summary information regarding this population is shown below.

Total	22,830	100.00%
<b>Sex:</b>		
Male	16,922	74.1%
Female	5,908	25.9%
<b>Race/Ethnicity</b>		
White	5,203	22.8%
African American/Black	11,135	48.8%
Hispanic/Latino	5,744	25.2%
Other/Mixed Race	748	3.3%
<b>Age at Diagnosis</b>		
0-12	250	1.1%
13-24	3,549	15.5%
25-34	7,990	35.0%
35-44	6,790	29.7%
45-54	3,250	14.2%
55+	1,001	4.4%
<b>Transmission Risk</b>		
Male to male sexual activity (MSM)	12,088	52.9%
Injection drug use (IDU)	2,363	10.4%
MSM/IDU	1,059	4.6%
Heterosexual contact	7,010	30.7%
Perinatal transmission	291	1.3%
Adult other risk	21	0.1%

<b>SP-40 Institutional Delivery Structure-91.215(k)</b>			
<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
City of Arcola	Government	Neighborhood improvements	Other: jurisdiction*
City of Beasley	Government	Neighborhood improvements	Other: jurisdiction*
City of Kendleton	Government	Neighborhood improvements	Other: jurisdiction*
City of Richmond	Government	Neighborhood improvements	Other: jurisdiction*
City of Rosenberg	Government	Neighborhood improvements	Other: jurisdiction*
FBC MUD #19	Other: utility district	Neighborhood improvements	Other: utility district
Fort Bend County	Government	Affordable housing-ownership	jurisdiction
ARC	Non-profit	Non-homeless special needs	jurisdiction
Blessed Be Hope	Non-profit	Non-homeless special needs	jurisdiction
Brazos Bend Guardianship	Non-profit	Non-homeless special needs	jurisdiction
Child Advocates	Non-profit	Non-homeless special needs	jurisdiction
FB Seniors	Non-profit	Non-homeless special needs	jurisdiction
Catholic Charities	Non-profit	Non-homeless special needs	jurisdiction
Literacy Volunteers	Non-profit	Non-homeless special needs	jurisdiction
FB CORPs	Non-profit	Affordable housing-ownership	jurisdiction
FBCWC	Non-profit	Homelessness	jurisdiction
Parks Youth Ranch	Non-profit	Homelessness	jurisdiction
Salvation Army	Non-profit	Homelessness	jurisdiction
Fulton Village Redevelopment	Non-profit	Homelessness	jurisdiction
*Other: Urban County Co-op City			

Tabel SP 40 Institutional Delivery Structure b

**APPENDIX F  
FAIR HOUSING**

Executive Summary  
Analysis of Impediments  
FHA/ST Summary Goals

## **Fair Housing Plan Update Executive Summary**

### **Introduction**

Title I of the National Affordable Housing Act of 1990 requires that States and local governments that receive direct assistance under certain U.S. Department of Housing and Urban Development (HUD) programs submit 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. As part of the Consolidated Plan, Fort Bend County certified that it would affirmatively further fair housing and submitted a Fair Housing Plan. The County has continued to update the demographic profile included as part of the plan and also address aspects of the serious impediments to fair housing identified in the Fair Housing Plan.

The Fair Housing process in the State of Texas has been complicated by the Hurricane Ike Disaster Program. A lawsuit filed against the State of Texas regarding these funds resulted in a conciliation agreement that was required, after the fact, of all jurisdictions needing HUD disaster assistance for their communities. The subsequent implementation of this agreement, through a FFAST form, confused fair housing issues for existing entitlement jurisdictions. No guidance was provided by the State of Texas or HUD regarding the reconciliation of these two documents in the daily operation of HUD entitlement programs.

In July 2013, HUD published a proposed rule that would provide HUD program participants with a revised process to plan for fair housing outcomes that will assist participants in meeting the statutory obligation to affirmatively further fair housing. At the time of the development of Fort Bend County's FYs 2015-2020 Consolidated Plan process, a re-opening of the public comment period for this proposed fair housing rule was issued. The County has updated the demographic profile in the FY 2015 Fair Housing Update. The County is awaiting guidance from HUD regarding the implementation of the new fair housing rule before making substantial changes to the current fair housing plan

### **Definition of Affirmatively Furthering Fair Housing**

HUD defines affirmatively furthering fair housing as requiring entitlement program grantees to:

1. Conduct an analysis to identify impediments to fair housing choice within the jurisdiction.
2. Take appropriate actions to overcome the effects of any impediments identified through the analysis.
3. Maintain records reflecting the analysis and actions in this regard.

HUD interprets these broad objectives to mean:

Analyze and eliminate housing discrimination in the jurisdiction

Promote fair housing choice for all persons  
Provide opportunities for racially and ethnically inclusive patterns of housing occupancy  
Promote housing that is physically accessible to, and usable by, all persons, particularly persons with disabilities  
Foster compliance with the nondiscrimination provisions of the Fair Housing Act.

### **Fort Bend County Community Development Department**

The Fort Bend County Community Development Department (FBCCDD) was created by Fort Bend County Commissioners Court in 1992 to administer the CDBG program for the County. The CDBG program was authorized under Title I of the Housing and Community Development Act of 1974. For a county to receive CDBG program funds directly from HUD, the combined population in both the unincorporated area and incorporated areas which entered into an interlocal agreement with the county must be at least 200,000 persons. The 1990 Census indicated that Fort Bend County's population increased to more than 200,000 persons. As a result, Fort Bend County was designated as an urban county and was entitled to receive CDBG program funds directly from HUD. In 1994, Fort Bend County became a participating jurisdiction (PJ) for the HOME Program and was entitled to receive HOME Program funds directly from HUD. In 1995, Fort Bend County became an entitlement area for the ESG Program and was entitled to receive ESG Program funds directly from HUD. The Fort Bend County Community Development Department is the lead agency in the Consolidated Planning Process required by HUD.

The service area for the Fort Bend Consolidated Plan includes the unincorporated areas of the County and all the incorporated areas of the County except the Cities of Katy, Houston and Missouri City, Pearland and Sugar Land.

### **Summary of Fair Housing Plan Development Process**

The staff of the Fort Bend County Community Development Department manages the Consolidated Plan development process and develops the five-year Consolidated Plan and annual Consolidated Action Plan documents. The department developed the Fair Housing Plan as part of the FY 1997 Consolidated Action Plan. The process consisted of task force meetings, the development of a Fair Housing Plan draft, a public meeting, a thirty (30) day comment period and a final Fair Housing Plan document.

### **Conclusions**

The process for identifying impediments, conclusions and recommendations was structured using three categories--public sector, private sector, and the public and private sectors described in HUD's Fair Housing Planning Guides Volumes 1 and 2. The public sector impediment category is divided into several groups--zoning and site selection; neighborhood revitalization, municipal and other services, employment-housing-transportation linkages; PHA and other assisted/insured housing provider tenant selection procedures; sale of subsidized housing and possible displacement; property tax policies; and planning and zoning boards. The private sector impediments are discussed as one group--lending policies and practices. The public and

private sector categories are divided into the fair housing enforcement group and the information program group.

## **Serious Impediments**

The fair housing task force identified a number of impediments to fair housing choice within Fort Bend County. The task force stressed the seriousness of some impediments over others. Only the most serious impediments identified by the task force are listed below. Section III of this report lists all the impediments and the reasons for identifying each impediment. Note that impediments were not identified in all the categories listed by HUD.

### **1. Public Sector**

#### **a. General**

- (1) Building, occupancy, and health and safety codes that may affect the availability of housing for minorities, families with children, and persons with disabilities.
- (2) Provision of public transportation services that can improve access to jobs, training opportunities, housing and community services for minority families, families with children, and persons with disabilities.

### **2. Private Sector**

#### **a. Lending Policies and Practices:**

- (1) Lending institutions are not aggressively marketing the availability of mortgage and home improvement loans in minority neighborhoods and encouraging minorities to apply.
- (2) There recently have been incidents of negative community attitudes resulting from moves by Blacks, Hispanics, or other minorities into nonminority White neighborhoods, or vice versa, or to the establishment of group homes or other housing for persons with disabilities (in particular mental disabilities or persons in recovery from drug abuse) in certain areas.

## **Recommendations**

The fair housing task force also identified recommendations to address the impediments to fair housing choice within Fort Bend County. Note that recommendations were not identified for all the categories listed by HUD. Foremost, the task force identified education as the primary fair housing action that the County should implement. The section includes Fort Bend County's plan to meet the fair housing objectives required by HUD. For each objective five-year goals and one-year goals are provided.

***Objective 1: Analyze and eliminate housing discrimination in Fort Bend County.***

**Five-Year Goal:**

Continue to gather and analyze data regarding fair housing and discrimination in Fort Bend County.

**One-Year Goals:**

Continue to gather information regarding the number and type of persons by religion in Fort Bend County.

Continue to gather and analyze information regarding persons with disabilities.

Continue to gather information regarding lending practices and patterns of private lending institutions.

Continue to gather information on fair housing activities and providers of fair housing services in the Houston Metropolitan Area.

Identify specific actions that the jurisdiction should take regarding restrictive covenants, leases, or other restrictive provisions.

Identify specific changes that should be made in policies and procedures to promote greater variation in the location of lower-income housing in neighborhoods.

**Five-Year Goal:**

Disseminate information regarding fair housing and discrimination through the print, radio, and television media and through local social service providers.

**One-Year Goals:**

Distribute pamphlets and brochures regarding fair housing to local social service providers and local governments.

Review available fair housing public service announcements (PSA) for purchase and distribution to local radio and television stations.

Obtain fair housing materials in Spanish and other languages if needed and/or provide for the development of bilingual fair housing materials.

**Five-Year Goal:**

Promote the development of public and private entities that investigate discrimination complaints.

**One-Year Goals:**

Distribute pamphlets and brochures regarding fair housing to local social service providers and local governments.

Distribute information regarding fair housing workshops and meetings to local social service providers and local governments.

Research funding alternatives and sources for fair housing activities and providers and submit applications if applicable.

Mail request for proposals (RFPs) to providers of fair housing services in the Houston Metropolitan Area to encourage the expansion of their assistance into Fort Bend County.

***Objective 2: Promote fair housing choice for all persons in Fort Bend County.***

**Five-Year Goal:**

Disseminate information regarding fair housing and discrimination through the print, radio, and television media and through local social service providers.

**One-Year Goals:**

Distribute pamphlets and brochures regarding fair housing to local social service providers and local governments.

Review available fair housing public service announcements (PSA) for purchase and distribution to local radio and television stations.

Obtain fair housing materials in Spanish and other languages if needed and/or provide for the development of bilingual fair housing materials.

Identify specific steps that will strengthen the fair housing aspect of community revitalization in poorer neighborhoods.

**Five-Year Goal:**

Promote the development of public and private entities that investigate discrimination complaints.

**One-Year Goals:**

Research funding alternatives and sources for fair housing activities and providers and submit grant applications if applicable.

Mail request for proposals (RFPs) to providers of fair housing services in the Houston Metropolitan Area to encourage the expansion of their assistance into Fort Bend County.

**Five-Year Goal:**

Continue to provide assistance for the development of affordable housing in Fort Bend County.

**One-Year Goals:**

Increase the supply of affordable housing in Fort Bend County through rehabilitation, homebuyer, and construction assistance and by identifying properties that can be used for the development of affordable housing.

Research tax and other local incentives to promote private sector participation in the development of affordable housing.

**Five-Year Goal:**

Promote the development of public and private transportation services to increase and facilitate accessibility to standard affordable housing throughout Fort Bend County.

**One-Year Goals:**

Gather information regarding existing transportation alternatives within the County.

Continue to fund transportation services currently provided by the American Red Cross in Fort Bend County.

***Objective 3: Provide opportunities for racially and ethnically inclusive patterns of housing occupancy.***

**Five-Year Goal:**

**Disseminate information regarding fair housing and discrimination through the print, radio, and television media and through local social service providers and financial institutions.**

**One-Year Goals:**

Distribute pamphlets and brochures regarding fair housing to local social service providers and local governments.

Review available fair housing public service announcements (PSA) for purchase and distribution to local radio and television stations.

Obtain fair housing materials in Spanish and other languages if needed and/or provide for the development of bilingual fair housing materials.

Identify steps that the jurisdiction can take to develop and implement conventional lending and banking services in neighborhoods that appear underserved.

**Five-Year Goal:**

**Promote the development of public and private transportation services to increase and facilitate accessibility to standard affordable housing throughout Fort Bend County.**

**One-Year Goals:**

Gather information regarding existing transportation alternatives within the County.

Continue to fund transportation services currently provided by the American Red Cross in Fort Bend County.

*Objective 4: Promote housing that is physically accessible to, and useable by, all persons particularly persons with disabilities.*

**Five-Year Goal:**

Increase the supply of housing accessible to persons with disabilities.

**One-Year Goals:**

Continue to gather information on the type, location, and cost of housing accessible to the disabled.

Obtain fair housing materials that have been adapted for the handicapped or provide for the development of adaptable fair housing materials.

**Five-Year Goal:**

Promote the development of public and private transportation services to increase and facilitate accessibility to standard affordable housing throughout Fort Bend County.

**One-Year Goals:**

Gather information regarding existing transportation alternatives within the County.

Continue to fund transportation services currently provided by the American Red Cross in Fort Bend County.

**Objective 5: Foster compliance with the nondiscrimination provision of the Fair Housing Act.**

**Five-Year Goal:**

Disseminate information regarding fair housing and discrimination through the print, radio, and television media and through local social service providers.

**One-Year Goals:**

Distribute pamphlets and brochures regarding fair housing to local social service providers and local governments.

Review available fair housing public service announcements (PSA) for purchase and distribution to local radio and television stations.

Obtain fair housing materials in Spanish and other languages if needed and/or provide for the development of bilingual fair housing materials.

**Five-Year Goal:**

Promote the development of public and private entities that investigate discrimination complaints.

**One-Year Goals:**

Research funding alternatives and sources for fair housing activities and providers and submit grant applications if applicable.

Mail request for proposals (RFPs) to providers of fair housing services in the Houston Metropolitan Area to encourage the expansion of their assistance into Fort Bend County.

### **SECTION III: IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

This section identifies the impediments to fair housing choice in Fort Bend County. The process for identifying impediments was structured using three (3) categories--public sector, private sector, and the public and private sectors described in HUD's Fair Housing Planning Guides Volumes 1 and 2. The public sector impediment category is divided into several groups--zoning and site selection; neighborhood revitalization, municipal and other services, employment-housing-transportation linkages; PHA and other assisted/insured housing provider tenant selection procedures; sale of subsidized housing and possible displacement; property tax policies; and planning and zoning boards. The private sector impediments are discussed as one group--lending policies and practices. The public and private sector categories are divided into the fair housing enforcement group and the information program group. Appendix B. contains the complete list of impediments and actions identified by HUD.

The fair housing task force identified a number of impediments to fair housing choice within Fort Bend County. The impediments identified by the task force are listed below. The task force also stressed the seriousness of some of these impediments over others. The reasons for identifying each impediment are included with each. Note that impediments were not identified in all the categories suggested by HUD. Some of the impediments listed are in the form of questions.

#### **A. Serious Impediments**

##### **1. Public Sector**

###### **a. General:**

- (1) Building, occupancy, and health and safety codes that may affect the availability of housing for minorities, families with children, and persons with disabilities.

Reason: Fort Bend County does not have the authority to regulate land-use and housing within its jurisdictions. Thus, local government protections such as building code and land-use regulations do not exist in the unincorporated parts of the County. The amount of land-use and housing-related regulation varies greatly among the incorporated areas of the County. However, most of these regulations are reasonable in their scope and on their own do not limit the choice of affordable housing available in the County as much as the availability and costs of public water and sewer service.

- (2) Provision of public transportation services that can improve access to jobs, training opportunities, housing and community services for minority families, families with children, and persons with disabilities.

Reason: Most of Fort Bend County does not have any form of public or private mass transportation. Thus, low-income persons, those persons with the least ability to pay for transportation, must have access to a private vehicle for transportation to work, school, or medical and social services.

2. Private Sector

a. Lending Policies and Practices:

- (1) Are any lending institutions aggressively marketing the availability of mortgage and home improvement loans in minority neighborhoods and encouraging minorities to apply?

Reason: In general, mortgage and home improvement loan programs are not advertised on a neighborhood level, much less a minority neighborhood level. Low-income and minority persons often have very little knowledge of traditional lending institutions and their requirements. This lack of knowledge perpetuates lease-to-own and contract-for-deed agreements which cost borrowers more than traditional mortgages and offer few, if any, consumer protections. This problem is especially pronounced in some low-income communities where literacy and education levels are low and in Hispanic communities where there is a serious lack of proficiency in the English language.

- (2) Have there recently been incidents of negative community attitudes resulting from moves by African-Americans, Hispanics, or other minorities into nonminority White neighborhoods, or vice versa? To the establishment of group homes or other housing for persons with disabilities (in particular, mental disabilities or persons in recovery from drug abuse) in certain areas?

Reason: There have been incidents of discrimination against persons with disabilities especially in group home situations. There is a general lack of knowledge about persons with disabilities. There is confusion among the public between the clientele served by group homes and half-way houses.

**B. Impediments**

**1. Public Sector**

**a. General**

- (1) Zoning, housing lot sizes, number of persons per bedroom requirements, and other factors

Reason: At the County level, there are no regulations regarding zoning or occupancy requirements which constitute impediments to fair housing choice. Among the local governments, especially those with a strong real estate market, the development of affordable housing is very difficult due to high land costs and the demand for new housing.

(2) Provision of essential municipal services

Reason: Fort Bend County includes seventeen (17) municipal areas, over 100 water districts and numerous fire, emergency and special districts. Thus, the provisions of municipal services within the County is extremely fragmented. This fragmentation results in higher costs due to the duplication of administrative and facility costs and large differentials in the availability and the quality of services available to residents of Fort Bend County.

(3) Cost, physical access, and location of housing for persons with disabilities

Reason: The cost of new housing in Fort Bend County is relatively high. Thus, the improvements necessary for providing physical access for the disabled increases the costs of housing even more. As stated previously, there is no public or private mass transportation in Fort Bend County. Thus, persons with a disability must depend on private transportation. Persons with disabilities who live within some of the incorporated areas of the County may have accessible services and shopping nearby; however, persons with disabilities who live in semi-rural or rural areas are isolated from medical and social services and recreational facilities and shopping.

(4) Creation of job and training opportunities that affect, or can be affected by, the location of housing opportunities for lower-income families and persons, particularly minorities and persons with disabilities

Reason: The lack of a public or private mass transportation system limits the ability of low-income persons and persons with disabilities to work outside their neighborhoods unless they have reliable private transportation. The problem of environmental racism is apparent in some areas of the County since there are no land-use regulations to minimize the impact of pollution and the aggregation of activities incompatible with housing such as waste disposal facilities, above-ground storage tank facilities, petrochemical and industrial facilities, and abandoned quarries and oil and gas fields. Thus, employment in these neighborhood facilities may expose low-income persons to more hazardous conditions since they may often live close to their places of employment because of their lack of transportation.

(5) Promotion of coordination and cooperation among jurisdictions in surrounding metropolitan or regional areas in planning and carrying out housing and housing-related activities.

Reason: Most the incorporated areas of the County have few municipal employees. Thus, the smaller cities that would benefit the most from the planning and carrying-out of housing and housing-related activities have the least administrative capacity and financial resources to implement these activities. Currently, there is little or no coordination and cooperation among the municipal areas, water districts and other districts located within the County.

- (6) Selecting individuals and families to receive the benefits of Federal, State, or local publicly assisted housing programs that provide rental or ownership opportunities for lower-income persons and families.

Reason: Fort Bend County does not have a public housing authority (PHA). Only the City of Rosenberg has a PHA which administers approximately 100 rental certificates. Within the County, there are several Farmer's Home projects which provide some subsidized rental housing units to low-income individuals and families. Currently, the County provides rental assistance to clients of the Riceland RMHA who have completed the required life skills program for independent living required by Riceland. Thus, there is a significant difference in the rental opportunities available to low-income residents of the County since rental programs are administered by different entities and are limited in their jurisdiction.

The County has three (3) homeownership programs that it has funded with HUD funds. The HOPE 3 program is county-wide and provides funds for downpayment and closing costs assistance. A grant also is available for the costs of rehabilitation. The Sequoia Foundation administers a program that provides downpayment and closing costs assistance to low-income individuals and families for forty (40) new homes being constructed in the Pecan Park subdivision in Rosenberg. Housing Opportunities of Houston (HOH) provides downpayment and closing costs assistance for low-income individuals and families who qualify to purchase a home in Fort Bend County. There are several opportunities for homeownership in Fort Bend County for low-income persons and families with stable employment and good credit.

- (7) Advertising rental vacancies to the public and establishing and maintaining waiting lists.

Reason: Middle and high income individuals and families often pay for apartment locators and realtors to help them locate suitable housing. Unfortunately, these services are not affordable to most low-income individuals and families. In addition, it is not cost effective for the owners of low-income housing to market their properties through locator services or realtors since they usually have to pay for these services. Thus, low-income individuals and families are on their own in finding affordable housing and in obtaining information on the housing available for rent or purchase.

- (8) Assisting certificate and voucher holders to find suitable rental units through the jurisdiction.

Reason: As stated previously, Fort Bend County does not have a public housing authority. Only the City of Rosenberg has a housing authority which administers a housing certificate program. Thus, subsidized housing is not available throughout the County.

b. Zoning and Site Selection:

- (1) Are there concentrations of low- and very-low income housing in one or more localities or neighborhoods within the jurisdiction's geographic area?

Reason: There are concentrations of low- and very-low-income housing in areas of the County. The reasons for these concentrations is varied. Many of the concentrations of lower income housing are located in areas with the oldest housing in the County and reflect past segregation patterns. In the newer parts of the county, low-income housing may be located in communities in transition from a large percentage of owner-occupancy to other land-uses. Since there is no zoning in the County, increased traffic in primarily residential areas often precipitates a change to rental-occupancy, retail, commercial or industrial uses as noise and traffic make the housing less attractive for owner-occupancy and as deed restrictions, if any, are allowed to lapse by homeowner's association. Some concentrations of low-income housing are composed of large-multi-family housing projects and/or mobile home parks.

- (2) Are current zoning and other policies and procedures promoting this pattern or exerting a neutral effect on the existence of such concentrations?

Reason: Because zoning does not exist in most of the County it can not be cited as a major determinant in the concentration of low-income housing. Fort Bend County is one of the fastest growing counties in the U.S. Thus, there is a great demand for housing at all income levels. Unfortunately, the private real estate market tends to gravitate to that segment of the market that maximizes financial return to the developer and/or builder. As a result, most of the new housing construction in the county is targeted to the higher priced home market. Affordable housing where the profit margin is much smaller can not compete against the construction of high-income luxury homes where the profit margin is much greater.

An indicator of the large demand for affordable housing is the increase in mobile homes in the County. Within cities there is usually some regulation, if not prohibition, of mobile homes. In rural areas, there is no regulation of mobile homes; however, there does appear to be some concentrations of low-income mobile homes in the County, especially in the incorporated areas that allow them.

- (3) Is the jurisdiction aware of and has it evaluated the management policies and procedures of assisted housing providers (those providing housing to persons with disabilities and homeless persons) to determine if problems exist that have led or could lead to general public, specific neighborhood, or other types of opposition to such housing?

Reason: The jurisdiction has not evaluated the management policies and procedures of assisted housing providers to determine if problems with those providers has led to opposition to such housing. The Rosenberg PHA was asked by the County to participate in a fair housing survey, but the agency declined. Most people have a very negative impression of assisted housing since it is equated with public housing. Public housing

controversies in the City of Houston have negatively impacted the perception of assisted and/or subsidized housing throughout the Houston metropolitan area.

- (4) Has the jurisdiction adopted policies and procedures that promote the placement of new or rehabilitated housing for lower-income households (including minorities, families with children, and persons with physical or other disabilities) in a wide spectrum of neighborhoods?

Reason: The County does not target any of its housing programs to any neighborhood. The main determinants in the funding of HUD housing programs are the ability of the applicant to provide the matching funds required by HUD, total project costs and the financial feasibility of the project and the availability of public water and sewer services.

- (5) What is the impact of the jurisdiction's zoning ordinance(s), building codes, and other land-use or fiscal policies on the provision of lower-income housing?

Reason: Fort Bend County does not have the authority to regulate zoning, building codes, land-use or fiscal policies related to housing in the incorporated areas of the County. Thus, local government protections such as building code and land-use regulations do not exist in the unincorporated parts of the County. The amount of land-use and housing-related regulation varies greatly among the incorporated areas of the County.

- (6) If there is vacant or other land that can be developed within the jurisdiction's geographic area, do zoning regulations permit medium- and high-density residential development for such land, or only low-density housing (and accompanying high cost)?

Reason: There is a great deal of vacant land within Fort Bend County. The main impediment to the development of housing on vacant land is the availability and costs of public water and sewer service. Vacant property within incorporated areas that have existing public water and sewer service is often too expensive for the construction of affordable housing, especially if these services are provided by Municipal Utility Districts (MUDs). The construction of affordable housing on vacant land in the unincorporated areas of County where public systems do not exist would require the construction of private water wells and septic systems on parcels which must be greater than one (1) acre according to State and local regulations, which will add to the cost of housing.

- (7) Do zoning, subdivision, or occupancy regulations include provisions that permit group homes for persons with disabilities in a wide array of locations to prevent their concentration?

Reason: As stated previously, the County does not have any land-use or building code authority. In addition, the County does not target or restrict its HUD housing programs to any areas. In some of the incorporated areas, there are some restrictions on multi-family homes which may preclude the establishment of group homes.

- (8) Should zoning, occupancy or building ordinances, or codes or regulations be changed to provide for more inclusive development of housing for lower-income people and families, including persons with disabilities?

Reason: As stated previously, the County does not have any land-use or building code authority. In addition, the County does not target or restrict its HUD housing programs to any areas. In some of the incorporated areas, there are some restrictions on multi-family homes which may preclude the establishment of group homes.

- (9) Should the jurisdiction adopt incentives to promote mixed-income housing development, such as increasing the number of new units that can be built in a given development in exchange for dedication of a certain percent of the units for low- and very-low income households?

Reason: As stated previously, the County does not have any zoning or land-use authority. Thus, there no incentives the County can offer since local government protections such as building code and land-use regulations do not exist in the unincorporated parts of the County. The amount of land-use and housing-related regulation varies greatly among the incorporated areas of the County. As part of the Sequoia Foundation homeownership project, the City of Rosenberg waived water and sewer fees as an incentive.

- (10) Should the jurisdiction use a transfer tax on the sale of property, or establish another dedicated revenue source or sources tied to development of higher-income housing or commercial property to raise funds for lower-income housing construction or rehabilitation?

Reason: The types of fees that the County can waive for housing and housing-related activities are very limited. There are local governments and water and other districts that tax property more heavily than the County government.

**c. Neighborhood Revitalization, Municipal and Other Services, and the Employment-Housing-Transportation Linkage:**

- (1) Where are municipal and other services (transportation, social services, schools, health services, hospitals, banks, and other lending institutions) located in the jurisdiction?

Reason: The provision of municipal and other services in the County varies. As stated previously, Fort Bend County contains seventeen (17) cities, over one hundred (100 ) water districts and numerous fire, emergency and special districts. Thus, the provision of municipal services within the County is extremely fragmented. Moreover, parts of Fort Bend County are more developed or urban than others. As a result, the developed areas have more services than the semi-rural or rural areas of the County.

- (2) Are such services equally distributed throughout the geographic area of the jurisdiction?

Reason: The provision of municipal and other services in the County varies. As stated previously, Fort Bend County contains seventeen (17) cities, over one hundred (100) water districts and numerous fire, emergency and special districts. Thus, the provision of municipal services within the County is extremely fragmented. Moreover, parts of Fort Bend County are more developed or urban than others. As a result, the developed areas have more services than the semi-rural or rural areas of the County.

**d. PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures; Housing Choices for Certificate and Voucher Holders:**

- (1) Is there a pattern in one or more assisted housing developments of concentration of tenants by race or ethnicity?

Reason: Most people have a very negative impression of assisted housing since it is equated with public housing. Public housing controversies in the City of Houston have negatively impacted the perception of assisted and/or subsidized housing throughout the Houston metropolitan area. Most people believe that assisted housing developments are full of poor, minority people who will not take care of property and that the location of such projects close to single-family neighborhoods will decrease property values and increase crime.

**e. Property Tax Policies:**

- (1) Has the jurisdiction adopted property tax relief policies and provisions in its local (or State) tax codes?

Reason: Fort Bend County provides standard property tax exemptions for senior citizens and nonprofit organizations. Tax abatements usually are only provided for businesses needing incentives to relocate in the County and promising employment opportunities for residents.

- (2) If so, do these policies and provisions benefit lower-income homeowners, particularly minority households including children or persons with disabilities?

Reason: The property tax relief policies and provisions provided by the County do primarily benefit lower-income homeowners since they target senior citizens, a segment of the population assumed by HUD to be low-income.

## **2. Public Sector**

### **(a) Lending Policies and Practices**

- (1) Are covenants that contain such restrictions recorded in deeds on file in jurisdiction's records office?

Reason: Restrictive covenants, trusts, and lease provisions which exclude group homes may exist in some of the master-planned and incorporated areas of the County.

- (2) Has the jurisdiction reviewed written rental and sales policies of real estate brokers and other members of the housing industry, such as large landlords or management companies, to determine whether they are consistent with applicable Federal, State, and local fair housing laws?

Reason: The County has not reviewed written rental and sales policies of real estate brokers and other members of the housing industry to determine whether they are consistent with applicable Federal, State, and local fair housing laws. The County may not have the authority to review rental and sales policies.

## **3. Public and Private Sector**

### **a. Information Programs:**

- (1) Has the jurisdiction implemented specific fair housing information programs for officials and employees having duties that impact on fair housing such as developing zoning policies, planning assisted housing, and community and economic development activities?

Reason: Most persons do not understand exactly what affordable housing and fair housing issues are. The general public and low-income persons and persons with disabilities need to become more aware of their rights and responsibilities as housing consumers. Since the County does not have land-use powers, the Community Development staff is the only group of County employees who have an impact on fair housing issues and in planning assisted housing and Community Development activities.

- (2) Are there areas in the jurisdiction where conflict between different racial or ethnic groups is evident? Between persons with and without a disability?

Reason: In some areas of the County, there are gang-related problems which coincide with differences in race and ethnicity in neighborhoods. Conflict between persons with and without disabilities has been reported in some neighborhoods, especially those with high priced housing.

- (3) Are there effective outreach, education, and information programs in the jurisdiction designed to create a good understanding among civic leaders, educators, and other citizens of all ages to reduce the adverse effects and force of negative attitudes among segments of the community concerning people who are different racially, ethnically, and culturally or who are disabled?

Reason: Currently, the only program which provides outreach or information program in Fort Bend County to reduce the adverse effects and force of negative attitudes among segments of the community concerning people who are different racially, ethnically, and culturally is Interfaith Ministries. The Association For Retarded Citizens, the ARC maintains a community presence with its retail outlet and provides information on persons with disabilities in Fort Bend County.

## Fair Housing Activity Statement (FHASt) Summary, Fort Bend County, Texas

**Impediment 3:** *The public is not sufficiently aware of their Fair Housing rights and how to obtain the assistance necessary to protect those rights.*

Action 1: Consistent with the Fair Housing Act, the County will continue to promote and conduct events to celebrate April as Fair Housing Month, and direct sub-recipients to do the same. These events can demonstrate support for fair housing and build awareness. This action will be addressed by the passage of a resolution by the County, placing posters in public buildings and placing links to HUD fair housing information and compliant form on webpage.

Action 2: Consistent with the Fair Housing Act, the County has historically conducted fair housing activities at various times of the year and will continue to fund, depending on sufficient appropriations, or collaborate with public and private agencies, organizations and groups to plan and conduct fair housing activities. This action will be addressed by conducting/sponsoring/funding fair housing activities at various times of the year other than “April as Fair Housing Month” including providing fair housing materials to the Fort Bend County Social Service Department and providing fair housing materials to Fort Bend CORPs.

**Impediment 4:** *“Not in my Backyard: (NIMBY) may be an impediment to fair housing in Texas communities.*

Action 1: NIMBY opposition needs to be anticipated and planning and outreach should occur on the front end of projects. To mitigate defensive and reactive responses, planning should include strategies for education, outreach and marketing that provide accurate information and promote the positive aspects and benefits of affordable housing to build support among community residents.

Action 2: Specific examples of prior actions by communities are listed in HUD’s Fair Housing Guide: Volume 2. Pages 7-106 and 7-110 and includes a number of examples that communities have used to mitigate NIMBY opposition. Generally, communities should consider:  
Working with local officials, editorial boards, religious, and civic organizations and other community leaders to initiate education programs;  
Seeking opportunities to present information to community organizations by requesting to be placed on their meeting agendas;  
Including a visit to a group home residence as part of an education program;  
Answering all questions;  
Talking with local neighborhood leaders, including elected representative, setting up a neighborhood meeting;  
Setting up a liaison committee consisting of advocates, group residents, and neighborhood residents to discuss issues;

Identifying areas that meet AFFH targets where the community supports development, has worked with community groups and potentially uses funds to assist the development of multi-family affordable housing.

The County will develop an anti-NIMBYism action plan. The Fort Bend County Community Development Department in conjunction with the County Attorney and Engineering Department will work to develop the plan.

***Impediment 5: Certain government policies and practices may not meet current HUD policy concerning affirmatively furthering fair housing. Jurisdictions should act to ensure that their policies and procedures affirmatively further fair housing, address mal-distribution of resources, and that they do not unnecessarily impact housing choice.***

Action 1: As part of certifying that a community is affirmatively furthering fair housing, jurisdictions that have long-term infrastructure plans should review them to determine if the plan promotes racial concentrations or otherwise inadvertently results in disparate treatment of members of protected classes. While not intended to direct a community to hire a consultant, it is anticipated that a community will review its long-term infrastructure plans as part of this recommended action. In reviewing the project list in Appendix F there are many projects that are listed as being of community wide benefit. The records do not indicate that actual location of projects or provide adequate discussion of how the projects benefit the entire community. Fort Bend County will use information in Appendix (X) of the AI to ensure that proposed projects do not perpetuate illegal differences in treatment.

Action 2: As it has been determined under federal law that Fair Housing applies to all federal housing and community development funds, to reduce “siloing” the fair housing component to only housing-related programs, fair housing should be considered in all activities for all community planning staff. Fort Bend County will review and insure that Fair Housing implications are addressed in all aspects of planning in the this jurisdiction in a manner consistent with the guidelines provided by the stated at the FFAST form training and maintain documentation of the review.

Action 3: It would be beneficial for local elected officials to require senior staff of any subrecipient such as a city or county including managers and attorneys—to receive available Fair Housing training within the first 12 months of their employment or engagement. Fort Bend County does not have such a policy and will develop and implement one. During FY 2013, the County has been in the process of drafting a policy and researching training opportunities.

Action 4: As part of what is usually a common initial training by the associations that provide education opportunities for newly-appointed board members or newly-elected council or commissioners court members of cities and counties, the state should request that training include specific information on the Fair

Housing Act—with a discussion of affirmatively furthering fair housing obligations.

- Action 5: Local communities should consider limiting the concentration of infrastructure improvements like wastewater treatment, solid waste disposal, or similar necessary but not desirable infrastructure projects in residential areas where there are concentrations of protected classes. Fort Bend County will develop formal limits or official policies and procedures that take into account the residential location of members of protected classes.
- Action 6: Communities electing to provide publicly financed housing incentives should be requested to call for recipients to engage in affirmative marketing. Fort Bend County will develop and implement a policy.
- Action 7: If a jurisdiction is a non-entitlement community, when working in LMI areas to replace roads or other infrastructure, the jurisdiction should consider making application to additional sources of funding to provide assistance to repair substandard housing associated with the project (i.e., TDHCA or HUD)
- Action 8: Most infrastructure projects take into account items like curb cuts, sidewalks, hearing and visually impaired indicators at intersections. When approving non-federally funded projects, similar special needs construction should be required for infrastructure improvements. Projects should also address other legacy discrimination issues, such as accessibility in public areas like courthouses, community centers, and other high traffic areas. Fort Bend County will development a policy.
- Action 9: Each jurisdiction applying for Community Development Block Grant funds or other federal housing and community development funds should submit a Fair Housing Activities Statement—Texas (FHA<sup>ST</sup>) with their application, reviewing their infrastructure needs and housing needs and how the proposed activity promotes fair housing or results in more equitable treatment of protected classes. Projects with community-wide benefits should be accompanied by explicit commitments on the part of the local jurisdictions to undertake additional activities to affirmatively further fair housing along with a monitoring and reporting process.
- Action 10: As part of the non-housing disaster recovery program, jurisdictions should consider low-income areas and areas populated principally by members of protected classes to determine the potential for flooding and consider making infrastructure expenditures to help protect the impacted communities—including colonias. Fort Bend County will conduct such a review and consider these infrastructure projects in the future.
- Action 11: If applicable, all policies should be reviewed regarding denying applicant’s access to disaster recovery CDBG funds if their residence is located in the

flood plain. If the policy does not allow participation by restricting building in flood plains, then the policy should be assessed to see if alternative housing programs could be implemented for residents. Local jurisdictions should analyze the results and see if protected classes are more frequently harmed by flood plain restrictions. This action does not apply to the TDRA CDBG Disaster Relief Fund that limits property purchased “unless TXCDBG receives satisfactory evidence that the property to be purchased was not constructed or purchased by the current owner after the property to be purchased was not constructed or purchased by the current owner after the property site location was officially mapped and included in the designated flood plain. Fort Bend County will conduct review and analysis.

- Action 12: When an entire community is in a flood plain, the community should establish clear standards that allow for proper elevation or relocation, and that also allows for visitability/special needs considerations consistent with state and federal law. The County does not a community that entirely within a flood plain. The County will develop standards but will do so for Round 2 programs.
- Action 13: Local jurisdictions that accommodated the relocation of disaster survivors resulting in concentrations of protected class survivors in specific areas should establish Moving to Opportunity Programs and include renters in their Moving to Opportunity Programs as defined under Round 2. Fort Bend County is not participating in Round 2 funding.
- Action 14: Consistent with the process established in the conciliation agreement, local jurisdictions and state agencies should work together to determine a demographic and economic profile of victims of the natural disaster and establish goals for assisting these populations in no less than the proportions they were impacted by the disaster. These goals should be performance goals and disaster recovery funds should be extended incrementally in a manner to ensure that these populations are equitably assisted with benefits. Fort Bend County will cooperate with State agencies to carry out this action.
- Action 15: All infrastructure programs funded with disaster recovery funds should be designed so that any publicly accessible infrastructure projects and associated facilities are fully accessible to persons with disabilities. The County will develop these standards and policies.
- Action 16: Consistent with the conciliation agreement, family and elderly public housing units damaged or destroyed by the disaster should be reconstructed or repaired in a manner that affirmatively furthers fair housing utilizing disaster recovery funds within 24 months of approval of the initial application for disaster recovery assistance for the local jurisdiction. Fort Bend County does not have any public housing units.

**Impediment 6:** *Government entities at all levels do not appear to have been proactive in the enforcement of both the Fair Housing Act and the obligation to affirmatively further fair housing. The State and subrecipient's should implement a robust and effective structure for identifying and pursuing suspected violations.*

Action 1: Given the potential for an increase in Fair Housing enforcement action by federal and state agencies and private organizations, an ongoing fair housing testing program for areas that receive federal housing and community development funds could be beneficial to protect state agencies and sub-recipients from potential repayment. Fair housing enforcement is a valid use of CDBG funding and can be used to establish testing programs by agencies trained in HUD testing procedures. The state, or local jurisdictions combining together, should consider conducting tests in areas that include the following: steering in sales and rental; the denial of and different terms and conditions based on race, national origin, familial status, and disability in sales and rental; predatory and disparate terms and conditions in lending and insurance; and foreclosure modification schemes targeting minority neighborhoods. The state should also consider education to applicable entities on self-testing and self-correction. Fort Bend County does not have a testing program. The County will work to establish one.

Action 2: TDHCA should, as a pilot program, allocate funds to independent third parties or a combined jurisdiction team identified in point 1 of this section to provide similar testing to determine if additional enforcement is necessary.

Action 3: Impacted agencies that provide certification that they are affirmatively furthering fair housing as required by federal law, should consider publishing a public document on enforcement that provides the public and communities with a clear description (and chart) of the state and Federal Fair Housing Act. On documents concerning housing and community development programs that are provided to the public, we will list fair housing contacts and procedures consistent with the State suggested language when it is provided.

Action 4: Each community should place on its website (if one is available) the contact, at the local, state, and federal levels, for reporting a Fair Housing complaint, if citizens believe they were victims of housing discrimination. The County will place this information on its website.

Action 5: Each local jurisdiction should publish on its website a clear statement, approved jointly by TDRA and TDHCA, expressing the jurisdiction's obligation to affirmatively further fair housing and providing a method for reported suspected noncompliance to the state and to HUD. The jurisdiction's contact person should be able to refer to clear local Fair Housing procedures for the complaint process, keep logs and records of all inquires, allegations, complaints and referrals. These reports should be sent to the appropriate

funding agency. Where these reports show that a jurisdiction has administered programs inconsistently with the AI and had the effect of discouraging applications from members of protected classes who are deemed eligible under the plan for assistance, affirmative marketing plans should be developed and submitted to the appropriate agency. The County will publish a policy statement consistent with the language the State provides. The County also will develop clear procedures for the Fair Housing complaint process once more guidance is given by the State in 2011 and keep the required logs and records.

**Impediment 7:** Many local jurisdictions have zoning codes, land use controls, and administrative practices that may impede fair housing choice and fail to affirmatively further fair housing.

**Action 1:** The law anticipates that ordinances creating disparate impact should be reviewed for change. If a disparate impact is determined to exist by the local jurisdiction, it could repeal or amend the restriction, use public funds to offset the cost through homebuyer assistance programs, or waive fees or other offsets to make the home more affordable. The County will develop a policy when information is provided by the State.

**Action 2:** To help limit concentrations that could be considered impediments to affirmatively furthering fair housing, jurisdictions that have long term planning documents for housing growth or redevelopment, or revitalization plans, should consider allowing or encouraging mixed income affordable housing in the plan and provide incentives for development of this type of housing in areas that are not concentrated. The County will conduct a Fair Housing Review after the State provides suggested guidelines.,

**Action 3:** Local jurisdictions seeking CDBG Disaster Recovery funds from the state should consider offering expedited permitting and review processes for affordable housing projects within high opportunity target zones. The County will review processes.

**Impediment 8:** *Inadequate planning for re-housing after an emergency situations creates a situation where persons who are uninsured or under-insured, low income, or special needs can be displaced for long periods of time.*

**Action 1:** Some legislators, the Sunset Commission, and communities acknowledge that while temporary disaster housing is a federal program, Texas should continue to provide guidance to local governments on additional planning that needs to be done as part of the emergency preparedness planning to most efficiently work with FEMA.

**Action 2:** As much of what FEMA has previously offered is travel trailers or manufactured housing, local governments should review their zoning

requirements or other land use provisions that restrict temporary housing or housing on an existing lot during the building process and look at potential waivers that do not risk or negatively impact health, safety, and welfare during a period after disasters so that low income persons can move back to their existing communities with temporary housing while waiting for redevelopment. The County will review any zoning and potential waivers.

***Impediment 9: There are impediments in public and private actions and private attitudes to housing choice for persons with disabilities.***

Action 1: To meet federal Fair Housing requirements for zoning and neighborhood uses, jurisdictions should look to determine if there are direct or indirect limitations in codes that would prevent facilities or personal residences from providing assistance or communities of choice or service-enriched environments that directly impact special needs persons. The County will conduct a review and address any impediments identified once guidelines are provided by the State.

Action 2: Local jurisdictions should work to ensure that zoning or code requirements do not unnecessarily impose stricter commercial building requirements, such as emergency access or protection services, on group homes, thereby dramatically increasing housing costs for persons with special needs. The County will conduct a review and address any impediments identified once guidelines are provided by the State.

Action 3: Local jurisdictions should consider coordinating with the legislatively created Housing and Health Services Coordination Council for best practices on working with supportive services. The County will coordinate with the Housing and Health Services Coordination Council.

***Impediment 12: Lack of financial resources for both individuals and housing providers limits Fair Housing choice. Using an effective program under Section 3 of the Housing and Urban Development Act of 1968 may help members of protected classes gain economic opportunities necessary to allow them to exercise fair housing choice.***

Action 1: The state is maximizing its resources in Round 2 of the Ike/Dolly funding to affirmatively further fair housing in single family and multi-family developments. As called for in the Conciliation Agreement, the state is looking to provide more integrated housing options for persons in racially concentrated or poverty concentrated neighborhood groups. In single-family programs, the state should require subrecipients to offer the opportunity to relocate out of floodplain areas, concentrations of racial minorities, or concentrations of poverty—through the Homeowner Opportunity Program. Any relocation should be into an area that does not result in simply relocating the high-concentration from one area to another.

Action 2: Jurisdiction receiving federal funds from HUD, directly or indirectly, should ensure they have a compliant Section 3 program to meet HUD requirements regarding notification to LMI eligible persons of potential job creations at the impacted neighborhood level with federal funds. The County will develop a Section 3 program that meets the requirements of federal law and regulations and that ensure appropriate staff receive training.

***Impediment 13: Location and lack of housing accessibility and visitability standards within political jurisdictions limits fair housing choice for persons with disabilities.***

Action 1: Local jurisdictions should consider establishing incentives for affordable housing applicants to create an increased set-aside of housing units for persons with disabilities or persons who are elderly without violating the existing TDHCA integrated housing rule. The County will plan to do a review.

Action 2: TDHCA and local jurisdictions should consider adding proximity to medical facilities as a scoring incentive for competitive program using federal funds for proximity to medical facilities. The County will plan to do a review.

Action 3: TDHCA should require that all federally funded housing construction be built to accessibility standards found in Texas Government Code 2306.514. The County will plan to do a review.

***Impediment 14: Many colonias residents live in developments that have insufficient infrastructure and protections against flooding and are impacted by flooding beyond events like Hurricane Dolly and Ike.***

Action 1: The state, COGs, and local jurisdictions should examine the infrastructure needs in colonias, in particular the use of CDBG disaster recovery funds to provide drainage improvements to correct flooding problems in the wake of Hurricane Dolly, and the historical provision of public infrastructure and housing assistance to meet those needs in border and non-border colonias. The County has not undertaken the above review, but plans to do so.

***Impediment 16: Many jurisdictions do not have adequate Analysis of Impediments to Fair Housing or Fair Housing Plans, and do not keep sufficient records of their activities.***

Action 1: Recipients of CDBG funds from HUD for housing should maintain records as required by the Fair Housing Act, HUD regulations, and the Conciliation Agreement in order to document that they are carrying out their commitments and affirmatively furthering fair housing. The County had not done so but will be compliance with TDRA and TDHCA.

Action 2: As required under the Conciliation Agreement, the State will conduct a new Statewide AI after HUD approval of the Phase 1 AI. Entitlement communities should conduct new AIs or update current AIs to ensure that they address all recommended data and issues and specifically address issues related to all protected classes under the Fair Housing Act. Race and national origin, as well as the other protected classes, must be identified independent of low and moderated income categories in order to understand the impact of actions, practices, and regulations, ordinances, and other factors on them. The County is using the FFAST form process to analyze our impediments to fair housing and plan how to address them.

FHAST SUMMARY

FY 2015 appendices