

**FORT BEND COUNTY, TEXAS**

**FY 2020  
CONSOLIDATED PLAN**

**SEPTEMBER 1, 2020 - AUGUST 31, 2025**

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



**COMMUNITY DEVELOPMENT DEPARTMENT  
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## Executive Summary

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

#### 1. Introduction

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), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), 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 2020 Consolidated Plan serves the following functions:

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

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. Each year the County must submit a Consolidated Annual Action Plan to discuss the activities Fort Bend County will undertake to address priority needs and local objectives with the anticipated resources it will receive during the program

year. These resources include the CDBG, HOME, ESG Programs and other HUD programs, as well as, all local resources it will receive and/or allocate to these activities. The Annual Action Plan also includes the Standard Form 424 for the County's CDBG, HOME, and ESG Programs, program certifications, and other required HUD documentation.

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

Overall, the County's Consolidated Plan objectives are to increase the supply of affordable housing, improve and expand public infrastructure and facilities and to improve and expand public services for special needs populations and extremely-low, very-low, and low-income persons and households.

Fort Bend County will receive \$3,312,369 in FY 2020 Community Development Block Grant (CDBG) Program funds from HUD. The County will receive \$865,458 in HOME Investment Partnerships (HOME) Program funds and \$271,528 in Emergency Solutions Grant (ESG) Program funds directly from the U.S. Department of Housing and Urban Development (HUD) for program year 2020 (September 1, 2020 to August 31, 2021).

The projects to be funded in FY 2020 are listed below by funding source.

CDBG: \$2,389,913 in public facility/improvements; \$372,456 in public services; \$550,000 in program administration.

HOME: \$778,913 FBC Housing Rehabilitation Program; \$86,545 in program administration.

ESG: \$162,916 for emergency shelter operations and services; \$88,248 available for rapid rehousing, housing prevention and stabilization services; \$20,364 for program administration.

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

The County's FY 2019 program year ends on August 31, 2020 and FY 2020 begins on September 1, 2020. A review of the fifth year activities will not be available until November 2020, with the submission of the FY 2019 Consolidated Annual Performance and Evaluation Report (CAPER) to HUD. There were several five (5) year goals and objectives that were not addressed in the FY 2015 - 2019 Annual Action Plans. These goals remain to be addressed in future Consolidated and Annual Action Plans. The FY 2020 Consolidated Plan includes the 2020 Consolidated Annual Action Plan.

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

Fort Bend County published public notices on the County's website and in a newspaper of general circulation during the planning process announcing the dates and times of public meetings and the availability of the FY 2020 Request for Proposals for the CDBG, HOME, and ESG Programs. According to

Fort Bend County's regular schedule, the FY 2020 Consolidated Annual Action Plan is due to HUD on July 18, 2020. Appendix A includes the summary of citizen participation for FY 2020.

The novel human coronavirus disease COVID-19 was first reported in Wuhan, China and subsequently spread worldwide during the winter of 2019-2020. The coronavirus was officially named the severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2).

On December 31, 2019, the U.S. Centers for Disease Control and Prevention (CDC) became aware of cases in China and began developing reports for the Department of Health and Human Services (HHS) on January 1, 2020.

In March of 2020, HUD allocated Fort Bend County special Emergency Solutions Grant (ESG) Program funds in the amount of \$936,303, authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 16-36. These special ESG-CV Program funds are to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance, and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19.

On March 20, 2020, Fort Bend County Judge, KP George, cited the continued increase in positive cases within Fort Bend County as requiring action to protect County employees. He issued an order requiring all Fort Bend County employees to work from home effective, March 23, 2020.

On March 31, 2020, HUD issued a memorandum explaining the availability of waivers of certain regulatory requirements associated with several Community and Planning Development (CPD) grant programs to prevent the spread of COVID-19 to facilitate assistance to eligible communities and households economically impacted by COVID-19.

HUD recognized the efforts to contain COVID-19 required limiting public gatherings, such as those often used to obtain citizen participation, and that there was a need to respond quickly to the growing spread and effects of COVID-19. Therefore, HUD waived 24 CFR 91.105(c)(2) and (k), 24 CFR 91.115(c)(2) and (i) and 24 CFR 91.401 as specified below to allow these grantees to determine what constitutes reasonable notice and opportunity to comment given their circumstances. This authority is in effect through the end of the County's 2020 program year (August 31, 2021). Fort Bend County defines a public hearing also to include virtual hearings and public meeting to include virtual meetings for purposes of this Citizen Participation Plan as well as meeting the requirements for public hearings under the CDBG regulations (24 CFR Part 91.105(e)(1)). Fort Bend County revised the Public Participation Plan to reflect these changes. The revised FBC Public Participation Plan was posted to the FBC Community Development Department website on May 5, 2020.

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

Any written comments received during the development of the FY 2020 Consolidated Annual Action Plan will be included in Appendix A.

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

See Appendix A

## **7. Summary**

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 FY's 2020-2025 Consolidated Plan includes Fort Bend County's revised housing and homeless needs assessment and housing market analysis. The strategic plan sets forth program goals and specific objectives in a manner that helps local governments and citizens keep track of programmatic results.

Each year the County must submit a Consolidated Annual Action Plan to discuss the activities Fort Bend County will undertake to address priority needs and local objectives with the anticipated resources it will receive during the program year. These resources include the CDBG, HOME, ESG Programs and other HUD programs, as well as, all local resources it will receive and/or allocate to these activities. The Annual Action Plan also includes the Standard Form 424 for the County's CDBG, HOME, and ESG Programs, program certifications, and other required HUD documentation.

Fort Bend County will receive \$3,312,369 in FY 2020 CDBG Program funds from HUD. The County will receive \$865,458 in HOME Program funds and \$271,528 in ESG Program funds directly from the U.S. Department of Housing and Urban Development (HUD) for program year 2020 (September 1, 2020 to August 31, 2021).

## 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 2020-2025 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, Sugar Land, and Thompsons. The service area does not include Katy, Houston, Missouri City, Pearland or Weston Lakes.

### Consolidated Plan Public Contact Information

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<https://www.fortbendcountytx.gov/government/departments-a-d/community-development>

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

During the preparations of the FYs 2020-2025 Consolidated Plan development process County staff contacted individuals, organizations, representatives of non-profit organizations, County departments, local governments, local public agencies, private organizations and persons having knowledge of local housing issues.

A Community Needs Survey was conducted regarding the needs of the County during the development of the FYs 2020-2025 Consolidated Plan. These survey results along with public input and the HUD data were used to update the Consolidated Plan. The County's long-term priority needs did not change significantly from the FYs 2015-2020 plan.

The FBC Community Development Department staff (FBCCDD), held two public hearings and two public meetings. Hearing and meeting notices were posted in a newspaper of general circulation and the County's website.

A public hearing was held at FBC Commissioners Court, 2nd Floor, FBC Courthouse, 401 Jackson St., Richmond, Texas on September 10, 2019 to receive comments regarding the housing and community development needs of low- and moderate-income persons in preparation for the development of the FY 2020 Consolidated Plan.

On February 14, 2020, a notice of a public meeting was published in a newspaper of local circulation and on the County website. A public meeting was held at 10:00 a.m. on Thursday, February 19, 2020, at the FBC Travis Building, 301 Jackson Street, 6th Floor Meeting Room, Richmond, Texas to inform the public of anticipated funding levels and to measure community needs. The County's FY 2020 RFPs were issued on Friday, February 21, 2020. An information session or proposer's conference was held on March 12, 2020 to discuss the County's FY 2020 Request for Proposals (RFPs) and to answer questions from interested organizations and local governments and to receive comments.

The deadline for submission of FY 2020 CDBG, HOME, and ESG proposals was Thursday, April 2, 2020 at 11:00 a.m.

On March 20, 2020, FBC Judge, KP George, cited the continued increase in positive COVID-19 cases within FBC as requiring action to protect FBC employees. He issued an order requiring all FBC employees to work from home effective, March 23, 2020. FBCCDD staff posted this change on the FBCCDD's website and maintained contact with existing subrecipients and the public through email and telephone. As a result of the COVID-19 shutdown, the FBCCDD allowed FY 2020 applicants to either submit electronic applications through email or to drop off written applications at the FBC Mail

Department site. FBCCDD staff were available at the FBC Mail Department site from 10:30 to 12 noon on April 2, 2020 to receive applications.

The County received thirteen (13) CDBG proposals, requesting over \$2,672,075 in funding. The County also received four (4) ESG Program proposals, requesting over \$346,110 in funding. The County received one HOME Program proposals for \$120,000. The projects recommended for FY 2020 funding are listed in the Annual Action Plan (AP) section of this report.

On May 29 2020, a notice of the projects recommended for FY 2020 CDBG, HOME, and ESG Program funding was published in a newspaper of local circulation. During the thirty-day public review period from June 1, 2020 to July 1, 2020, draft copies of Fort Bend County's Consolidated Plan will be available for review from the FBCCDD, on the County website and upon request. A public hearing is scheduled for 1:00 p.m. on Tuesday, June 23, 2020 at the FBC Commissioners Court, 2nd Floor, FBC Courthouse, 401 Jackson St., Richmond, Texas. A summary of the public participation process including public notices and any comments are 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. Organizations, local governments, and interested parties on the Community Development Department's mailing list are 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 two public meetings, two public hearings, and conducted a needs assessment survey. In addition, information including public 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. During 2019, the Rosenberg Housing Authority requested and received the County's permission to provide services to the residents of the unincorporated area of the County. This request was due to the lack of an affordable housing supply in the City of Rosenberg.

In addition, the County participates in Fort Bend Connect, which is a United Way network of Fort Bend County non-profits, local governments, school district and service providers. The County announced the Consolidated Plan process and provided surveys and meeting information at Fort Bend Connect meetings.

The COVID pandemic resulted in the County coordinating ESG-CV resources with the FBCWC, Parks Youth Ranch, the FBC Social Services Department and Texana Inc., the mental health provider for the area.

**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 (CoC). The Department has a representative on the CoC's Funder's workgroup that coordinates the planning and implementing Coordinated Access for Rapid Rehousing and Homelessness Prevention.

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 Homelessness 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 local DV providers until the Coordinated Access system has adapted confidentiality safeguards required before assistance can be provided to victims of domestic violence.

The COVID pandemic resulted in Fort Bend County working with emergency shelter providers, Texana, and the County Social Services Department to provide ESG-CV Program assistance to homeless individuals and families and to individuals and families at risk of becoming homeless.

**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 Funder's workgroup that is responsible for planning and implementing Coordinated Access for Rapid Rehousing and Homelessness Prevention. This CoC workgroup developed performance standards, outcome measures and business rules 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 have been incorporated into the County's ESG RFPs since 2014.. The subrecipients awarded ESG Program funds are required to follow these standards, performance outcomes and business rules.

The County has agreed to continue to align the County's ESG Program funds for Rapid ReHousing and Homelessness Prevention assistance through the CoC's coordinated access 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>	Coalition for the Homeless of Houston/Harris County
	<b>Agency/Group/Organization Type</b>	Housing Services - 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 Coalition For the Homeless administers the Continuum of Care (CoC) 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.
2	<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>	Economic Development Section 108 Loan Guarantee
	<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 County worked with City staff extensively in the preparation of Section 108 Loan Guarantee to construct a water treatment plant (WTP) for the City. The Section 108 Loan Guarantee application was submitted to HUD. The County was awarded the Section 108 from HUD during the 30 day comment period.

3	<b>Agency/Group/Organization</b>	City of 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 Economic Development Non Housing Community Development
	<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 Kendleton is on the mailing list. They have met with the Community Development Director regarding applying for a Section 108 Loan Guarantee to expand the City Water Treatment Plant and the Wastewater Plant.
4	<b>Agency/Group/Organization</b>	City of Richmond
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non Housing Community 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 Richmond has an existing relationship with the County. The City of Richmond is on the mailing list. A representative of the City attended a public meeting, completed a needs survey, and submitted an CDBG application. The City provides information regarding the needs of its residents and advocates for them.
5	<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 Market Analysis Non Housing Community Development
	<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, submitted a needs assessment survey and a 2020 CDBG application. The provided information and advocated for their residents.

6	<b>Agency/Group/Organization</b>	City of Orchard
	<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 Non Housing Community Development
	<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 Orchard. The City is on the mailing list, they attended a public meeting, submitted a needs assessment survey and a CDBG application. The provided information and advocated for their residents.
7	<b>Agency/Group/Organization</b>	City of Beasley
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non Housing Community Development
	<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 Beasley. The City is on the mailing list. A representative attended a public meeting, submitted a needs assessment survey and submitted a CDBG application. The City of Beasley representative provides information regarding the needs of the City residents and advocates for the residents.
8	<b>Agency/Group/Organization</b>	CITY OF HOUSTON
	<b>Agency/Group/Organization Type</b>	Other government - Local Community Development Department
	<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 CoC 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, the City of Pasadena and Montgomery County participate in the CoC's Coordinate Access process for ESG grantees. The jurisdictions meet monthly to discuss issues regarding Coordinated Access. In addition, a FBC Community Development staff person has served on the CoH Housing and Community Development Advisory Committee.
9	<b>Agency/Group/Organization</b>	City of Pasadena, Texas
	<b>Agency/Group/Organization Type</b>	Other government - Local Community Development Department
	<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 CoC 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, the City of Pasadena and Montgomery County participate in the CoC's Coordinate Access process for ESG grantees. The jurisdictions meet monthly to discuss issues regarding Coordinated Access.
10	<b>Agency/Group/Organization</b>	HARRIS COUNTY COMMUNITY SERVICES DEPARTMENT, TX
	<b>Agency/Group/Organization Type</b>	Other government - Local Community Development
	<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 CoC 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, the City of Pasadena, and Montgomery County participate in the CoC's Coordinate Access process for ESG grantees. The jurisdictions meet monthly to discuss issues regarding Coordinated Access.
11	<b>Agency/Group/Organization</b>	MONTGOMERY COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<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 CoC 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, the City of Pasadena and Montgomery County participate in the CoC's Coordinate Access process for ESG grantees. The jurisdictions meet monthly to discuss issues regarding Coordinated Access.
12	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES OF THE ARCHDIOCESE OF GALVESTON-HOUSTON
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-homeless
	<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>	Catholic Charities administers a CDBG-funded case management program for senior citizens at the Mamie George Community Center in North Richmond. Catholic Charities also contacted the County regarding the availability homelessness prevention funds. Catholic Charities submitted a needs assessment and a FY 2020 application for homelessness prevention assistance.
13	<b>Agency/Group/Organization</b>	Child Advocates of Fort Bend
	<b>Agency/Group/Organization Type</b>	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 provides services to abused and neglected children. This organization submitted a needs survey. Child Advocates submitted an application for FY 2020 CDBG Program funding and advocated for their clients.
14	<b>Agency/Group/Organization</b>	Fort Bend County Social Services Department
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Other government - County
	<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 submitted a needs assessment and advocated for their clients. The staff of the FBC Social Services Department submitted an intent to participate and received an allocation of the ESG-CV Program funds to provide emergency rental assistance.
15	<b>Agency/Group/Organization</b>	Parks Youth Ranch, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence

<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homelessness Needs - Unaccompanied youth
<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 youth shelter. PYR administers an ESG Program for homeless youth services and shelter. PYR submitted a needs assessment and submitted an application for FY 2020 ESG Program funds and an intent participate for the ESG-CV Program funds.

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

FBCDD 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 and posted on the department’s web site. 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 and meetings were emailed to everyone on the mailing lists.

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 the FBC Women's Center. However, they did apply for FY 2020 CDBG, ESG and ESG-CV Program funds.

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

<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>
Continuum of Care	Coalition for the Homeless	The Coalition goals are incorporated into Consolidated Plan as part of Coordinated Access for Rapid ReHousing for the unsheltered and sheltered homeless persons and families.
The Way Home	Coalition for the Homeless	Goals for Rapid ReHousing and Homelessness Prevention included as County goals
Fort Bend County Parks Master Plan Update 2015	FBC Parks Department	Need for park facilities, open space and county-wide planning. Planning for floodway and floodplain of Brazos River.
Arcola-Fresno Regional Water/Wastewater Planning	FWSD No.1	Need for public water and sewer system in Fresno, unincorporated area (colonia) and the City of Arcola.

**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, Sugar Land and Thompsons. The service area does not include Katy, Houston, Missouri City, Pearland or Weston Lakes. 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 and Pasadena to coordinate projects that benefit residents of more than one jurisdiction and as part of the CoC.

**Narrative (optional):**

Fort Bend County has a close working relationship 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 the needs of the residents in the County.

The need for collaboration and coordination was reinforced by the 2015 and 2016 flooding and Hurricane Harvey. During 2019 and 2020, the Coronavirus has increased the need for even more collaboration and coordination among local governments, districts, non-profits and businesses in Fort Bend County.

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The FY 2020 Public Participation Process began in September of 2019 with a public hearing. The entire process included two public hearings and two public meetings. The development of the FY 2020 Consolidated Plan continued during the COVID pandemic shutdown of Fort Bend County and surrounding jurisdictions. Appendix A includes the Citizen Participation Summary.

**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	Newspaper Ad	Non-targeted/broad community	Public Notice published in local paper of general circulation and placed on County website for Public Hearing.	No comments.	No comments.	
2	Public Hearing	Non-targeted/broad community	Public Hearing held at FBC Commissioners Court on September 10, 2019.	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	Newspaper Ad	Non-targeted/broad community	Public Notice published in local paper of general circulation and placed on County website for Public Meeting and announcing availability of FY 2020 proposals.	No comments.	No comments.	
4	Public Meeting	Non-targeted/broad community	Public Meeting held at 10:00 am on Wednesday, February 19, 2020 at the William B. Travis Building, 301 Jackson St., 6th Floor Meeting Room, Richmond, Texas. No one attended the meeting.	No comments.	No comments.	
5	Survey	Non-targeted/broad community	Community Needs Survey issued with FY 2020 RFPs on February 21, 2020.	See Appendix A.	See Appendix A.	

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  Potential applicants	Public meeting/Proposer's Conference held on March 12, 2020 at 10:00 am at the William B. Travis Building, 6th Floor Meeting Room, Richmond, Texas. Eighteen persons attended.	See Appendix A.	See Appendix A.	
7	Newspaper Ad	Residents of Public and Assisted Housing  Potential applicants	Public Notice published in local paper of general circulation and placed on County website for Public Meeting and announcing allocation of FY 2020 CDBG, HOME, & ESG projects.	See Appendix A.	See Appendix A.	
8	Public Hearing	Non-targeted/broad community	Public Hearing was held at FBC Commissioners Court on Tuesday, June 23, 2020	No comments. See Appendix A.	No comments. See Appendix A.	

**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:

NA-10 Housing Needs Assessment

NA-15 Disproportionately Greater Need: Housing Problems

NA-20 Disproportionately Greater Need: Severe Housing Problems

NA-25 Disproportionately Greater Need: Housing Cost Burden

NA-30 Disproportionately Greater Need: Discussion

NA-35 Public Housing

NA-40 Homeless Needs Assessment

NA-45 Non-Homeless Special Needs Assessment

NA-50 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, Sugar Land and Thompsons. The County's service area excludes those sections of the communities of Katy, Missouri City, Pearland and the City of Houston and Weston Lakes located within Fort Bend County.

Note: Appendix F: Tables includes copies of most of the tables with percentages and totals.

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

### Summary of Housing Needs

The U.S. Department of Housing and Urban Development (HUD) provided the data using in this section unless otherwise noted. The Fort Bend County population has continued to increase rapidly. According to the 2017, American Community Survey (ACS), the population of Fort Bend County was estimated at 711,421 persons. According to U.S. Department of Housing and Urban Development 2015 estimates, Fort Bend County's service population at 540,900 persons. Approximately 139,585 persons or 25.81 percent and low-incomes. (Incomes below 80% of MFI)

Between 2009 and 2017, Fort Bend County's total population increased from 585,375 to 711,421. This is a real change of 126,046 persons or a 21.53 percent increase. Households increased from 140,542 to 222,331. A real change of 81,789 households or a 58.20 percent increase. The median income increased from \$80,635 to \$107,461. A total change of \$26,826.00 or an increase of 33.27 percent.

Appendix F: Tables includes the tables in this section with percentages.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	585,375	546,165	-7%
Households	140,542	169,290	20%
Median Income	\$80,638.00	\$89,152.00	11%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

#### Table 5:

Table 5 Housing Need Assessment Demographics shows the population, households, and median income for Fort Bend County. In 2009, the population was 585,375. The 2017 American Community Survey (ACS) estimates that the Fort Bend County population had increased to 711,421. This represents a 21 percent increase in eight (8) years. During this same time period, households increased by 58 percent and median income increased 33 percent.

#### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,279	11,845	19,844	13,327	112,975
Small Family Households	4,691	5,080	9,573	7,120	73,139
Large Family Households	1,596	2,107	3,728	1,967	15,055

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Household contains at least one person 62-74 years of age	1,974	2,530	4,037	2,709	18,790
Household contains at least one person age 75 or older	1,371	1,626	1,667	1,290	5,002
Households with one or more children 6 years old or younger	3,142	2,906	5,316	2,926	24,919

**Table 6 - Total Households Table**

Data Source: 2011-2015 CHAS

**Table 6:**

Table 6 lists the number of households by type and income level.

## 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	114	139	15	139	407	168	50	49	4	271
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	195	99	125	55	474	109	99	159	54	421
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	234	308	401	134	1,077	304	288	567	292	1,451
Housing cost burden greater than 50% of income (and none of the above problems)	2,711	1,773	709	135	5,328	3,500	3,381	3,170	670	10,721
Housing cost burden greater than 30% of income (and none of the above problems)	434	1,187	2,472	1,180	5,273	705	1,738	4,211	2,574	9,228

	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)	846	0	0	0	846	814	0	0	0	814

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

**Table 7:**

Table 7 shows households with housing problems by tenure.

Substandard Housing: Among all households with substandard housing, renters totaled 407 households and owners totaled 267 households. Low- and moderate-income renters totaled 68 percent of the total number of renter households with substandard housing. However, among owner households with substandard housing 98 percent were low- and moderate-income.

Severe Overcrowding: Among all households with severe overcrowding, 88 percent of renters households and 87 percent of owner households were severely overcrowded.

Overcrowding: Among all households with overcrowding, 88 percent of renter households and 80 percent of owner households were overcrowded.

Housing Costs > 50%: Among all households with severe cost burden, 97 percent of renter households and 93 percent of owner households were severely cost burdened.

Housing Costs > 30%: Among all households with cost burden, 77 percent of renter households and 72 percent of owner households were cost burdened.

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	3,251	2,324	1,255	458	7,288	4,070	3,816	3,940	1,021	12,847
Having none of four housing problems	1,140	1,869	4,632	3,803	11,444	1,158	3,833	9,988	8,071	23,050
Household has negative income, but none of the other housing problems	846	0	0	0	846	814	0	0	0	814

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

**Table 8:**

Owner households are the majority (63%) of households with one or more severe housing problems. However, among the households with income below 30% of MFI and incomes between 30 and 50% of MFI, renter households have a higher percentage of housing with severe housing problems than owner households in the comparable income categories.

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	1,646	1,822	1,654	5,122	1,732	2,192	3,972	7,896
Large Related	563	504	297	1,364	779	976	1,110	2,865
Elderly	610	482	368	1,460	1,558	1,530	1,493	4,581
Other	763	483	963	2,209	524	578	870	1,972
Total need by income	3,582	3,291	3,282	10,155	4,593	5,276	7,445	17,314

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

**Table 9:**

Among households with 30% cost burden, the percentage varies by size and type of household. Among small households, 60% of owner and 40% of renter households have cost burden. The majority (67%) of large households with cost burden are owner households. Elderly owner households had the highest percentage of cost burden 75%.

#### 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,417	994	229	2,640	1,365	1,611	1,760	4,736
Large Related	448	339	55	842	594	614	452	1,660
Elderly	555	284	204	1,043	1,304	827	575	2,706
Other	653	345	235	1,233	460	319	398	1,177
Total need by income	3,073	1,962	723	5,758	3,723	3,371	3,185	10,279

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

**Table 10:**

Among households with severe cost burden, owner households were the majority in all types, small (64%), large (66%), Elderly (72%) and other (72%) households.

#### 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	439	358	488	114	1,399	393	217	476	137	1,223
Multiple, unrelated family households	0	53	38	30	121	85	170	255	209	719
Other, non-family households	10	0	0	45	55	0	0	0	0	0

	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
Total need by income	449	411	526	189	1,575	478	387	731	346	1,942

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

**Table 11:**

Among single-family households, 53 percent of renter households reported overcrowding. Multiple and other owner households reported that 85 and 93% percent were overcrowded, respectively.

	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 12 – 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 2017 American Community Survey (ACS), an estimated six (6) to seven (7) 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 including monthly rent and utilities, 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. The FBCWC referred 914 callers 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. Unfortunately, this trend has continued and has been exacerbated by the COVID pandemic.

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

There are several common housing problems in Fort Bend County. Counties in Texas do not have land-use authority in the unincorporated area. Housing does not have to meet any building code standards in the unincorporated area. Housing that is built in subdivision usually are developed for and marketed to upper income households. These housing units usually have many amenities. Housing units that are built by individual property owners often are built as the owner can afford construction. These units are usually not inspected.

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

Housing located in the unincorporated area of the County is more affected 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. Illegal immigrants are more affected than others by these problems since their status keeps them from reporting substandard housing conditions and they are not eligible for federal housing assistance.

### **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 single, female head of households 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 2017 ACS, there were an estimated 8.1 percent of the total population in Fort Bend County are living below poverty. This percentage varies by race, sex, age and community throughout the County. According to the HUD 2015 low-income data, the number of low-income persons in the County was 139,585 or 25.81 percent of the total service area 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 2015 low and moderate income data, Fort Bend County's service area population totaled an estimated 540,900 persons. The low income population, those individuals and families with incomes below 80 percent of MFI totaled an estimated 139,585 persons. This is the population most vulnerable to becoming homeless because of their low income. The probability of a 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 a 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.

Fort Bend County is a majority-minority County. According to the 2017 ACS data, the White alone race population is about 34 percent of the total population of the County. The African American alone population is about 20 percent, the Asian alone population is about 19 percent. The Hispanic population all races is about 24 percent of the total County population.

### 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	8,459	1,156	1,660
White	2,333	302	589
Black / African American	1,679	117	507
Asian	1,117	84	285
American Indian, Alaska Native	4	25	0
Pacific Islander	0	0	0
Hispanic	3,251	606	259

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 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%

### 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	9,055	2,775	0
White	2,800	1,046	0
Black / African American	1,487	483	0
Asian	1,363	315	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	3,301	907	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 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%

### 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	11,886	7,950	0
White	3,744	2,445	0
Black / African American	2,817	1,050	0
Asian	2,013	1,174	0
American Indian, Alaska Native	0	23	0
Pacific Islander	0	0	0
Hispanic	2,989	3,225	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 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%

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

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,229	8,104	0
White	1,970	3,090	0
Black / African American	1,058	974	0
Asian	914	1,055	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,046	2,928	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 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%

**Discussion**

A comparison of the data provided in Tables 13, 14, 15, and 16 show that there is some disproportionately greater need in housing problems among residents of the County (greater than ten percent). The Hispanic population of the County is about 24 percent. Among households with incomes between 0 and 30% that indicated housing problems, 38.43 percent were Hispanic households. Among households with incomes between 30 to 50 percent that indicated housing problems, 36.45 percent of Hispanic households. Non-Hispanic households did not show a disproportionate need of at least 10 percentage points higher than the percentage of persons in the category as a whole. This information is included in a summary table in Appendix F.

## 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 a 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.

Fort Bend County is a majority-minority County. According to the 2017 ACS data, the White alone race population is about 34 percent of the total population of the County. The African American alone population is about 20 percent, the Asian alone population is about 19 percent. The Hispanic population all races is about 24 percent of the total County population.

### 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	7,321	2,298	1,660
White	2,077	554	589
Black / African American	1,459	339	507
Asian	943	265	285
American Indian, Alaska Native	4	25	0
Pacific Islander	0	0	0
Hispanic	2,761	1,096	259

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 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	6,140	5,702	0
White	1,809	2,048	0
Black / African American	1,067	896	0
Asian	953	735	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	2,226	1,993	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 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%

### 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	5,195	14,620	0
White	1,766	4,410	0
Black / African American	1,128	2,755	0
Asian	908	2,288	0
American Indian, Alaska Native	0	23	0
Pacific Islander	0	0	0
Hispanic	1,279	4,936	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 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%

## 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	1,479	11,874	0
White	494	4,575	0
Black / African American	225	1,799	0
Asian	385	1,584	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	380	3,584	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 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%

## Discussion

A comparison of the data provided in Tables 17, 18, 19, and 20 show that there is some disproportionately greater need in severe housing problems among residents of the County. The Hispanic population of the County is about 24 percent. Among households with incomes between 0 and 30% that indicated housing problems, 37.71 percent were Hispanic households. Among households with incomes between 30 to 50 percent that indicated housing problems, 36.25 percent of Hispanic households.

Non-Hispanic households did not show a disproportionate need of at least 10 percentage points higher than the percentage of persons in the category as a whole. This information is included in a summary table in Appendix F.

## 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:

In this section, the extent that any racial or ethnic group has a 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.

Fort Bend County is a majority-minority County. According to the 2017 ACS data, the White alone race population is about 34 percent of the total population of the County. The African American alone population is about 20 percent, the Asian alone population is about 19 percent. The Hispanic population all races is about 24 percent of the total County population.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	126,418	23,319	17,748	1,775
White	60,684	8,103	6,442	589
Black / African American	16,459	5,080	3,600	507
Asian	22,195	4,348	2,961	285
American Indian, Alaska Native	268	30	4	0
Pacific Islander	35	0	0	0
Hispanic	25,376	5,126	4,411	369

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

A comparison of the data provided in Table 21 shows that there is some disproportionately greater need in cost burden among residents of the County. The White alone population of the County is about 34 percent. Among households with incomes between 0 and 30% that indicated cost burden, 48 percent were White households.

No other households showed a disproportionate need of at least 10 percentage points higher than the percentage of persons in the category as a whole. This information is included in a summary table in Appendix F.

## **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?**

Overall, among households with income between 0 and 30 percent Hispanic households were over represented in housing with one or more housing problems and housing with severe housing problems. Hispanics also were over represented among households with incomes between 30 and 50 percent with housing problems and severe housing problems.

Disproportionate severe cost burden was reported by the White alone population with incomes between 0 to 30 percent of MFI with cost burden.

Fort Bend County has a very fast growing, large and diverse population. There are nineteen (19) census defined places, numerous subdivisions and master-planned communities. The majority of the housing in the County is located outside of incorporated areas. Thus, the type and condition of housing varies. The disproportionate need among race and ethnic groups varies in the County.

### **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.

In addition, 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 that totals less than 50 percent of the total population of the community according the U.S. Census Bureau Data.

Fort Bend County is a majority-minority County. According to the 2017 ACS data, the White alone race population is about 34 percent of the total population of the County. The African American alone

population is about 20 percent, the Asian alone population is about 19 percent. The Hispanic population all races is about 24 percent of the total County population. Thus, all of Fort Bend County is a concentration of racial and ethnic population.

The County has some very small towns that are historically majority minority, the Cities of Arcola and Kendleton.

## 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 22 - 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 23 – 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 24 – 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 25 – 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**

## 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 2020. In 2020, there were 57 sheltered homeless and 19 unsheltered homeless persons identified in the point in time count.

### 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	65	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
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	20	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** Source: Houston, Pasadena and Harris, Fort Bend, and Montgomery Counties 2020 Point-in-Time Homeless Count & Survey Independent Analysis. Coalition for the Homeless. Prepared by Catherine Trosis, Ph.D. UTHHealth School of Public Health. June 2020.

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
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 27 - Homeless Needs Assessment**

**Data Source Comments:** Source: Houston, Pasadena and Harris, Fort Bend, and Montgomery Counties 2020 Point-in-Time Homeless Count & Survey Independent Analysis. Coalition for the Homeless. Prepared by Catherine Trosis, Ph.D. UTHHealth School of Public Health. June 2020.

**Homeless Population**

There is very little or no information on the unsheltered homeless population in Fort Bend County. Fort Bend County annually reports to HUD, information about the sheltered homeless population provided assistance through HUD programs.

During the County's FY 2018 program year, the County provided assistance to 152 persons, 74 adults and 78 children. This data reflects the composition of the two shelter facilities in the County, the FBC Women's Center and the Parks Youth Center. There is no shelter for men or families in the Fort Bend County service area. Among adult, sixteen (16) were male and fifty-eight (58) were female. Among children, thirty-three (33) were male and forty-five (45) were female.

The majority of the homeless persons provided assistance were White (93). This total includes persons that also identify as Hispanic. Fifty (50) persons were Black and six (6) were Asian. Two (2) persons identified as more than one race.

The majority of the homeless persons provided assistance were Hispanic (79). Non-Hispanic totaled seventy-three (73).

**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:**

There is little or no data regarding persons in rural areas in Fort Bend County. The homeless section of the Consolidated Plan Needs Survey were left blank by local governments in the County's service area. Rural small towns and cities do not provide services to homeless persons. Usually Local churches, faith based, and other organizations provide assistance to homeless persons and households and persons and households at risk of homeless in rural areas.

**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):**

The FY 2018 HUD ESG CAPER reports that 108 persons were classified as leavers and forty-four (44) were classified as stayers. Among 152 total persons, 15 persons were assisted for 0 to 7 days, 3 persons for 8 to 14 days, 18 persons for 15 to 21 days, 7 persons for 22 to 30 days, 49 persons for 31 to 60 days, 8 persons for 61 to 90 days, and 13 persons for 181 to 365 days.

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	93	0
Black or African American	50	0
Asian	6	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	79	0
Not Hispanic	73	0

Data Source

Comments:

HUD ESG CAPER FY 2018.

**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, the number and type of families in need for housing assistance is changing rapidly due to the Coronavirus.

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

At the time of this report, the nature and extent of homelessness by racial and ethnic group is changing rapidly due to the Coronavirus. In the next month, evictions due to non-payment of rent due to job loss directly or indirectly from the COVID pandemic will begin to increase.

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

At the time of this report, the nature and extent of unsheltered and sheltered homelessness is changing rapidly due to the Coronavirus. In the next month, evictions due to non-payment of rent due to job loss directly or indirectly from the COVID pandemic will begin to increase. The County has two shelters, the FBC Women's Center and the Parks Youth Ranch. Both of these shelters are not accepting new clients. The County has provided ESG-CV assistance to the FBCWC for motel/hotel vouchers and for Rapid ReHousing to reduce the population in the shelter.

**Discussion:**

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.

There are only two shelters within the County provide shelter. These shelters serve distinct populations: victims of domestic violence and youth. As a result, it is 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.

## **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 2017 American Community Survey, there were 54,604 persons with a disability out of a civilian, noninstitutionalized population of 706,155 in Fort Bend County. The largest number (25,982) of disabled persons was in the workforce cohort of persons, age 18 to 64 years old. Almost ten (10) percent of the persons 65 years and over indicated a disability.

The number of disabled persons has increased along with the total population of the County.

### **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 2020 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 State of Texas, Fort Bend County reported 85 persons with HIV/AIDS in 2018.

### **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 2020-2025 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?**

Public meetings have been held during the development of previous and the current 2020 Consolidated Plan. During the County's 2020 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 2020 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?**

Public meetings were held during the development of the 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 Services:**

During the development of the FY 2020 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 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.

# 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 provides the basis for the Strategic Plan and the programs and projects to be administered.

The Housing Market Analysis includes the following sections:

MA 10 –Number of Housing Units

MA 15 - Housing Market Analysis: Costs of Housing

MA 20 - Housing Market Analysis: Condition of Housing

MA 25 - Public and Assisted Housing

MA 30 – Homeless Facilities and Services

MA 45 – Non Housing Community Development Assets

MA 50 - Needs and Market Analysis Discussion

MA 60 – Broadband Needs of Housing occupied by Low- and Moderate-Income Households

MA 65 – Hazard Mitigation

Note: Appendix F: Tables includes copies of most of the tables with percentages and totals.

## 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	149,530	84%
1-unit, attached structure	2,823	2%
2-4 units	1,473	1%
5-19 units	10,805	6%
20 or more units	6,390	4%
Mobile Home, boat, RV, van, etc	7,122	4%
<b>Total</b>	<b>178,143</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Table 26:

Table 26: Residential Properties by Unit Number shows the residential property types by percent. Eighty-four (84) percent of the residential units in Fort Bend County were single unit detached homes. Properties with 5-19 units was second with six (6) percent.

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	481	0%	884	3%
1 bedroom	385	0%	7,170	20%
2 bedrooms	5,662	4%	10,193	29%
3 or more bedrooms	127,767	95%	16,744	48%
<b>Total</b>	<b>134,295</b>	<b>99%</b>	<b>34,991</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

### Table 27:

Table 27: Unit Size by Tenure shows units by bedroom size and tenure. Owners represent 80 percent of the occupants of units and renters 21 percent. Overall eighty-five (85) percent of total units in the County are three or more bedrooms.

Among owner units, ninety-five (95) percent are three or more bedrooms. Only four (4) percent of units are two (2) bedroom.

Among renter units, forty-eight percent are three or more bedrooms. Twenty-nine (29) percent of renter units are two (2) bedroom and twenty (20) percent are one (1) bedroom.

**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 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 \$60,000 in HOME Program funds for Housing Rehabilitation assistance to low and moderate income homeowners.

State Programs: Currently, Fort Bend County does not use State CDBG, HOME or ESG programs. The County is administering the CDBG-DR programs funded by the GLO.

Local Programs: The Fort Bend County Housing Finance Corporation provides \$1,000 in down payment 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 ever-growing population of the County. Most if not all the new single family units being developed and constructed in the County are not affordable to low- and moderate-income individuals and families.

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

There is a great need for decent affordable rental housing 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 different housing markets in the individual communities and subdivisions located within the County's service area.

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

### Introduction

This section of the plan includes data regarding the cost of housing in Fort Bend County.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	168,600	200,200	19%
Median Contract Rent	824	994	21%

**Table 30 – Cost of Housing**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,209	14.9%
\$500-999	13,216	37.8%
\$1,000-1,499	11,087	31.7%
\$1,500-1,999	3,329	9.5%
\$2,000 or more	2,100	6.0%
<b>Total</b>	<b>34,941</b>	<b>99.8%</b>

**Table 31 - Rent Paid**

**Data Source:** 2011-2015 ACS

### Table 29: Rent Paid

Table 29: Rent Paid shows the total number and percent of rental units by the amount of rent paid. Only 15 percent of the units had rents below \$500 per month. Thirty-eight (38) percent of rental housing units had rents between \$500 to \$999 per month. Thirty-one (31) percent of rental housing units had rents between \$1,000 to \$1,499 per month. Nine (9) percent of rental housing had rents between \$1,500 to \$1,999 per month. Rental housing units with rents over \$2,000 totaled about six percent.

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,090	No Data
50% HAMFI	3,923	6,282
80% HAMFI	13,379	21,055
100% HAMFI	No Data	31,787
<b>Total</b>	<b>18,392</b>	<b>59,124</b>

**Table 32 – Housing Affordability**

Data Source: 2011-2015 CHAS

**Table 30:**

Table 30 Housing Affordability shows number of housing units by tenure affordable by households of different income levels. Overall, about 76 percent of households in Fort Bend County are owner households.

Renter households comprised about 24 percent of households. Six (6) percent of renters have incomes between 0 and 30% of HAMFI, twenty-one (21) percent have incomes between 30 to 50% of HAMFI, and about seventy-three (73) percent of renters had incomes between 50 and 80% of HAMFI. Renters had higher percentages than owners at all the lower incomes levels (0 to 80%).

Owner households totaled seventy-six (76) percent of all households. Owner households had a higher percentage than renters in the 80 to 100% percent income range.

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	812	907	1,104	1,509	1,897
High HOME Rent	812	907	1,104	1,304	1,435
Low HOME Rent	668	716	858	992	1,107

**Table 33 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

**Table 31:**

Table 31 shows the HUD Fair Housing Rents (FMRs), the high Home Rents and the low HOME Rents.

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 metro area, the FMR is based on the metro area.

High HOME Rent: High HOME rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% AMI, whichever is lower.

Low HOME Rent: Low HOME rents are equal to 30% of the adjusted income of a family whose income equals 50% of AMI.

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

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

It is important to note that the housing may not be in a safe and decent condition especially housing available to extremely-low, very-low, low- income individuals and families.

There is a great need for safe and decent housing for extremely-low, very-low, low, and moderate-income persons and households. Also, the need and demand for housing increased as the result of the flooding events of 2015, 2016, and 2017.

### **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. The affordable housing problem was worsened by Hurricane Harvey that flooded many areas of the County. Homes along the Brazos River and along creeks and in low-lying areas flooded.

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

Table 29 shows that the median contract rent was \$994. The Fair Market Rent and the High HOME rent were the same for efficiency (\$812), one bedroom (\$907), and two bedroom (\$1,104) units. Only the High HOME rents for efficiency and one bedroom units were below the median contract rent. Among the Low HOME rents, only the 4 bedroom rent was higher than the median contract rent.

Table 31 shows that the fair market rent was equal or higher than the high HOME rents for all rental units. Thus, it appears that most rental units would be affordable to persons and households receiving government rental assistance. However, this is incorrect since landlords can refuse to rent to persons and households receiving governmental assistance.

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 has become 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 embolden by this legislation and pass local source or income ordinances in the near future

Currently, Fort Bend County is being impacted by the COVID pandemic. The County is administering several rental assistance programs to prevent the eviction of renters from their housing in the mist of the pandemic. The FBC Women's Center and Texana MH are providing hotel-motel vouchers and Rapid ReHousing assistance to provide housing for sheltered and unsheltered homeless persons and households. The availability of rental housing that can pass a HUD Housing Quality Standard (HQS) inspection is of great concern to shelter, social service and County staff administering these programs.

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

## Introduction

This section includes 1. Narrative 2. Condition of Units 3. Year Unit Built 4. Risk of Lead-Based Paint Hazard 5. Vacant Units 6. Additional Narratives.

Fort Bend County has flooded in 2015, 2016, and 2017. These floods damaged thousands of housing structures in the County. Housing located in the older areas of the County and close to rivers and their tributaries and creeks were severely damaged. Some homes were washed away. The full impact of these flooding events on the housing stock of the County has not been determined. The County is still in the long-term recovery phase and is actively buyout homes in the floodway and flood plains and repairing homes for persons and households with incomes below 80 percent of MFI.

## 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 state 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	30,525	23%	13,048	37%
With two selected Conditions	901	1%	1,038	3%
With three selected Conditions	50	0%	20	0%
With four selected Conditions	50	0%	0	0%
No selected Conditions	102,760	77%	20,879	60%
<b>Total</b>	<b>134,286</b>	<b>101%</b>	<b>34,985</b>	<b>100%</b>

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

## Table 32:

Table 32 shows the condition of occupied housing units by tenure and condition. Overall, 73 percent of total occupied housing units reported no selected conditions. Among Owner occupied units, seventy-seven (77) percent reported no conditions. About sixty (60) percent of renter occupied units reported no conditions.

Thirty-seven (37) percent of renter occupied households reported, one selected condition, three (3) percent renter occupied units reported two selected conditions. Only twenty-three (23) percent of owner occupied households reported one selected condition, and one (1) percent reported two selected conditions.

Selected conditions are similar to housing problems in the Needs Assessment and are (1) lacks complete plumbing facilities (2) lacks complete kitchen facilities (3) more than one person per room, and (4) cost burden greater than 30%.

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	71,030	53%	13,470	38%
1980-1999	47,114	35%	15,082	43%
1950-1979	14,830	11%	5,667	16%
Before 1950	1,297	1%	774	2%
<b>Total</b>	<b>134,271</b>	<b>100%</b>	<b>34,993</b>	<b>99%</b>

**Table 35 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Table 33:

Table 33 shows housing units by the year built. Almost 50 percent of all housing units in Fort Bend County were built since 2000. Only fourteen (14) percent were built before 1979. Among renter-occupied housing units eighteen (18) percent were built before 1979. Among owner-occupied housing units twelve (12) percent were built before 1979.

### 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	16,127	12%	6,441	18%
Housing Units build before 1980 with children present	36,161	27%	28,213	81%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Table 34:

The plan must estimate the number of housing units that contain lead-based paint hazards and the number of those units that are occupied by extremely low-income, low-income, and moderate-income families. The use of lead-based paint in housing was banned in 1978. For the purposes of this plan, the number of units built before 1980 occupied by households with children serves as a default baseline of units that contain lead-based paint hazards.

**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 37 - Vacant Units**

Data Source: 2005-2009 CHAS

**Table 35:**

Table 35 shows the vacant units in the county. The number of vacant housing units (8,857) was estimated by subtracting the number of occupied housing units (169,286) from the total number of housing units (178,143) in the County

**Need for Owner and Rental Rehabilitation**

There is a great need for housing rehabilitation in Fort Bend County especially for persons and households with incomes below 80% of MFI.

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 of 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.

Table 27 shows that owner units totaled an estimated 134,295 units and renter units totaled 34,991 of the 169,286 occupied housing units in the county. The total number of low and moderate income households was ????

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

The key variable in estimating the number of housing units with lead-based paint in the age of housing. Generally, the percentage of housing units containing lead increases with the age of the structure. Approximately 90 of the housing units built before 1940 contain lead-based paint, 80 percent of the housing units built between 1940 and 1959 and 62 percent of the housing units built between 1960 and 1979. None of the housing units built since 1980 contain lead-based paint. In the 2015, Consolidated Plan, the County estimated that 18,897 housing unit contained lead-based paint in the County. The 2015 analysis found that a six percent of the rental housing units had potential lead-based paint hazards and the thirteen (13) percent of owner housing units had potential lead-based paint hazards.

Housing build before 1980 is located through-out Fort Bend County. Generally, these homes are located in older communities and scattered throughout the unincorporated area. The highest concentration of low-income person is located in the North Richmond and North Rosenberg areas. Much of the housing in these areas is older and located in close proximity to the Brazos River. Many of these homes flooded during Hurricane Harvey. Some of these homes are beyond repair and have been demolished and others have been repaired. At the time of this report, it is not possible to estimate the number of homes with potential lead-based paint hazards. The 2020 Census should provide more current information on homes with potential lead-based paint hazards in the County.

### **Discussion**

As a result of the flooding events of 2015, 2016, and 2017, thousands of structures in the County flooded. Some homes along the Brazos River in the City of Rosenberg were flooded and destroyed by these storms. Generally, the older housing in the Cities of Richmond and Rosenberg is located close to the Brazos River and many are now in the floodway and flood plain. The County estimates that with the passage of time and recent flooding events the number of housing units with lead-based paint has been reduced. The County expects the results of the 2020 U.S. Census will show a decrease in the number of homes in the County with lead-based paint.



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

### Introduction

Fort Bend County does not have any public units. The Rosenberg Housing Authority (RHA) provides vouchers for City of Rosenberg residents. Due to a shortage of affordable housing within the City of Rosenberg, the RHA expanded the area it can house Rosenberg residents into the Fort Bend County during 2019.

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

**Table 38 – 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:**

Fort Bend County does not have any public units.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 39 - Public Housing Condition**

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

Fort Bend County does not have any public units.

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

Fort Bend County does not have any public units.

**Discussion:**

Fort Bend County does not have any public units.

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

### Introduction

In 2020, 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	20	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 40 - 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 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. Areas of service include the provision of food, clothing, utility assistance, prescription medicine assistance, and extensive referral capability. They do not provide deposit, utilities or housing assistance.

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.

Abigail's Place provides emergency housing support for displaced single mothers in Fort Bend County.

Family Promise: provides a day center that provide families with access to laundry and shower facilities, computers and internet access. In the evening, families are transported to that week's hosting congregation where volunteers provide meals, hospitality, and overnight accommodations.

## **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 group 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 the Houston Metro system. 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 2020. Goal DH

4.2 will be addressed through Catholic Charities. Goal DH 4.3 will be addressed through the County's Housing Rehabilitation 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. 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 will use HOME program funds to help develop and construct homes through the Houston Area Urban League Community Development Corporation (HAUCDC).

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

In previous and the 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 on 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 that includes 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 and housing is more than what most low and moderate income individuals and families can afford without severe cost burden or at all.

The flooding events of 2015, 2016, and 2017 have revealed the inability of low income persons to access affordable housing. Fort Bend County was allocated \$17,022,677 in FY 2016 and \$21,155,575 in FY 2017 CDBG Disaster Recovery Program funds to repair (2016 only) buyout owner occupied properties in the floodway and flood plains within Fort Bend County. The buyout values of the flood damaged housing of low income persons and households is not sufficient to purchase a replacement home within the County. Most low income persons do not qualify for conventional mortgages through private lenders. This need is most evident among older homeowners living on social security or fixed income or non citizens who cannot access conventional mortgage financing.

Another concern is the sustainability of owner-occupied housing. A consequence of the ever-increasing population growth and concomitant demand for housing in Fort Bend County is the increase in property taxes especially school district and special district taxes. Low-income persons and persons on fixed income are faced with property taxes that increase every year. These annual tax increases are increasing the cost burden on low-income persons and households. Some persons and households can no longer afford to maintain insurance, repairs or remain their homes due to these increases.

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

### Introduction

The plan must provide a concise summary of the County's priority non-housing community development needs that are eligible for CDBG assistance. This section provides data regarding the local economic condition of the County and compares the ability of the local work force to satisfy the needs of local businesses. The data describes the level of housing demand in the local market. This section contains the following subsections: 1. Introduction 2. Business by Sector 3. Labor Force 4. Occupations by Sector 5. Travel Time to Work 6. Educational Attainment 7. Median Earnings in the Past 12 Months 8. Additional Narrative.

### 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	12,991	5,267	6	4	-2
Arts, Entertainment, Accommodations	22,368	17,728	11	15	4
Construction	14,438	10,366	7	9	2
Education and Health Care Services	33,829	20,875	17	18	1
Finance, Insurance, and Real Estate	13,841	4,997	7	4	-3
Information	3,689	1,520	2	1	-1
Manufacturing	18,402	14,998	9	13	4
Other Services	6,249	3,863	3	3	0
Professional, Scientific, Management Services	28,440	10,250	14	9	-5
Public Administration	0	0	0	0	0
Retail Trade	26,686	17,221	13	15	2
Transportation and Warehousing	7,328	2,732	4	2	-2
Wholesale Trade	15,202	7,895	7	7	0
Total	203,463	117,712	--	--	--

Table 41 - Business Activity

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

**Table 39:**

Table 39 shows business activity by the number of workers and the number of jobs by 13 sectors. The table calculates a final ratio of workers to each job by business sector.

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).

The sector with the highest number of workers and jobs were Education and Health Care Services and Retail Trade. This indicates that the workers and the jobs are both located within the County.

Professional, Scientific, Management Services shows a very high number of workers but not jobs. This indicates that workers leave the County for these jobs. Among every business sector, there are more workers than jobs. Thus, a majority of the County's residents leave the County for their jobs.

## Labor Force

Total Population in the Civilian Labor Force	270,946
Civilian Employed Population 16 years and over	259,060
Unemployment Rate	4.41
Unemployment Rate for Ages 16-24	10.06
Unemployment Rate for Ages 25-65	2.76

**Table 42 - Labor Force**

Data Source: 2011-2015 ACS

### Table 40:

Table 40 shows the Labor Force the number of by persons in the civilian labor force, the number of persons 16 years and over in the labor force and the unemployment rates by age group.

The number of civilian workers plus those actively seeking employment. This number does not include those who are not actively seeking employment.

The Civilian Employed Population 16 years and over is self-explanatory.

The unemployment rate is the number of persons actively seeking employment divided by the total labor force.

Occupations by Sector	Number of People
Management, business and financial	91,748
Farming, fisheries and forestry occupations	9,655
Service	18,856
Sales and office	60,194
Construction, extraction, maintenance and repair	16,419
Production, transportation and material moving	10,086

**Table 43 – Occupations by Sector**

Data Source: 2011-2015 ACS

### Table 41:

Table 41: shows Occupations by Sector. The management, business and financial sector reported the highest number of jobs, forty-four (44) percent. The sales and office sector reported the second highest number of jobs, twenty-nine (29) percent. These two sector included over seventy-three (73) percent of all occupations in the County.

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	105,103	43%
30-59 Minutes	109,032	45%
60 or More Minutes	29,202	12%
<b>Total</b>	<b>243,337</b>	<b>100%</b>

**Table 44 - Travel Time**

Data Source: 2011-2015 ACS

## Table 42:

Table 42 shows Travel Time. Over fifty-seven (57) percent of County workers have commute times over 30 minutes. This indicates that a majority of County residents may work outside the County.

## 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	17,803	515	10,774
High school graduate (includes equivalency)	33,323	1,415	13,248
Some college or Associate's degree	60,260	2,984	18,812
Bachelor's degree or higher	113,031	3,270	21,700

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

## Table 43:

Table 43 show educational attainment by employment status. Overall, seventy-four (74) percent of persons 16 years and older in the County have at least some college or higher educational attainment. Forty-six (46) percent of persons have at least a Bachelors degree of higher.

Among persons with less than a high school education, thirty-seven (37) percent were not in the labor force.

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	567	1,363	3,569	7,580	6,346
9th to 12th grade, no diploma	6,152	4,665	4,558	7,330	3,118
High school graduate, GED, or alternative	12,316	12,097	11,429	24,488	10,370
Some college, no degree	19,496	15,990	16,211	28,719	9,512
Associate's degree	1,783	4,860	6,407	9,838	1,954
Bachelor's degree	3,575	20,374	27,234	41,274	9,376
Graduate or professional degree	350	8,755	16,319	24,192	6,295

**Table 46 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Table 44:

Table 44 show educational attainment by age. The two largest age cohorts are the population between 45 to 65 years old and the population between 35 to 44 years old. As expected, these two age cohorts have the highest percentage of persons with Bachelor's Degrees and Graduate or professional degrees.

Persons in the youngest age cohort, the population between 18 and 24 years old have the lowest educational attainment. In this age cohort, forty-four (44) percent report some college, no degree and twenty-eight (28) percent report only a 9th to 12th grade education, no diploma. Both these educational attainment percentages are significantly higher than the percentages for all other age cohorts and the County average.

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	837,900
High school graduate (includes equivalency)	1,177,707
Some college or Associate's degree	1,517,880
Bachelor's degree	1,994,638
Graduate or professional degree	2,123,307

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

Table 39 shows that the largest number of workers and jobs within Fort Bend County were in the Education and Health Care Services sector. However, this is not true for next highest sectors for the number of workers and jobs.

Workers:	Jobs:
Education and Health Care Services	Education and Health Care Services
Professional, Scientific, Management Services Accommodations	Arts, Entertainment,
Retail Trade	Retail Trade
Arts, Entertainment, Accommodations	Manufacturing
Manufacturing	Construction

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

The business community needs a well educated and skilled workforce.

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. The top business sectors in Fort Bend County both workers and jobs need a well educated and skilled workforce.

**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 the natural disasters that have impacted the County in 2015, 2016, and 2017. These flooding events damaged housing, business and infrastructure. Currently, the County is long-term recovery from these events. In FY 2020, the County is facing the impact of the COVID pandemic and the impact on the income of residents through layoffs and business closures.

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

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 and Healthcare. The top five employers in the County have not changed since the 2015 Consolidated Plan.

Fort Bend ISD

Lamar CISD

Fort Bend County

Methodist Sugar Land Hospital

Schlumberger Technology Corporation

**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 that was not part of a developer constructed subdivision and did not have public water and sanitary sewer services. For the last twenty five 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 2020 there are still two incorporated areas with unsafe, illegal water wells and septic systems and no or partial water and sewer systems such as the City of Arcola and the Village of Pleak. In addition, there are very small town and communities with aging deteriorated infrastructure or such as North Richmond and North Rosenberg, Beasley, Kendleton, and Orchard. Kendleton and Thompsons continue to lose population although the population of the County continues to increase.

### **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 that 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 that 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 and Kendleton 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 bound 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 flooding events of 2015, 2016, and 2017 flooded and damaged thousands of homes, businesses and public facilities and improvements. The County received CDBG-DR Program funding to buyout properties in the floodway and flood plains. The buyout of these properties will allow the County and the towns along the Brazos River to begin to implement the County's Parks Plan. This plan recommends that flood prone properties along the Brazos River be converted to flood detention, open space, and parkland.

The 2020 Census will provide the County with data that will show the long-term impacts of these flooding events.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Generally, the definition of broadband is high-speed, reliable internet access. According to the Federal Communications Commission (FCC) this definition includes speeds of 25 megabits per second during downloads and 3 megabits per second during uploads. In addition, broadband access means having access to a physical internet connection and having the option to subscribe and/or purchase an internet connection with speeds of 25 megabits per second during downloads and 3 megabits per second during uploads.

Low- and moderate-income households and neighborhoods usually have a need for broadband wiring and connections for their households. The digital divide is the term used to describe the gap between persons who have access to broadband service and persons who do not have access. Moreover, the digital divide for low and moderate-income persons includes the ability to afford an internet connection and the concomitant skills to be able to use an internet connection meaningfully.

The COVID pandemic has exposed the discrepancies in the provision of broadband services in communities, including Fort Bend County. It has become apparent that broadband services are a necessity for the delivery of educational, employment, healthcare and governmental services. The lack of broadband services negatively impacts the delivery of these services to low- and moderate-income persons and households.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The attached map shows the fixed, terrestrial, non-mobile broadband service areas in Fort Bend County. The urban and suburban areas of the County in close proximity to the City of Houston has the most broadband coverage. The rural areas of the County and smaller towns have less availability. Fort Bend County's is comprised of nineteen incorporated areas and a very large unincorporated area. The County's HUD service area is comprised of many jurisdictions. Texas cities and towns (incorporated areas) grant broadband service providers licenses to provide services to residents. Thus, the provision of broadband services is very fragmented within Fort Bend County's service area. Some communities and/or areas may have multiple broadband providers and other areas may have no or few broadband providers.

Since the affordability of broadband services is integral to broadband access, increased competition among broadband providers should bring down the costs of services. However, the provision of



## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Fort Bend County's current Hazard Mitigation Plan (HMP) was updated in 2018.

Hazard information found in the main plan document and jurisdictional annexes include location descriptions and maps, community extent, history of significant events, probability of future events, as well as impact and vulnerability summaries. The 13 hazards profiled by the MPC are listed below.

1. Drought
2. Extreme Heat
3. Severe Winter Storms
4. Lightning
5. Hailstorms
6. Windstorms
7. Expansive Soils
8. Floods

Expansive Soils and Land Subsidence were not previously profiled for Fort Bend County and were added as part of the update.

New hazard data also included details on the three Federal disaster declarations that were experienced by Fort Bend County since the last update period. These events were added to the plan and utilized to re-prioritize efforts within the plan.

The flooding events of 2015, 2016 and 2017 have been attributed to climate change. The County's location in relative proximity to the Gulf of Mexico increases the risk of wind, rain, storm and flood damage from tropical storms and hurricanes. The County also has experienced increased temperatures during the summer months. This increased heat has result in drought, fires, and heat-related deaths.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The flooding events of 2015, 2016 and 2017 flooded and damaged thousands of homes, businesses and public facilities and improvements. The County received CDBG-DR Program funding to buyout properties in the floodway and flood plains. The County is in the long-term recovery phase of these disasters. It has become apparent that some homeowners with housing located in the Brazos River floodway do not want to participate in the County's buyout program. The main concern of these homeowners is that they cannot find affordable homes with County. The refusal of low-income homeowners to sell their properties located in the floodway to County leaves them especially vulnerable

to the next flooding event. Structures in the floodway are not eligible for flood insurance. The resources available to these residents after the next flood disaster will be limited.

# 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:

SP-05 Overview

SP-10 Geographic priorities

SP-25 Priority Needs

SP-30 Influence of Market Conditions

SP-35 Anticipated Resources

SP-40 Institutional Delivery Structure

SP-45 Goals Summary

SP-55 Barriers to Affordable Housing

SP-60 Homelessness Strategy

SP-65 Lead-based Paint Hazards

SP-70 Anti-Poverty Strategy

SP-80 Monitoring

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

### Geographic Area

Table 48 - 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>	Excludes Cities of Katy, Houston, Missouri City, Pearland, and Weston Lakes.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Fort Bend County is a mix of small towns and cities and unincorporated area of the County. The County includes urban, suburban and rural areas.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	HUD's Urban Qualification Process determines the incorporated areas that participate in the County's Urban County service area.
	<b>Identify the needs in this target area.</b>	Public water and sewer systems, affordable housing; homeless facilities and services; public services for vulnerable populations; mass transit
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	Costs of basic public water and sewer services. Texas counties do not have land-use authority in the unincorporated area. There are no building codes in the unincorporated area. Multiple special districts exist to provide services in the unincorporated area	

### General Allocation Priorities

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

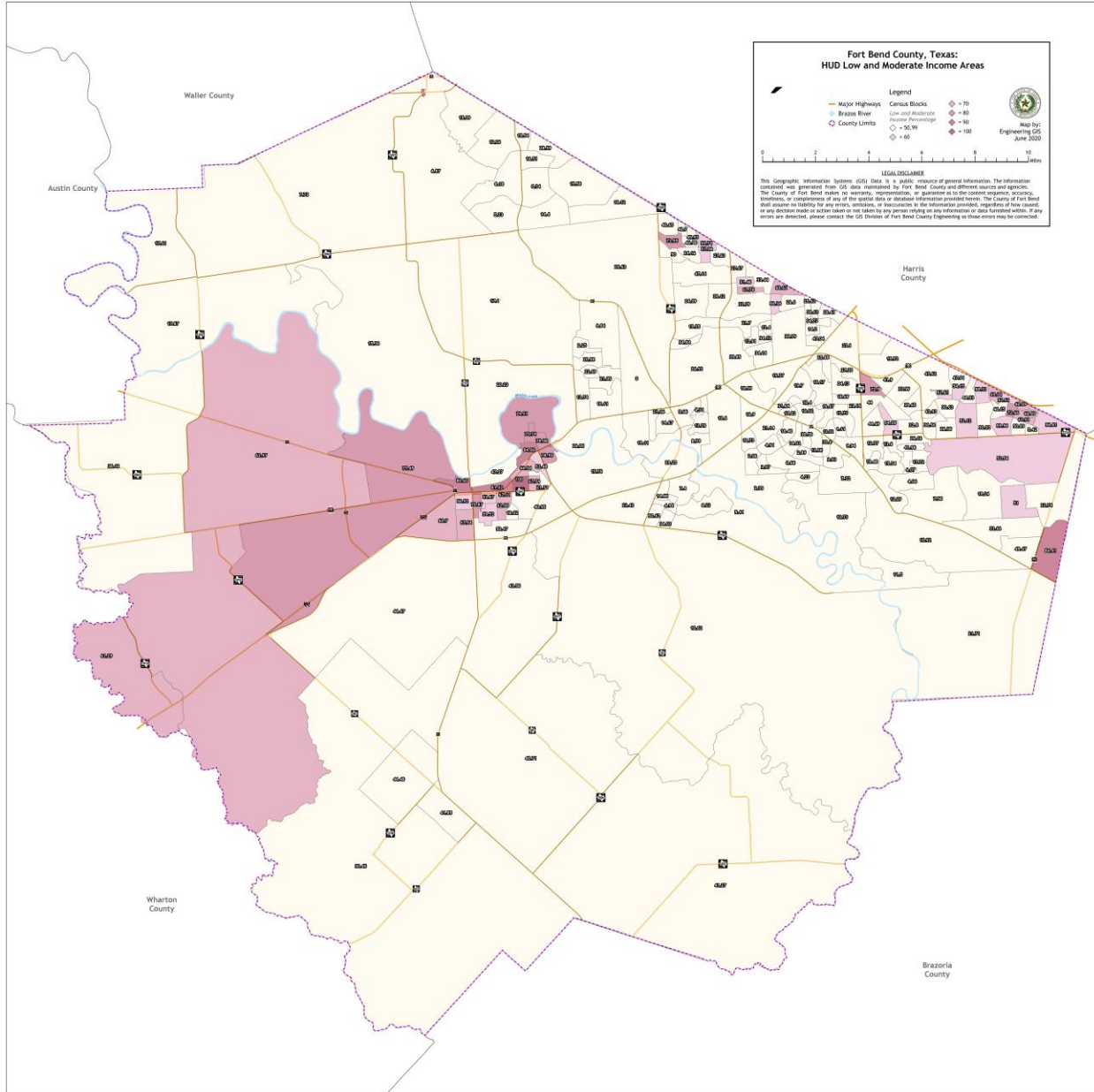
Fort Bend County's Service area includes the unincorporated areas of Fort Bend County and the incorporated limits of the following cities: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows

Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, Sugar Land and Thompsons. The Fort Bend County Service area does not include the cities of **Houston, Katy, Missouri City, Pearland, or Weston Lakes.**

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 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-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. A map is attached that shows the low and moderate income areas by 2010 Census Tract Block Groups. The low- and moderate-income areas shown are not automatically eligible since the CDBG Program regulations specifies that the service area for a project must be primarily residential. Proposed projects are reviewed for program eligibility and that determination is made during the CDBG project eligibility review.

The HOME Program does not allow the new construction of rental housing in areas with concentrations of low-income and minority persons. Any proposed HOME Program rental project must submit a Site and Neighborhood study showing the concentrations of low-income and minority persons and existing housing options.



**Low and Moderate Income Areas**

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

### Priority Needs

Table 49 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Homeless Persons and Households
	<b>Priority Level</b>	High
	<b>Population</b>	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse 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 National Disaster and Emergency (NDE): 1.1 National Disaster and Emergency (NDE): 3.1 Fair Housing FH 1.1: Fair Housing FH 1.2:
	<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. Continuum of Care (CoC) administered by the Coalition for the Homeless Houston, Harris County, Fort Bend County. The lack of homeless shelters and facilities in Fort Bend County.

<b>2</b>	<b>Priority Need Name</b>	Housing: Renters
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents 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 Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Decent Housing (DH) 1.1 Decent Housing (DH) 1.2 Decent Housing (DH) 3.2 Decent Housing (DH) 3.6 Decent Housing (DH) 4.1 Decent Housing (DH) 4.2 Decent Housing (DH) 4.3 National Disaster and Emergency (NDE): 1.1 National Disaster and Emergency (NDE): 1.3: National Disaster and Emergency (NDE): 1.4: Fair Housing FH 1.1: Fair Housing FH 1.2:
	<b>Description</b>	Renters. Low income renters are a very vulnerable population. There is a great need for affordable rental housing and permanent supportive housing in Fort Bend County.

	<b>Basis for Relative Priority</b>	Generally, renters are more vulnerable than homeowners. Low income renters are at risk of becoming homeless due to rent increases, gentrification, disasters, income loss or health conditions. Overall, there is less rental housing in Fort Bend County than owner-occupied housing.
<b>3</b>	<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 Victims of Domestic Violence Non-housing Community Development Other
	<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 Decent Housing (DH) 4.1 Decent Housing (DH) 4.3 Suitable Living Environment (SLE) 2.6 National Disaster and Emergency (NDE): 1.1 National Disaster and Emergency (NDE): 1.2 National Disaster and Emergency (NDE): 1.3: National Disaster and Emergency (NDE): 1.4: Fair Housing FH 1.1: Fair Housing FH 1.2:

	<b>Description</b>	Extremely-low, low- and moderate-income homeowners are vulnerable as housing, land and related property tax costs increase within Fort Bend County. The costs of owning and maintaining a home have increased and the incomes of extremely-low, low- and moderate-income homeowners has not increased, accordingly.
	<b>Basis for Relative Priority</b>	As the costs of owning and maintaining their homes, extremely-low, low- and moderate-income homeowners are less able to afford to remain in their homes. In addition, as homeowners age, the homes need maintenance that they are physically not able to perform or cannot afford. The County addresses this by providing housing rehabilitation assistance, water and sewer connections and disaster homeowner assistance programs.
<b>4</b>	<b>Priority Need Name</b>	Housing: Special Needs
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents 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) 2.1 Decent Housing (DH) 2.2 Decent Housing (DH) 2.3 Decent Housing (DH) 2.4 Decent Housing (DH) 3.6 Decent Housing (DH) 4.1 Decent Housing (DH) 4.2 Decent Housing (DH) 4.3 National Disaster and Emergency (NDE): 1.1 National Disaster and Emergency (NDE): 1.2 National Disaster and Emergency (NDE): 1.4: Fair Housing FH 1.1: Fair Housing FH 1.2:
	<b>Description</b>	
	<b>Basis for Relative Priority</b>	There is very little affordable housing and permanent supportive housing (PSH) in Fort Bend County. There is great need for housing for all special need populations.
5	<b>Priority Need Name</b>	Housing: 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 National Disaster and Emergency (NDE): 1.4: Fair Housing FH 1.1: Fair Housing FH 1.2:
	<b>Description</b>	The cost of housing has continued to increase in Fort Bend County. The County addresses homebuyers through goals for homebuyer assistance including down payment and closing costs assistance, and the new construction of housing. There is a need for first-time homebuyer assistance and assistance to homebuyers that need to purchase a home because of the impact of a disaster such as a buyout of property in a floodway or floodplain.
	<b>Basis for Relative Priority</b>	The costs of affordable housing in Fort Bend County for extremely-low, low- and moderate-income is continuing to increase.
6	<b>Priority Need Name</b>	Housing: CHDO
	<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) 1.3 Fair Housing FH 1.1: Fair Housing FH 1.2:

	<b>Description</b>	Community Housing Development Organization (CHDO). The County addresses this goal for a CHDO to provide new construction of homeowner and rental housing and down payment and closing costs assistance in low income areas.
	<b>Basis for Relative Priority</b>	Need for low-income neighborhood and/or community input for affordable housing.
<b>7</b>	<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>	Decent Housing (DH) 2.1 Suitable Living Environment (SLE) 2.1 National Disaster and Emergency (NDE): 3.1 Fair Housing FH 1.1:
	<b>Description</b>	The elderly and frail elderly persons are a very vulnerable populations in need of services. The County goals that address this need are meals and case management services.
	<b>Basis for Relative Priority</b>	The elderly and frail elderly are a very vulnerable population in need of services in order to remain in the homes and maintain their quality of life.
<b>8</b>	<b>Priority Need Name</b>	Public Services: Special Needs Abused Children
	<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 National Disaster and Emergency (NDE): 3.1 Fair Housing FH 1.1:
	<b>Description</b>	Abused and Neglected Children are a very vulnerable population. The County addresses this need with the goal to provide services to abused and neglected children.
	<b>Basis for Relative Priority</b>	Abused and neglected Children are a very vulnerable population. As the population of the County increases, this problem has also increased.
9	<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 Suitable Living Environment (SLE) 1.1 National Disaster and Emergency (NDE): 3.1 Fair Housing FH 1.1:
	<b>Description</b>	Illiterate persons are very vulnerable population. The County addresses this issue by providing literacy/employment training.
	<b>Basis for Relative Priority</b>	Illiterate persons are a very vulnerable population. The lack of literacy impacts every aspect of a person's life including employment, health, housing and family.
10	<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 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) 2.4 Suitable Living Environment (SLE) 2.6 National Disaster and Emergency (NDE): 3.1 Fair Housing FH 1.1:
	<b>Description</b>	Disabled, severely disabled and/or incapacitated persons are a very vulnerable population. The County addresses this issue through several goals.
	<b>Basis for Relative Priority</b>	Special needs persons are a very vulnerable population. Special needs persons that are extremely-low, low-, and moderate-income have an additional barrier to overcome.
<b>11</b>	<b>Priority Need Name</b>	Public Facilities/Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<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 Opportunity (EO) 2.1 Economic Opportunity (EO) 2.2 Economic Opportunity (EO) 2.3 Economic Opportunity (EO) 2.4 Economic Opportunity (EO) 2.5 Economic Opportunity (EO) 2.6 Economic Opportunity (EO) 2.7 National Disaster and Emergency (NDE): 2.1 National Disaster and Emergency (NDE): 3.2 Fair Housing FH 1.2:
	<b>Description</b>	There is a great need for public facilities and improvements in the low and moderate income areas of the County. 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>	As the population of the County increases, the low- and moderate-income population has increased. As a result, the demand for basic public services and infrastructure has increased. There are still areas and communities within the County without public water and wastewater systems.
<b>12</b>	<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 Opportunity (EO) 1.1

	<b>Description</b>	The County's goal to address this issue is provide services to illiterate persons to increase their reading and writing skills to allow them to seek and maintain employment and services.
	<b>Basis for Relative Priority</b>	Illiterate persons are a very vulnerable population. The access to literacy and/or employment training provides the opportunity for individuals for employment, access to services and housing.
<b>13</b>	<b>Priority Need Name</b>	Economic Development: Facilities/Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<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 Opportunity (EO) 2.1 Economic Opportunity (EO) 2.2 Economic Opportunity (EO) 2.3 Economic Opportunity (EO) 2.4 Economic Opportunity (EO) 2.5 Economic Opportunity (EO) 2.6 Economic Opportunity (EO) 2.7
	<b>Description</b>	There is a great need for improving and expanding public facilities and improvements in low- and moderate-income areas. The County addresses this issue through several goals.
	<b>Basis for Relative Priority</b>	As the County has continued to growth, there is a great need for public facilities and improvements, especially in low- and moderate-income areas. Facilities and improvements in these areas provide benefits to persons and businesses.
<b>14</b>	<b>Priority Need Name</b>	National Disaster or Emergency Assistance
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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 Non-housing Community Development
<b>Geographic Areas Affected</b>	Service Area
<b>Associated Goals</b>	National Disaster and Emergency (NDE): 1.1 National Disaster and Emergency (NDE): 1.2 National Disaster and Emergency (NDE): 1.3: National Disaster and Emergency (NDE): 1.4: National Disaster and Emergency (NDE): 2.1 National Disaster and Emergency (NDE): 3.1 National Disaster and Emergency (NDE): 3.2

	<b>Description</b>	Natural disasters such as hurricanes, tornados, flooding, wildfires and pandemics have occurred in the Fort Bend County in the recent past. The County responds to these disasters by providing emergency, short-term and long-term assistance, as needed, to residents, non-profits, and local governments impacted by these events. The most severe and damaging of these events result in Presidentially-declared disasters and/or emergencies that provide federal funds to the County.
	<b>Basis for Relative Priority</b>	Fort Bend County has been impacted by three major flooding disasters in 2015, 2016, and 2017. Currently, the County is being impacted by the Coronavirus pandemic.
15	<b>Priority Need Name</b>	Planning
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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 Non-housing Community Development

	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Economic Opportunity (EO) 2.7
	<b>Description</b>	There is a need for addressing the planning needs of communities in the County.
	<b>Basis for Relative Priority</b>	The communities in Fort Bend County especially the small, low-income communities do not have the staff and/or financial resources for planning activities.
16	<b>Priority Need Name</b>	Public Services: Victims of Domestic Violence
	<b>Priority Level</b>	High
	<b>Population</b>	Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Service Area
	<b>Associated Goals</b>	Decent Housing (DH) 3.3 Decent Housing (DH) 3.4
	<b>Description</b>	There is a great need for services for victims of domestic abuse.
	<b>Basis for Relative Priority</b>	There is great need for services and housing for victims of domestic violence. As the County continues to increase in population, the need and demand for these services continues to increase.

### Narrative (Optional)

The FYs 2020-2025 priority 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 especially in low- and moderate-income areas.

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is most effective when there is an ample supply of affordable, safe, and decent rental housing. In Fort Bend County, rental housing is only twenty-one (21) percent to the total number of units. Fort Bend County has a shortage of affordable, safe and decent rental housing. However, there is a great need and demand for rental housing as the population of the County continues to increase.
TBRA for Non-Homeless Special Needs	According to the 2017 American Community Survey (ACS), Fort Bend County has an estimated 54,604 persons with a disability and 68,279 persons over the age of 65 years and older. Fort Bend County does not have a public housing authority to provide on-going rental assistance to special needs populations. The County also has no or few supportive housing projects. Thus, there is great need and demand for TBRA for special needs persons especially those with low-incomes.
New Unit Production	There is a great number of new housing units being produced in Fort Bend County. Generally, these housing units are for higher income persons and households. According to the 2017 American Community Survey, the median home value in Fort Bend County was \$233,300. There is a lack of affordable housing for persons and households with incomes below 80 percent of MFI.
Rehabilitation	There is great need for the rehabilitation of housing units. As stated previously, the costs of buying, maintaining, and sustaining a home are continually increasing. Low-income and persons on fixed income are faced with annual increases in taxes, insurance and repair costs. Lower incomes households forgo required home maintenance as other housing costs like taxes increase.
Acquisition, including preservation	<p>There is a great number of new housing units being produced in Fort Bend County. Generally, these housing units are for higher income persons and households. According to the 2017 American Community Survey, the median home value in Fort Bend County was \$233,300. There is a lack of affordable housing for persons and households with incomes below 80 percent of MFI.</p> <p>In the past, the County provided down payment and closing costs assistance to low-income persons and households. This program became very difficult to administer because the requirements of conventional mortgage financing became more stringent. Conventional mortgage financing along with rising home prices in County have made a down payment program difficult to administer.</p>

**Table 50 – Influence of Market Conditions**

**Table 5:**

Table 5 Housing Need Assessment Demographics shows the population, households, and median income for Fort Bend County. In 2009, the population was 585,375. The 2017 American Community Survey (ACS) estimates that the Fort Bend County population had increased to 711,421. This represents a 21 percent increase in eight (8) years. During this same time period, households increased by 58 percent and median income increased 33 percent.

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

**Introduction**

Fort Bend County will receive \$3,312,369 in FY 2020 Community Development Block Grant (CDBG) Program funds from HUD. The County will receive \$865,452 in HOME Investment Partnerships (HOME) Program funds and \$271,528 in Emergency Solutions Grant (ESG) Program funds directly from the U.S. Department of Housing and Urban Development (HUD) for program year 2020 (September 1, 2020 to August 31, 2021).

Most recently, the County's population has increased, the HUD allocations have increased.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	3,312,369	0	0	3,312,369	0	Community Development Block Grant (CDBG): \$2,389,913 in public improvements; \$372,456 in public services; \$550,000 in administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	865,458	0	0	865,458	0	\$778,913 for Housing Rehabilitation Program; \$86,545 in administration
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	271,528	0	0	271,528	0	\$162,916 in emergency shelter operations and services; \$88,248 in Rapid ReHousing, Homelessness Prevention, Stabilization Services; \$20,364 in administration

Table 51 - 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/matching of funds for CDBG Program funds. In the proposal review process, Fort Bend County gives proposals with leveraged/matching 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. During FY 2020, \$2,132,667 in leveraged/match funds will be provided by CDBG subrecipients through their projects.

HOME: The use of HOME Program funds requires a match of local or private funds of twenty-five percent. One proposal was submitted for the FY 2020 HOME Program funds. However, previous year's HOME Program funds will be to fund this project. The FY 2020 HOME Program funds were committed to the County's Housing Rehabilitation Program. Usually match for the County's Housing Rehabilitation Program is provided through Fort Bend County General Revenue Funds. The FY 2020 HOME Program match may be waived to the coronavirus emergency declaration.

ESG: The Emergency Solutions Grant (ESG) Program funds require a one-hundred percent match. During the RFP process, each applicant for ESG Program funds must describe how matching funds for their proposed project will be provided. The projects awarded FY 2020 ESG Program funds have all provided match. However, the ESG Program match may be waived due to the coronavirus emergency declaration.

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

The CDBG Program is administered from the FBC County Travis Building, 301 Jackson Street, Suite 602, Richmond, Texas. Publicly owned property will be used for the public infrastructure projects in Arcola, Beasley, Orchard, Richmond, Rosenberg, Precinct 2 and MUD 19. The Fort Bend Seniors lease space in the County's Bud O'Sheiles Community Center, 1330 Band Road in Rosenberg, and uses other County community centers to provide services to the elderly residents of the Richmond-Rosenberg area. The Literacy Council uses FBC libraries for some of its tutoring sessions. No other FY 2020 CDBG Projects will use publicly owned property during FY 2020.

HOME: No publicly owned property will be assisted with the FY 2020 HOME Program funds. The HOME Program and the County's Housing Rehabilitation Program are administered from the 301 Jackson Street office.

ESG: The ESG Program is administered from the Jackson Street office. No FY 2020 ESG Projects will use public property during FY 2020 at the time of this report.

**Discussion**

During FY 2020, Fort Bend County will continue to administer several CDBG-DR, CDBG-CV and ESG-CV Programs. These are listed below.

FY 2016 CDBG-DR: \$17,022,677 for housing buyouts, housing rehabilitation, and incentives

FY 2017 CDBG-DR: \$21,155,575 for housing buyouts and incentives

FY 2017 CDBG-DR: \$17,417,192 for Big Creek improvements

FY 2019 ESG-CV: \$936,303 for COVID-related emergency shelter operations and services and homelessness prevention

FY 2019 CDBG-DR: \$1,948,558 for COVID-related subsistence payments

FY 2019 ESG-CV (2): \$1,384,930 for COVID-related assistance: To Be Determined

**Total: \$59,865,235**

## 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
Fort Bend County Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Other
City of Arcola	Government	neighborhood improvements	Jurisdiction
City of Beasley		neighborhood improvements	Other
City of Richmond	Government	neighborhood improvements	Other
City of Rosenberg	Government	neighborhood improvements	Other
City of Orchard	Government	neighborhood improvements	Other
FORT BEND COUNTY WOMEN'S CENTER	Non-profit organizations	Homelessness	Region
Parks Youth Ranch, Inc.	Non-profit organizations	Homelessness	Other
CATHOLIC CHARITIES OF THE ARCHDIOCESE OF GALVESTON-HOUSTON	Non-profit organizations	Homelessness Non-homeless special needs	Other
The Arc of Fort Bend County		Non-homeless special needs	
Brazos Bend Guardianship		Non-homeless special needs	
CHILD ADVOCATES OF FORT BEND COUNTY		Non-homeless special needs	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Fort Bend Seniors		Non-homeless special needs	
Literacy Council of Fort Bend County		Non-homeless special needs	

**Table 52 - 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	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	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	X	
Transportation	X		
<b>Other</b>			
Coordinated Access	X		

**Table 53 - 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 System. This system 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 Housing.

**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 with regional agencies.

The Coalition for the Homeless is administers the Continuum of Care (CoC) for the City of Houston, City of Pasadena, Harris County, Fort Bend County and Montgomery County. They have continued to improve coordination among these local government, housing and service providers to increase the funding available for homeless individuals and households in the area.

The flooding disaster of 2015, 2016, and 2017 created the need for the coordination of the disaster response within Fort Bend County. The Fort Bend County of Emergency Management, the United Way, and service providers established Fort Bend Recovers to address and coordinate disaster needs.

Currently, the COVID pandemic is stressing the Coordinated Access System as thousands of persons and households are seeking homelessness prevention assistance to prevent eviction.

## 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	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Renters Housing: Special Needs Housing: Homebuyers	CDBG: \$0 HOME: \$0 ESG: \$0	Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Decent Housing (DH) 1.2	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Renters	CDBG: \$0 HOME: \$0 ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
3	Decent Housing (DH) 1.3	2020	2025	Affordable Housing Provide assistance to a CHDOs	Fort Bend County Service Area	Housing: CHDO	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 1 Other
4	Decent Housing (DH) 2.1	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners Housing: Special Needs Public Services: Special Needs Elderly	CDBG: \$0 HOME: \$778,913 ESG: \$0	Homeowner Housing Rehabilitated: 50 Household Housing Unit
5	Decent Housing (DH) 2.2	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners Housing: Special Needs	CDBG: \$0 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 100 Household Housing Unit
6	Decent Housing (DH) 2.3	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners Housing: Special Needs Public Services: Special Needs Illiterate Persons	CDBG: \$0 HOME: \$0 ESG: \$0	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	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners Housing: Special Needs	CDBG: \$0 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 0 Household Housing Unit  Buildings Demolished: 0 Buildings  Other: 3 Other
8	Decent Housing (DH) 3.1	2020	2025	Homeless	Fort Bend County Service Area	Homeless Persons and Households	CDBG: \$0 HOME: \$0 ESG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds
9	Decent Housing (DH) 3.2	2020	2025	Affordable Housing Homeless	Fort Bend County Service Area	Homeless Persons and Households Housing: Renters	CDBG: \$0 HOME: \$0 ESG: \$50,000	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
10	Decent Housing (DH) 3.3	2020	2025	Homeless	Fort Bend County Service Area	Homeless Persons and Households Public Services: Victims of Domestic Violence	CDBG: \$64,470 HOME: \$0 ESG: \$0	Homeless Person Overnight Shelter: 500 Persons Assisted
11	Decent Housing (DH) 3.4	2020	2025	Homeless	Fort Bend County Service Area	Homeless Persons and Households Public Services: Victims of Domestic Violence	CDBG: \$0 HOME: \$0 ESG: \$162,916	Homeless Person Overnight Shelter: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Decent Housing (DH) 3.5	2020	2025	Homeless	Fort Bend County Service Area	Homeless Persons and Households	CDBG: \$0 HOME: \$0 ESG: \$38,248	Tenant-based rental assistance / Rapid Rehousing: 3 Households Assisted  Homelessness Prevention: 2 Persons Assisted
13	Decent Housing (DH) 3.6	2020	2025	Homeless	Fort Bend County Service Area	Housing: Renters Housing: Special Needs	CDBG: \$0 HOME: \$0 ESG: \$0	Homelessness Prevention: 5 Persons Assisted
14	Decent Housing (DH) 4.1	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs	Fort Bend County Service Area	Housing: Renters Housing: Homeowners Housing: Special Needs Housing: Homebuyers	CDBG: \$0 HOME: \$0 ESG: \$0	Rental units constructed: 10 Household Housing Unit  Homeowner Housing Added: 10 Household Housing Unit
15	Decent Housing (DH) 4.2	2020	2025	Affordable Housing Non-Homeless Special Needs	Fort Bend County Service Area	Housing: Renters Housing: Special Needs	CDBG: \$0 HOME: \$0 ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 3 Households Assisted  Homelessness Prevention: 2 Persons Assisted
16	Decent Housing (DH) 4.3	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Renters Housing: Homeowners Housing: Special Needs	CDBG: \$0 HOME: \$0 ESG: \$0	Rental units rehabilitated: 5 Household Housing Unit  Homeowner Housing Rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Suitable Living Environment (SLE) 1.1	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Services: Special Needs Illiterate Persons Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
18	Suitable Living Environment (SLE) 1.2	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
19	Suitable Living Environment (SLE) 1.3	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
20	Suitable Living Environment (SLE) 1.4	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
21	Suitable Living Environment (SLE) 1.5	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	Suitable Living Environment (SLE) 2.1	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Services: Special Needs Elderly	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
23	Suitable Living Environment (SLE) 2.2	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
24	Suitable Living Environment (SLE) 2.3	2020	2025	Non-Homeless Special Needs	Fort Bend County Service Area	Economic Development: Illiterate persons	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
25	Suitable Living Environment (SLE) 2.4	2020	2025	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Disabled	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
26	Suitable Living Environment (SLE) 2.5	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Services: Special Needs Abused Children	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
27	Suitable Living Environment (SLE) 2.6	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Housing: Homeowners Public Services: Special Needs Disabled	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
28	Economic Opportunity (EO) 1.1	2020	2025	Non-Homeless Special Needs	Fort Bend County Service Area	Economic Development: Illiterate persons	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
29	Economic Opportunity (EO) 2.1	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
30	Economic Opportunity (EO) 2.2	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
31	Economic Opportunity (EO) 2.3	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
32	Economic Opportunity (EO) 2.4	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	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
33	Economic Opportunity (EO) 2.5	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
34	Economic Opportunity (EO) 2.6	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
35	Economic Opportunity (EO) 2.7	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements Planning	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 1 Other
36	National Disaster and Emergency (NDE): 1.1	2020	2025	Affordable Housing Homeless	Fort Bend County Service Area	Homeless Persons and Households Housing: Renters Housing: Homeowners Housing: Special Needs National Disaster or Emergency Assistance	CDBG: \$0 HOME: \$0 ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted  Homelessness Prevention: 50 Persons Assisted
37	National Disaster and Emergency (NDE): 1.2	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners Housing: Special Needs National Disaster or Emergency Assistance	CDBG: \$0 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
38	National Disaster and Emergency (NDE): 1.3:	2020	2025	Affordable Housing Non-Homeless Special Needs	Fort Bend County Service Area	Housing: Renters Housing: Homeowners National Disaster or Emergency Assistance	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 100 Other
39	National Disaster and Emergency (NDE): 1.4:	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Renters Housing: Homeowners Housing: Special Needs Housing: Homebuyers National Disaster or Emergency Assistance	CDBG: \$0 HOME: \$0 ESG: \$0	Direct Financial Assistance to Homebuyers: 25 Households Assisted
40	National Disaster and Emergency (NDE): 2.1	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements National Disaster or Emergency Assistance	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
41	National Disaster and Emergency (NDE): 3.1	2020	2025	Non-Homeless Special Needs	Fort Bend County Service Area	Homeless Persons and Households Public Services: Special Needs Elderly Public Services: Special Needs Abused Children Public Services: Special Needs Illiterate Persons Public Services: Special Needs Disabled National Disaster or Emergency Assistance	CDBG: \$0 HOME: \$0 ESG: \$0	Public service 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
42	National Disaster and Emergency (NDE): 3.2	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements National Disaster or Emergency Assistance	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
43	Fair Housing FH 1.1:	2020	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Fort Bend County Service Area	Homeless Persons and Households Housing: Renters Housing: Homeowners Housing: Special Needs Housing: Homebuyers Housing: CHDO Public Services: Special Needs Elderly Public Services: Special Needs Abused Children Public Services: Special Needs Illiterate Persons Public Services: Special Needs Disabled	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 100 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
44	Fair Housing FH 1.2:	2020	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Fort Bend County Service Area	Homeless Persons and Households Housing: Renters Housing: Homeowners Housing: Special Needs Housing: Homebuyers Housing: CHDO Public Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 500 Other

Table 54 – Goals Summary

### Goal Descriptions

1	Goal Name	Decent Housing (DH) 1.1
	Goal Description	Provide down payment and closing costs to ten (10) homebuyers (2 housing units per year.) (One (1) minority homebuyers per year/5 minority homebuyers in five years.)
2	Goal Name	Decent Housing (DH) 1.2
	Goal Description	DH 1.2 : Provide rental assistance to ten (10) extremely-low-income, very-low-income, and low-income renter households. (2 housing units per year.)
3	Goal Name	Decent Housing (DH) 1.3
	Goal Description	DH 1.3 : Assist one (1) community or neighborhood-based group in becoming a CHDO for the HOME Program.

4	<b>Goal Name</b>	Decent Housing (DH) 2.1
	<b>Goal Description</b>	DH 2.1: Provide owner-occupied rehabilitation assistance to fifty <b>(50)</b> extremely-low-income, very-low-income, and low-income households. (10 housing units per year.)
5	<b>Goal Name</b>	Decent Housing (DH) 2.2
	<b>Goal Description</b>	DH 2.2 : Provide housing repairs including roofs, minor repairs and septic tanks to one hundred <b>(100)</b> extremely-low-income, very-low-income and low-income owner-occupied housing units. (20 housing units per year.)
6	<b>Goal Name</b>	Decent Housing (DH) 2.3
	<b>Goal Description</b>	DH 2.3 : Provide water and/or sewer connections to at least fifty <b>(50)</b> extremely-low-income, very-low-income, and low-income owner-occupied housing units. (10 per year)
7	<b>Goal Name</b>	Decent Housing (DH) 2.4
	<b>Goal Description</b>	DH 2.4 : Demolition and reconstruction of three <b>(3)</b> extremely-low-income, very-low-income and low-income, owner-occupied residential properties.
8	<b>Goal Name</b>	Decent Housing (DH) 3.1
	<b>Goal Description</b>	DH 3.1 : Provide for the rehabilitation and/or reconstruction of at least one <b>(1)</b> new homeless shelter. (five 5 persons/one per year)
9	<b>Goal Name</b>	Decent Housing (DH) 3.2
	<b>Goal Description</b>	DH 3.2 : Provide rental assistance for five <b>(5)</b> homeless persons. (1 person/housing unit per year.)
10	<b>Goal Name</b>	Decent Housing (DH) 3.3
	<b>Goal Description</b>	DH 3.3 : Provide operating funds to two <b>(2)</b> homeless shelters.(100 persons/20 persons per year)

11	<b>Goal Name</b>	Decent Housing (DH) 3.4
	<b>Goal Description</b>	DH 3.4 : Provide essential or supportive services to at least fifty ( <b>50</b> ) homeless persons. (10 persons per year.)
12	<b>Goal Name</b>	Decent Housing (DH) 3.5
	<b>Goal Description</b>	DH 3.5 : Assist homeless persons in the transition to permanent housing by providing 1st month's rent, deposits and utility deposits to at least five ( <b>5</b> ) persons. (1 person or housing unit per year.)
13	<b>Goal Name</b>	Decent Housing (DH) 3.6
	<b>Goal Description</b>	DH 3.6 : Prevent homelessness by providing emergency rent, and utility assistance to at least five ( <b>5</b> ) persons. (1 person or housing unit per year.)
14	<b>Goal Name</b>	Decent Housing (DH) 4.1
	<b>Goal Description</b>	DH 4.1: Produce twenty ( <b>20</b> ) 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.)
15	<b>Goal Name</b>	Decent Housing (DH) 4.2
	<b>Goal Description</b>	DH 4.2 : Provide rental assistance for five ( <b>5</b> ) housing units accessible to the special needs population, especially elderly persons and persons with disabilities. (1 housing unit per year.)
16	<b>Goal Name</b>	Decent Housing (DH) 4.3
	<b>Goal Description</b>	DH 4.3: Repair or rehabilitate ten ( <b>10</b> ) housing units for accessibility purposes especially elderly persons and persons with disabilities. (2 housing units per year.)
17	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.1
	<b>Goal Description</b>	SLE 1.1: Reconstruction or paving of streets in at least one ( <b>1</b> ) community.(50 persons/10 persons per year)
18	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.2
	<b>Goal Description</b>	SLE 1.2: Construction of flood drainage improvements in at least one ( <b>1</b> ) community.(50 persons; 10 persons per year)

19	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.3
	<b>Goal Description</b>	SLE 1.3: Water and/or sewer improvements in at least five <b>(5)</b> communities.(500 persons; 100 persons per year)
20	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.4
	<b>Goal Description</b>	SLE 1.4: Construction of at least one <b>(1)</b> community or recreational center.(100 persons; 20 persons per year)
21	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.5
	<b>Goal Description</b>	SLE 1.5: Park improvements in at least one <b>(1)</b> community.(100 persons;20 persons per year)
22	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.1
	<b>Goal Description</b>	SLE 2.1: Provide meals to at least one-hundred <b>(100)</b> extremely-low-income, very-low-income, and low-income persons. (20 persons per year.)
23	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.2
	<b>Goal Description</b>	SLE 2.2: Construction of one <b>(1)</b> neighborhood community center to provide space for social service organizations and agencies.(100 persons; 20 persons per year)
24	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.3
	<b>Goal Description</b>	SLE 2.3: Provide assistance to <b>500</b> illiterate persons. (100 persons per year.)
25	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.4
	<b>Goal Description</b>	SLE 2.4: Provide support or recreational services to fifty <b>(50)</b> handicapped or disabled persons. (10 persons per year.)
26	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.5
	<b>Goal Description</b>	SLE 2.5: Provide services to one-hundred <b>(100)</b> abused and/or neglected children. (20 children per year.)

27	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.6
	<b>Goal Description</b>	SLE 2.6: Provide case management and other related services to twenty-five <b>(25)</b> disabled, incapacitated and/or elderly persons (5 persons per year)
28	<b>Goal Name</b>	Economic Opportunity (EO) 1.1
	<b>Goal Description</b>	EO 1.1: Provide assistance to <b>500</b> illiterate persons in the County. (100 persons per year.)
29	<b>Goal Name</b>	Economic Opportunity (EO) 2.1
	<b>Goal Description</b>	EO 2.1: Reconstruction or paving of streets in at least one <b>(1)</b> community.(50 persons; 10 persons per year)
30	<b>Goal Name</b>	Economic Opportunity (EO) 2.2
	<b>Goal Description</b>	EO 2.2 : Construction of flood drainage improvements in at least one <b>(1)</b> community.(50 persons; 10 persons per year)
31	<b>Goal Name</b>	Economic Opportunity (EO) 2.3
	<b>Goal Description</b>	EO 2.3: Construction of <b>new</b> water and/or sewer improvements in at least one <b>(1)</b> community. (25 persons; 5 persons per year)
32	<b>Goal Name</b>	Economic Opportunity (EO) 2.4
	<b>Goal Description</b>	EO 2.4 : Construction of at least one <b>(1)</b> community or recreational center. (100 persons; 20 persons per year)
33	<b>Goal Name</b>	Economic Opportunity (EO) 2.5
	<b>Goal Description</b>	EO 2.5: Park improvements in at least one <b>(1)</b> community.(100 persons; 20 persons per year)

34	<b>Goal Name</b>	Economic Opportunity (EO) 2.6
	<b>Goal Description</b>	EO 2.6: Provide housing assistance programs (tap-ins, septic tanks) in at least two <b>(2)</b> low-income communities.(50 persons; 10 persons per year)
35	<b>Goal Name</b>	Economic Opportunity (EO) 2.7
	<b>Goal Description</b>	ED 2.7: Provide planning assistance to at least one (1) community.(100 persons; 20 persons per year)
36	<b>Goal Name</b>	National Disaster and Emergency (NDE): 1.1
	<b>Goal Description</b>	NDE 1.1: Provide emergency rent, mortgage, deposit and/or utility assistance to 100 individuals and persons impacted by a Presidentially-declared National Disaster and/or Emergency.
37	<b>Goal Name</b>	National Disaster and Emergency (NDE): 1.2
	<b>Goal Description</b>	NDE 1.2: Provide repair, rehabilitation/reconstruction assistance to 100 owner-occupied housing units impacted by a Presidentially-declared national disaster and/or emergency.
38	<b>Goal Name</b>	National Disaster and Emergency (NDE): 1.3:
	<b>Goal Description</b>	NDE 1.3: Provide property buyout assistance to 100 individuals and households impacted by a Presidentially-declared National Disaster and/or Emergency.
39	<b>Goal Name</b>	National Disaster and Emergency (NDE): 1.4:
	<b>Goal Description</b>	Provide down payment and closing costs assistance to 25 individuals and persons impacted by a Presidentially-declared National Disaster and/or Emergency.
40	<b>Goal Name</b>	National Disaster and Emergency (NDE): 2.1
	<b>Goal Description</b>	NDE 2.1: Provide assistance to 5 public facilities and improvements impacted by a Presidentially-declared National Disaster and/or Emergency.(500 persons)
41	<b>Goal Name</b>	National Disaster and Emergency (NDE): 3.1
	<b>Goal Description</b>	NDE 3.1: Provide assistance to non-profit organizations that provide services to 100 individuals and households impacted by a Presidentially Declared National Disaster and/or Emergency.

42	<b>Goal Name</b>	National Disaster and Emergency (NDE): 3.2
	<b>Goal Description</b>	NDE 3.2: Provide assistance to local governments to provide services to 100 individuals and/or households impacted by a Presidentially Declared National Disaster and/or Emergency.
43	<b>Goal Name</b>	Fair Housing FH 1.1:
	<b>Goal Description</b>	FH 1.1: Provide Fair Housing brochures and/or referrals to 100 persons.(10 persons per year)
44	<b>Goal Name</b>	Fair Housing FH 1.2:
	<b>Goal Description</b>	FH 1.2: Provide Fair Housing brochures, posters and/or information to 20 local governments and/or districts. (500 Persons; 100 persons per year)

**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, 2020 to August 31, 2025, 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 anticipates 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 Strategic 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. In the last year, the Rosenberg Housing Authority has expanded its service area into the unincorporated areas of the County. 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?**

No

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

Not applicable

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

### **Barriers to Affordable Housing**

In previous and the 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 on 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 that includes 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 and housing is more than what most low and moderate income individuals and families can afford without severe cost burden or at all.

The flooding events of 2015, 2016, and 2017 have revealed the inability of low income persons to access affordable housing. Fort Bend County was allocated \$17,022,677 in FY 2016 and \$21,155,575 in FY 2017 CDBG Disaster Recovery Program funds to repair (2016 only) buyout owner occupied properties in the floodway and flood plains within Fort Bend County. The buyout values of the flood damaged housing of low income persons and households is not sufficient to purchase a replacement home within the County. Most low income persons do not qualify for conventional mortgages through private lenders. This need is most evident among older homeowners living on social security or fixed income or non citizens who cannot access conventional mortgage financing.

Another concern is the sustainability of owner-occupied housing. A consequence of the ever-increasing population growth and concomitant demand for housing in Fort Bend County is the increase in property taxes especially school district and special district taxes. Low-income persons and persons on fixed income are faced with property taxes that increase every year. These annual tax increases are increasing the cost burden on low-income persons and households. Some persons and households can no longer afford to maintain insurance, repairs or remain their homes due to these increases.

### **Strategy to Remove or Ameliorate the 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.

The main barrier to affordable housing in Fort Bend County is a 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 and affordable housing is more than what most low and moderate income individuals and families can afford without severe cost burden. In addition, there are very few providers of affordable housing in the Houston area. The existing housing non-profits, CDC's and CDFI's with experience in producing quality affordable housing are in high demand.

The strategy to remove the main barrier to affordable housing, the fundamental affordability of decent, safe, and affordable housing, is to provide subsidies 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. The County increased the Housing Rehabilitation Program maximum amount to **\$60,000** in order to provide more assistance to low-income homeowners. This goal is addressed through goals DH 2.1, DH 4.3 and EO 2.6.

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 administration of Coordinated Access is 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 goal is to provide funding for emergency shelters to provide shelter and services to homeless persons and households. This goal is addressed in goals DH 3.1, 3.3, and 3.4.

**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 goal is to provide funding for Rapid Rehousing and homelessness prevention. These goals are addressed in goal DH 3.2, 3.5, and 3.6.

**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 homelessness prevention. This goal is addressed by goal DH 3.6.

Unfortunately, the health care, mental health, foster care, youth facilities system and institutions in the County's service are widespread and often located within different local governments and special districts. This makes coordination very difficult.

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.

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

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

There are thousands of homes with potential lead-based paint (LBP) 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. 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.

The County also provides LBP information to persons and households receiving Rapid ReHousing and Homelessness Prevention assistance.

### **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. 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 all Rapid ReHousing and Homelessness Prevention Programs. 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**

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 Homelessness Prevention Program funds to provide assistance to households with income below 30% of MFI especially those households that are victims of domestic abuse, the elderly 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 and form partnerships in order to increase the supply of permanent supportive housing available to the low-income residents of the County, especially those with special needs.

### **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 Homelessness Prevention Program funds 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 and form partnerships in order to increase the supply of permanent supportive housing available to the low-income residents of the County, especially those with special needs.

All HUD programs must be consistent with the County's Consolidated Plan. The County reviews proposals for CDBG, HOME and ESG Program funding. The first eligibility item is consistency with the Consolidated Plan. If a proposed project does not address one of the County's Consolidated Plan goals and objectives, it is not eligible for program funding.

### **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

Fort Bend County will receive \$3,312,369 in FY 2020 Community Development Block Grant (CDBG) Program funds from HUD. The County will receive \$865,452 in HOME Investment Partnerships (HOME) Program funds and \$271,528 in Emergency Solutions Grant (ESG) Program funds directly from the U.S. Department of Housing and Urban Development (HUD) for program year 2020 (September 1, 2020 to August 31, 2021).

Most recently, the County's population has increased, the HUD allocations have increased.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	3,312,369	0	0	3,312,369	0	Community Development Block Grant (CDBG): \$2,389,913 in public improvements; \$372,456 in public services; \$550,000 in administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	865,458	0	0	865,458	0	\$778,913 for Housing Rehabilitation Program; \$86,545 in administration
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	271,528	0	0	271,528	0	\$162,916 in emergency shelter operations and services; \$88,248 in Rapid ReHousing, Homelessness Prevention, Stabilization Services; \$20,364 in administration

Table 55 - 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/matching of funds for CDBG Program funds. In the proposal review process, Fort Bend County gives proposals with leveraged/matching 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. During FY 2020, \$2,132,667 in leveraged/match funds will be provided by CDBG subrecipients through their projects.

HOME: The use of HOME Program funds requires a match of local or private funds of twenty-five percent. One proposal was submitted for the FY 2020 HOME Program funds. However, previous year's HOME Program funds will be to fund this project. The FY 2020 HOME Program funds were committed to the County's Housing Rehabilitation Program. Usually match for the County's Housing Rehabilitation Program is provided through Fort Bend County General Revenue Funds. The FY 2020 HOME Program match may be waived to the coronavirus emergency declaration.

ESG: The Emergency Solutions Grant (ESG) Program funds require a one-hundred percent match. During the RFP process, each applicant for ESG Program funds must describe how matching funds for their proposed project will be provided. The projects awarded FY 2020 ESG Program funds have all provided match. However, the ESG Program match may be waived due to the coronavirus emergency declaration.

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

The CDBG Program is administered from the FBC County Travis Building, 301 Jackson Street, Suite 602, Richmond, Texas. Publicly owned property will be used for the public infrastructure projects in Arcola, Beasley, Orchard, Richmond, Rosenberg, Precinct 2 and MUD 19. The Fort Bend Seniors lease space in the County's Bud O'Sheiles Community Center, 1330 Band Road in Rosenberg, and uses other County community centers to provide services to the elderly residents of the Richmond-Rosenberg area. The Literacy Council uses FBC libraries for some of its tutoring sessions. No other FY 2020 CDBG Projects will use publicly owned property during FY 2020.

HOME: No publicly owned property will be assisted with the FY 2020 HOME Program funds. The HOME Program and the County's Housing Rehabilitation Program are administered from the 301 Jackson Street office.

ESG: The ESG Program is administered from the Jackson Street office. No FY 2020 ESG Projects will use public property during FY 2020 at the time of this report.

**Discussion**

During FY 2020, Fort Bend County will continue to administer several CDBG-DR, CDBG-CV and ESG-CV Programs. These are listed below.

FY 2016 CDBG-DR: \$17,022,677 for housing buyouts, housing rehabilitation, and incentives

FY 2017 CDBG-DR: \$21,155,575 for housing buyouts and incentives

FY 2017 CDBG-DR: \$17,417,192 for Big Creek improvements

FY 2019 ESG-CV: \$936,303 for COVID-related emergency shelter operations and services and homelessness prevention

FY 2019 CDBG-DR: \$1,948,558 for COVID-related subsistence payments

FY 2019 ESG-CV (2): \$1,384,930 for COVID-related assistance: To Be Determined

**Total: \$59,865,235**

## 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) 1.1	2020	2025	Affordable Housing				
2	Decent Housing (DH) 1.2	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Renters	CDBG: \$0 HOME: \$0 ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
3	Decent Housing (DH) 1.3	2020	2025	Affordable Housing Provide assistance to a CHDOs	Fort Bend County Service Area	Housing: CHDO	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 1 Other
4	Decent Housing (DH) 2.1	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners	CDBG: \$0 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 50 Household Housing Unit
5	Decent Housing (DH) 2.2	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners	CDBG: \$0 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Decent Housing (DH) 2.3	2020	2025	Affordable Housing	Fort Bend County Service Area		CDBG: \$0 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 50 Household Housing Unit
7	Decent Housing (DH) 2.4	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners	CDBG: \$0 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 3 Household Housing Unit
8	Decent Housing (DH) 3.1	2020	2025	Homeless	Fort Bend County Service Area	Homeless Persons and Households	CDBG: \$0 HOME: \$0 ESG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds
9	Decent Housing (DH) 3.2	2020	2025	Affordable Housing Homeless	Fort Bend County Service Area	Homeless Persons and Households	CDBG: \$0 HOME: \$0 ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
10	Decent Housing (DH) 3.3	2020	2025	Homeless	Fort Bend County Service Area	Homeless Persons and Households	CDBG: \$0 HOME: \$0 ESG: \$0	Homeless Person Overnight Shelter: 100 Persons Assisted
11	Decent Housing (DH) 3.4	2020	2025	Homeless	Fort Bend County Service Area	Homeless Persons and Households	CDBG: \$0 HOME: \$0 ESG: \$0	Homeless Person Overnight Shelter: 50 Persons Assisted
12	Decent Housing (DH) 3.5	2020	2025	Homeless	Fort Bend County Service Area	Homeless Persons and Households	CDBG: \$0 HOME: \$0 ESG: \$0	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
13	Decent Housing (DH) 3.6	2020	2025	Homeless	Fort Bend County Service Area	Housing: Renters	CDBG: \$0 HOME: \$0 ESG: \$0	Homelessness Prevention: 5 Persons Assisted
14	Decent Housing (DH) 4.1	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs	Fort Bend County Service Area	Housing: Special Needs	CDBG: \$0 HOME: \$0 ESG: \$0	Rental units constructed: 2 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit
15	Decent Housing (DH) 4.2	2020	2025	Affordable Housing Non-Homeless Special Needs	Fort Bend County Service Area	Housing: Special Needs	CDBG: \$0 HOME: \$0 ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
16	Decent Housing (DH) 4.3	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Special Needs	CDBG: \$0 HOME: \$0 ESG: \$0	Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
17	Suitable Living Environment (SLE) 1.1	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
18	Suitable Living Environment (SLE) 1.2	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	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
19	Suitable Living Environment (SLE) 1.3	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
20	Suitable Living Environment (SLE) 1.4	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
21	Suitable Living Environment (SLE) 1.5	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
22	Suitable Living Environment (SLE) 2.1	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Services: Special Needs Elderly	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
23	Suitable Living Environment (SLE) 2.2	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Services: Special Needs Elderly Public Services: Special Needs Abused Children Public Services: Special Needs Illiterate Persons Public Services: Special Needs Disabled Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	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
24	Suitable Living Environment (SLE) 2.3	2020	2025	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Needs Illiterate Persons	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
25	Suitable Living Environment (SLE) 2.4	2020	2025	Non-Homeless Special Needs	Fort Bend County Service Area	Housing: Special Needs	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
26	Suitable Living Environment (SLE) 2.5	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Services: Special Needs Abused Children	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
27	Suitable Living Environment (SLE) 2.6	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Services: Special Needs Elderly Public Services: Special Needs Abused Children Public Services: Special Needs Illiterate Persons Public Services: Special Needs Disabled	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
28	Economic Opportunity (EO) 1.1	2020	2025	Non-Homeless Special Needs	Fort Bend County Service Area	Public Services: Special Needs Needs Illiterate Persons	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
29	Economic Opportunity (EO) 2.1	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	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
30	Economic Opportunity (EO) 2.2	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
31	Economic Opportunity (EO) 2.3	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
32	Economic Opportunity (EO) 2.4	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
33	Economic Opportunity (EO) 2.5	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
34	Economic Opportunity (EO) 2.6	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
35	Economic Opportunity (EO) 2.7	2020	2025	Non-Housing Community Development	Fort Bend County Service Area		CDBG: \$0 HOME: \$0 ESG: \$0	Other: 100 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
36	National Disaster and Emergency (NDE): 1.1	2020	2025	Affordable Housing Homeless	Fort Bend County Service Area	Homeless Persons and Households Housing: Renters Housing: Homeowners Housing: Special Needs	CDBG: \$0 HOME: \$0 ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homelessness Prevention: 50 Persons Assisted
37	National Disaster and Emergency (NDE): 1.2	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Homeowners	CDBG: \$0 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 100 Household Housing Unit
38	National Disaster and Emergency (NDE): 1.3:	2020	2025	Affordable Housing Non-Homeless Special Needs	Fort Bend County Service Area	Housing: Renters Housing: Homeowners	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 100 Other
39	National Disaster and Emergency (NDE): 1.4:	2020	2025	Affordable Housing	Fort Bend County Service Area	Housing: Renters Housing: Homeowners Housing: Homebuyers	CDBG: \$0 HOME: \$0 ESG: \$0	Direct Financial Assistance to Homebuyers: 25 Households Assisted
40	National Disaster and Emergency (NDE): 2.1	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Public Facilities/Improvements Economic Development: Facilities/Improvements	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
41	National Disaster and Emergency (NDE): 3.1	2020	2025	Non-Homeless Special Needs	Fort Bend County Service Area	Homeless Persons and Households Public Services: Special Needs Elderly Public Services: Special Needs Abused Children Public Services: Special Needs Illiterate Persons Public Services: Special Needs Disabled	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
42	National Disaster and Emergency (NDE): 3.2	2020	2025	Non-Housing Community Development	Fort Bend County Service Area	Homeless Persons and Households Public Services: Special Needs Elderly Public Services: Special Needs Abused Children Public Services: Special Needs Illiterate Persons Public Services: Special Needs Disabled Public Facilities/Improvements Economic Development: Facilities/Improvements National Disaster or Emergency Assistance	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 100 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
43	Fair Housing FH 1.1:	2020	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Fort Bend County Service Area		CDBG: \$0 HOME: \$0 ESG: \$0	Other: 100 Other
44	Fair Housing FH 1.2:	2020	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Fort Bend County Service Area		CDBG: \$0 HOME: \$0 ESG: \$0	Other: 500 Other

Table 56 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Decent Housing (DH) 1.1
	<b>Goal Description</b>	Decent Housing (DH) 1.1: Provide downpayment and closing costs assistance to ten (10) homeowners. (2 homeowners/year)
2	<b>Goal Name</b>	Decent Housing (DH) 1.2
	<b>Goal Description</b>	Decent Housing (DJ) 1.2): Provide rental assistance to ten (10) extremely-low, very-low, and low-income renter households. (2 households/housing units/year)

3	<b>Goal Name</b>	Decent Housing (DH) 1.3
	<b>Goal Description</b>	Decent Housing (DH) 1.3: Assist one (1) neighborhood or community-based organization in becoming a Community Housing Development Organization (CHDO) for the HOME Program.
4	<b>Goal Name</b>	Decent Housing (DH) 2.1
	<b>Goal Description</b>	Decent Housing (DH) 2.1: Provide owner-occupied rehabilitation assistance to fifty (50) extremely-low, very-low, and low-income households. (10 housing units)
5	<b>Goal Name</b>	Decent Housing (DH) 2.2
	<b>Goal Description</b>	Decent Housing (DH) 2.2: Provide housing repairs including roofs, minor repairs, and septic tanks, to one hundred (100) extremely-low, very-low, and low-income owner-occupied housing units. (20 housing units/year)
6	<b>Goal Name</b>	Decent Housing (DH) 2.3
	<b>Goal Description</b>	Decent Housing (DH) 2.3: Provide water and/or sewer connections to fifty (50) extremely-low, very-low, and low-income
7	<b>Goal Name</b>	Decent Housing (DH) 2.4
	<b>Goal Description</b>	Decent Housing (DH) 2.5: Demolition and reconstruction of three (3) extremely-low, very-low, and low-income, owner-occupied housing units.
8	<b>Goal Name</b>	Decent Housing (DH) 3.1
	<b>Goal Description</b>	Decent Housing (DH) 3.1: Provide for rehabilitation and/or reconstruction of one (1) homeless shelter facility. (5 persons)
9	<b>Goal Name</b>	Decent Housing (DH) 3.2
	<b>Goal Description</b>	Decent Housing (DH) 3.2: Provide emergency rental assistance including motel/hotel vouchers to five (5) homeless persons/households. (1 person/household per year)
10	<b>Goal Name</b>	Decent Housing (DH) 3.3
	<b>Goal Description</b>	Decent Housing (DH) 3.3: Provide operating funds to two (2) homeless shelters. (100 persons)

11	<b>Goal Name</b>	Decent Housing (DH) 3.4
	<b>Goal Description</b>	Provide essential and/or supportive services to 50 homeless persons/households. (10 persons/households per year)
12	<b>Goal Name</b>	Decent Housing (DH) 3.5
	<b>Goal Description</b>	Decent Housing (DH) 3.5: Assist homeless persons/households in the transition to permanent housing by providing first month's rent, deposits and utilities to five (5) persons/households. (one person/household per year)
13	<b>Goal Name</b>	Decent Housing (DH) 3.6
	<b>Goal Description</b>	Decent Housing (DH) 3.6: Prevent homelessness by providing emergency rent and utility assistance to five (5) extremely-low, very-low, and low-income persons/households. (one person/household per year)
14	<b>Goal Name</b>	Decent Housing (DH) 4.1
	<b>Goal Description</b>	Decent Housing (DC) 4.1: Produce twenty (20) new housing units especially for special needs populations- elderly, frail elderly, persons with disabilities, persons with alcohol and drug addictions, and persons with AIDS. (4 housing units per year)
15	<b>Goal Name</b>	Decent Housing (DH) 4.2
	<b>Goal Description</b>	Decent Housing (DH) 4.2: Provide rental assistance for five (5) housing units accessible to special needs population especially elderly, frail elderly, and persons with disabilities. (one (1) housing unit per year)
16	<b>Goal Name</b>	Decent Housing (DH) 4.3
	<b>Goal Description</b>	Decent Housing (DC) 4.3: Repair and/or rehabilitate ten (10) units for accessibility purposes especially elderly persons and persons with disabilities. (2 housing units per year)
17	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.1
	<b>Goal Description</b>	Suitable Living Environment (SLE) 1.1: Reconstruction or paving of streets in one (1) community. (50 persons)

18	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.2
	<b>Goal Description</b>	Suitable Living Environment (SLE) 1.2: Construction of flood drainage improvements in one (1) community. (50 persons)
19	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.3
	<b>Goal Description</b>	Suitable Living Environment (SLE) 1.3: Water and sewer improvements in five (5) communities. (500 persons)
20	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.4
	<b>Goal Description</b>	Suitable Living Environmental (SLE) 1.4: Construction of one (1) community center. (100 persons)
21	<b>Goal Name</b>	Suitable Living Environment (SLE) 1.5
	<b>Goal Description</b>	Suitable Living Environment (SLE) 1.5: Park improvements in one (1) community. (100 persons)
22	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.1
	<b>Goal Description</b>	Suitable Living Environment (SLE) 2.1: Provide meals to one-hundred extremely-low, very-low, and low income persons. (10 persons per year)
23	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.2
	<b>Goal Description</b>	Suitable Living Environment (SLE) 2.2.: Construction of one (1) 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>	Suitable Living Environment (SLE) 2.3: 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>	Suitable Living Environment (SLE) 2.4: Provide support and/or recreational services to fifty (50) persons with disabilities. (10 persons per year)

26	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.5
	<b>Goal Description</b>	Suitable Living Environment (SLE) 2.5: Provide services to one hundred (100) abused and/or neglected children. (20 children per year)
27	<b>Goal Name</b>	Suitable Living Environment (SLE) 2.6
	<b>Goal Description</b>	Suitable Living Environment (SLE) 2.6: Provide case management and other related services to twenty-five (25) special needs persons especially persons with disabilities, incapacitated persons, and elderly persons. (5 persons per year)
28	<b>Goal Name</b>	Economic Opportunity (EO) 1.1
	<b>Goal Description</b>	Economic Opportunity (EO) 1.1: Provide assistance to 500 illiterate persons. (100 persons per year)
29	<b>Goal Name</b>	Economic Opportunity (EO) 2.1
	<b>Goal Description</b>	Economic Opportunity (EO) 2.1: Reconstruction or paving of streets in one (1) community. (50 persons)
30	<b>Goal Name</b>	Economic Opportunity (EO) 2.2
	<b>Goal Description</b>	Economic Opportunity (EO) 2.2: Construction of flood improvements in one (1) community. (50 persons)
31	<b>Goal Name</b>	Economic Opportunity (EO) 2.3
	<b>Goal Description</b>	Economic Opportunity (EO) 2.3: Construction of new water and sewer improvements in one (1) community. (25 persons)
32	<b>Goal Name</b>	Economic Opportunity (EO) 2.4
	<b>Goal Description</b>	Economic Opportunity (EO) 2.4: Construction of one community and/or recreation center. (100 persons)
33	<b>Goal Name</b>	Economic Opportunity (EO) 2.5
	<b>Goal Description</b>	Economic Opportunity (EO) 2.5: Park improvements in one (1) community. (100 persons)

34	<b>Goal Name</b>	Economic Opportunity (EO) 2.6
	<b>Goal Description</b>	Economic Opportunity (EO) 2.6: Provide housing assistance programs (tap-ins, septic tanks) in one (1) low-income community. (50 persons)
35	<b>Goal Name</b>	Economic Opportunity (EO) 2.7
	<b>Goal Description</b>	Economic Opportunity (EO) 2.7: Provide planning assistance to at least one (1) community. (100 persons)
36	<b>Goal Name</b>	National Disaster and Emergency (NDE): 1.1
	<b>Goal Description</b>	National Disaster and Emergency (NDE) 1.1: Provide emergency rent, mortgage, and/or utility assistance to 100 individuals and households impacted by a Presidentially declared disaster and/emergency. (20 persons/households per year)
37	<b>Goal Name</b>	National Disaster and Emergency (NDE): 1.2
	<b>Goal Description</b>	National Disaster and Emergency (NDE) 1.2: Provide repair, rehabilitation/reconstruction assistance to 100 owner-occupied housing units impacted by a Presidentially-declared disaster and/or emergency.
38	<b>Goal Name</b>	National Disaster and Emergency (NDE): 1.3:
	<b>Goal Description</b>	National Disaster and Emergency (NDE) 1.3: Provide property buyout assistance to 100 persons and households impacted by a Presidentially declared disaster and/or emergency. (20 persons/households per year)
39	<b>Goal Name</b>	National Disaster and Emergency (NDE): 1.4:
	<b>Goal Description</b>	National Disaster and Emergency (NDE) 1.4: Provide downpayment and closing cost assistance to 25 persons and/or households impacted by a Presidentially declared disaster and/or emergency. (5 persons and/or households per year)
40	<b>Goal Name</b>	National Disaster and Emergency (NDE): 2.1
	<b>Goal Description</b>	National Disaster and Emergency (NDE) 2.1: Provide assistance to five (5) public facilities and/or improvements impacted by a Presidentially declared disaster and/or emergency. (500 persons)

<b>41</b>	<b>Goal Name</b>	National Disaster and Emergency (NDE): 3.1
	<b>Goal Description</b>	National Disaster and Emergency (NDE) 3.1: Provide assistance to non-profit organizations that provide services to 100 persons and/or households impacted by a Presidentially declared disaster or emergency. (20 persons and/or households per year)
<b>42</b>	<b>Goal Name</b>	National Disaster and Emergency (NDE): 3.2
	<b>Goal Description</b>	National Disaster and Emergency (NDE) 3.2: Provide assistance to five (5) local governments to provide public services, facilities, and/or improvements impacted by a Presidentially declared disaster and or emergency. (100 persons)
<b>43</b>	<b>Goal Name</b>	Fair Housing FH 1.1:
	<b>Goal Description</b>	Fair Housing (FH) 1.1: Provide Fair Housing brochures and/or referrals to 100 persons/households. (20 persons per year)
<b>44</b>	<b>Goal Name</b>	Fair Housing FH 1.2:
	<b>Goal Description</b>	Fair Housing (FH) 1.2: Provide Fair Housing brochures, posters, and information to twenty (20) County departments, local governments and/or districts. (500 persons/households: 100 persons per year)

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The U.S. Department of Housing and Urban Development (HUD) has allocated \$3,313,369 in Community Development Block Grant (CDBG), \$865,458 in HOME, and \$271,528 in Emergency Solutions Grant (ESG) Program funds to Fort Bend County for FY 2020. These funds cover the period from September 1, 2020 to August 31, 2021.

#### Projects

#	Project Name
1	FY 2020 CDBG: Program Administration
2	FY 2020 CDBG: City of Arcola Water Treatment Plant
3	FY 2020 CDBG: City of Beasley Sanitary Sewer System Rehab Phase 3
4	FY 2020 CDBG: City of Orchard Water Storage Tank Renovation
5	FY 2020 CDBG: FBC MUD No. 19 Drainage Improvements
6	FY 2020 CDBG: City of Richmond N. Richmond Water Line Replacement
7	FY 2020 CDBG: City of Rosenberg N. Rosenberg Water Distribution Improvements
8	FY 2020 CDBG: Precinct 2 Bowen Street Water and Sewer Line Construction
9	FY 2020 CDBG: Arc of FBC Social and Recreational Program
10	FY 2020 CDBG: Brazos Bend Guardianship Services Corporate Guardianship Program
11	FY 2020 CDBG: Catholic Charities Integrated Case Management for Seniors
12	FY 2020 CDBG: Child Advocates Children's Advocacy Center Operational Support
13	FY 2020 CDBG: FBC Women's Center Shelter Operations and Services
14	FY 2020 CDBG: FB Seniors Meals on Wheels Program
15	FY 2020 CDBG: Literacy Council of FB Literacy Tutoring
16	FY 2020 HOME Program Administration
17	FY 2020 HOME: FBC Housing Rehabilitation Program
18	FY 2020 ESG:

**Table 57 – Project Information**

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

Fort Bend County's highest priority is water and sewer improvements in low- and moderate-income areas of the County. The County also prioritizes providing public services in the small towns and unincorporated areas especially to vulnerable populations such as senior citizens, disabled persons, victims of domestic abuse, and illiterate persons.

Fort Bend County is a rapidly growing area; as a result, the needs and the demand for assistance are ever-increasing.

During 2015, 2016 and 2017 Fort Bend County experienced several severe flooding events. These disasters have strained and exhausted local government and non-profit services and resources especially those that serve low-income persons and households.

Currently, Fort Bend is responding to the COVID pandemic. This latest emergency is further straining and exhausting local government and non-profit services and resources.

Note: Item 18 would not populate.

Amount of Assistance Available for FY2020: **\$271,528**

Countywide	ESG Program Administration	\$20,364
Countywide	FBC Women's Center Emergency Shelter Operations/Essential Services	\$93,088
Countywide	Parks Youth Ranch Emergency Shelter Operations/Essential Services	\$69,828
Countywide	Catholic Charities Rapid ReHousing/Homelessness Prevention and Stabilization Services	\$50,000
Countywide	Rapid ReHousing/Homelessness Prevention and Stabilization Services	\$38,248

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

<b>1</b>	<b>Project Name</b>	FY 2020 CDBG: Program Administration
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$550,000
	<b>Description</b>	Program Administration and Planning of Community Development Block Group (CDBG) Program
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Fort Bend County Community Development Department 301 Jackson Street Suite 601 Richmond, Texas 777469
	<b>Planned Activities</b>	Planning and Administration of CDBG Program
<b>2</b>	<b>Project Name</b>	FY 2020 CDBG: City of Arcola Water Treatment Plant
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 1.3 Economic Opportunity (EO) 2.3
	<b>Needs Addressed</b>	Public Facilities/Improvements
	<b>Funding</b>	CDBG: \$309,000
	<b>Description</b>	Construction of a City of Arcola Water Treatment Plant. During FY 2019 Fort Bend County submitted as CDBG Section 108 Loan Guarantee Application to the HUD. The Loan Guarantee was approved during the 30-day comment period for the Consolidated Plan. The Loan Guarantee is for \$3,384,000 and the FY 2020 funds will be used to make the payments on the loan principle and interest.
	<b>Target Date</b>	8/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	City of Arcola population is 2,640 persons. According to HUD, the City of Arcola is 59.85 percent low- and moderate-income.
	<b>Location Description</b>	The water treatment plant (WTP) will be constructed on Highway 6 near the intersection with FM 521 on property adjacent to the City of Arcola City Hall.
	<b>Planned Activities</b>	<p>03J Water and Sewer Improvements: Construction of a new water treatment plant. Fort Bend County submitted a Section 108 Loan Guarantee Application to HUD for the construction of a water treatment plant to provide public water service to the residents of the City of Arcola. The Section 108 Loan Guarantee is for \$3,384,000. The County will pay back the loan in annual payments for eight years.</p> <p>19F: Planned Repayment of Section 108 Loans: Planned payment of principal due on Section 108 loans. If a grantee is planning to use CDBG funds to repay the Section 108 loan.</p> <p>24A: Payment of Interest on Section 108 Loans: Payment of interest on Section 108 loans.</p> <p>24B Payment of Costs of Section 108 Financing: Payment of issuance, underwriting, servicing, trust administration and other costs associated with private sector financing of Section 108 loans and payment of fees charged by HUD&gt;</p>
<b>3</b>	<b>Project Name</b>	FY 2020 CDBG: City of Beasley Sanitary Sewer System Rehab Phase 3
	<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: \$370,400
	<b>Description</b>	Replace remaining sanitary sewer lines south of Loop 540.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	According to HUD, the City of Beasley has a total population of 570 persons. An estimated 330 persons are low- and moderate-income. The City of Beasley is 57.89 percent low- and moderate-income.

	<b>Location Description</b>	Project will be located on the streets within the City of Beasley, south of Loop 540.
	<b>Planned Activities</b>	03J Water and Sewer Improvements: replace remaining sanitary sewer line south of Loop 540.
<b>4</b>	<b>Project Name</b>	FY 2020 CDBG: City of Orchard Water Storage Tank Renovation
	<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: \$236,923
	<b>Description</b>	Refurbishing of standpipe water tanks and addition of chlorination system.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	According to HUD, the City of Orchard had 320 persons. An estimated 250 persons are low- and moderate-income. The City of Orchard is 78.13 percent low- and moderate-income.
	<b>Location Description</b>	The water storage tanks are located on city-owned property.
	<b>Planned Activities</b>	03J Water and Sewer Improvements: refurbishing of standpipe water tanks and adding a chlorination system.
<b>5</b>	<b>Project Name</b>	FY 2020 CDBG: FBC MUD No. 19 Drainage Improvements
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 1.2
	<b>Needs Addressed</b>	Public Facilities/Improvements
	<b>Funding</b>	CDBG: \$482,000
	<b>Description</b>	Drainage Improvements for the Riverwood Subdivision in the unincorporated area of the County
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fort Bend County MUD No. 19 is located in the unincorporated area of the County. It includes the Riverwood Subdivision. It is located in 2010 Census Tract 6750, Block Group 2. According to HUD, Census Tract 6750, Block Group 2 is 47.02 percent low- and moderate-income. This percentage qualifies under the County's low/mod quartile of 45.93 percent.

	<b>Location Description</b>	This project is located in 2010 Census Tract 6750, Block Group 2. According to HUD, this census tract block group has a total population of 1,880.
	<b>Planned Activities</b>	03F Flood Drainage Improvements: This project is 3,250 feet of 24-inch reinforced concrete pipe, 32 H-2 inlets, and 17 type-C manholes.
6	<b>Project Name</b>	FY 2020 CDBG: City of Richmond N. Richmond Water Line Replacement
	<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: \$171,870
	<b>Description</b>	North Richmond Water Line Replacement on Douglas, Rochelle, and San Juan Streets in North Richmond.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project is located in 2010 Census Tract 6749, Block Group 1: Total population is 1,090 persons; low- and moderate-income persons total 925 persons. This census tract block group is 84.86 percent low and moderate income.
	<b>Location Description</b>	Water improvements along Douglas, Rochelle, and San Juan Streets in North Richmond.
	<b>Planned Activities</b>	03J Water and Sewer Improvements: replacement of existing water lines.
7	<b>Project Name</b>	FY 2020 CDBG: City of Rosenberg N. 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: \$666,675
	<b>Description</b>	Replacement of old water lines and associated connections in North Rosenberg. An estimated 8,965 linear feet of 4", 6", and 8" water main improvements. An estimated 85 service connections will be reconnected and 7 new flushing valves will be installed.
	<b>Target Date</b>	8/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Service area for project: Brazos River on the North; Elm Street on the West; Walnut and Avenue E on the South; and Avenue A beyond 8th Street on the East. Located in 2010 Census Tract 6750, Block Group 2: 1,880 persons, 885 low and moderate income, 47.07 % LM; Census Tract 6753, Block Group 3: 775 persons, 625 low and moderate income, 80.65% low and moderate income. Combined 2,655 persons, 1,510 low and moderate income, 56.87 % low and moderate income.  Total population to benefit 2,655 persons.
	<b>Location Description</b>	Service area for project: Brazos River on the North; Elm Street on the West; Walnut and Avenue E on the South; and Avenue A beyond 8th Street on the East in North Rosenberg.
	<b>Planned Activities</b>	03J Water and Sewer Improvements. Replace water lines and associated connections 3,965 linear feet of 4", 6" and 8" water line main improvements including 85 service reconnects and 7 new flushing valves.
8	<b>Project Name</b>	FY 2020 CDBG: Precinct 2 Bowen Street Water and Sewer Line Construction
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 1.3 Economic Opportunity (EO) 2.3
	<b>Needs Addressed</b>	Public Facilities/Improvements
	<b>Funding</b>	CDBG: \$153,045
	<b>Description</b>	Provide new water and sewer lines to Bowen Street residences in the unincorporated Fifth Street area.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Bowen Street is located in the Fifth Street Census Defined Plan (CDP). According to HUD, this area has a total population of 1,945 persons. An estimated 1,810 persons are low- and moderate-income. This area is 93.06 percent low- and moderate-income.
	<b>Location Description</b>	Bowen Street is located in the unincorporated area of the County. This area is located between the City of Stafford and Missouri City.
	<b>Planned Activities</b>	03J Water and Sewer Improvements: Construction of a water and sewer system to serve the residents along Bowen Street in the unincorporated area, Fifth Street community. Construction of a public water system also will provide fire protection to residents.
9	<b>Project Name</b>	FY 2020 CDBG: Arc of FBC Social and Recreational 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: \$40,000
	<b>Description</b>	Provide services and activities to low income individuals with intellectual and developmental disabilities.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will provide assistance to 100 to 110 persons with disabilities.
	<b>Location Description</b>	Services and activities are located throughout the Fort Bend County and Houston Metropolitan area. The Arc of Fort Bend County 123 Brooks Street Sugar Land, Texas 774778 (281) 494-5926 This program is countywide.
	<b>Planned Activities</b>	05B Services for persons with disabilities.
<b>10</b>	<b>Project Name</b>	FY 2020 CDBG: Brazos Bend Guardianship Services Corporate 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: \$45,000
	<b>Description</b>	Program will assist incapacitated and persons with disabilities and their families with legal guardianship, money management, and adult guardianship education.
	<b>Target Date</b>	8/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will provide assistance to eighteen (18) persons with disabilities.
	<b>Location Description</b>	Services are provided to persons with disabilities. This program is countywide.
	<b>Planned Activities</b>	05B: Services for persons with disabilities
<b>11</b>	<b>Project Name</b>	FY 2020 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: \$50,000
	<b>Description</b>	Provide operating and service assistance for full time case manager for low-income seniors.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program will provide assistance to 25 seniors.
	<b>Location Description</b>	Catholic Charities is located in the Mamie George Community Center, 1111 Collins Road, Richmond, Texas 77469. (281) 202-6200. This program is countywide.
	<b>Planned Activities</b>	05A Senior Services: Case Management Services for Seniors.
<b>12</b>	<b>Project Name</b>	FY 2020 CDBG: Child Advocates Children's Advocacy Center Operational Support
	<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: \$49,459
	<b>Description</b>	Provide operating assistance and services for Children's Advocacy Center.
	<b>Target Date</b>	8/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program will provide services to 852 abused and neglected children.
	<b>Location Description</b>	Children's Advocacy Center is located in Rosenberg. This program is countywide.
	<b>Planned Activities</b>	05N Abused and Neglected Children's Services.
<b>13</b>	<b>Project Name</b>	FY 2020 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 Persons and Households
	<b>Funding</b>	CDBG: \$64,470
	<b>Description</b>	Providing assistance for salaries for five staff positions including staff director, director of counseling, resident advocate, child mentor and cook.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program will provide assistance to 64 homeless persons and households especially victims of domestic violence.
	<b>Location Description</b>	FBCWC is a domestic violence shelter. The location is confidential. The program is countywide.
	<b>Planned Activities</b>	05G Services for victims of domestic violence.
<b>14</b>	<b>Project Name</b>	FY 2020 CDBG: FB Seniors Meals on Wheels Program
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 2.1
	<b>Needs Addressed</b>	Public Services: Special Needs Elderly
	<b>Funding</b>	CDBG: \$65,000
	<b>Description</b>	Provide meals to homebound seniors in the County's service area

	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program will deliver and provide meals to an estimated 200 homebound elderly persons.
	<b>Location Description</b>	Meals are delivered to homes. This program is countywide.
	<b>Planned Activities</b>	05A Senior Services: Meal delivery to homebound elderly
15	<b>Project Name</b>	FY 2020 CDBG: Literacy Council of FB Literacy Tutoring
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	Suitable Living Environment (SLE) 2.3 Economic Opportunity (EO) 1.1
	<b>Needs Addressed</b>	Public Services: Special Needs Illiterate Persons
	<b>Funding</b>	CDBG: \$58,527
	<b>Description</b>	Provide 5,000 hours of adult literacy programs to 225 CDBG eligible clients.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program will provide literacy training to 225 persons.
	<b>Location Description</b>	Program uses County libraries and facilities to provide tutoring. This program is countywide.
	<b>Planned Activities</b>	05H Employment Training
16	<b>Project Name</b>	FY 2020 HOME Program Administration
	<b>Target Area</b>	Fort Bend County Service Area
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$86,545
	<b>Description</b>	Program administration and planning of HOME Program.
	<b>Target Date</b>	8/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	HOME Program is administered by the Fort Bend County Community Development Department. 301 Jackson Street, Suite 602 Richmond, Texas 77469
	<b>Planned Activities</b>	Administration and planning of HOME Program
<b>17</b>	<b>Project Name</b>	FY 2020 HOME: FBC Housing Rehabilitation Program
	<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>	HOME: \$778,913
	<b>Description</b>	Provide housing rehabilitation to low-income owner-occupied housing.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The housing rehabilitation program provides assistance to low-income owner-occupied housing units. Ten (10) housing units per year.
	<b>Location Description</b>	The Fort Bend County Housing Rehabilitation Program is administered by the Fort Bend County Community Development Department. Fort Bend County Community Development Department 301 Jackson Street Suite 602 Richmond, Texas 77469 This program is countywide.
	<b>Planned Activities</b>	Rehabilitation of owner-occupied housing units.
<b>18</b>	<b>Project Name</b>	FY 2020 ESG:
	<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
<b>Needs Addressed</b>	Homeless Persons and Households
<b>Funding</b>	:
<b>Description</b>	ESG Program includes 7.5 percent maximum for program administration (\$);\$93,088 for FBCWC for Emergency Shelter Operations/Services; \$69,828 for Parks Youth Ranch for Emergency Shelter Operations/Services; Catholic Charities Rapid Rehousing, Homelessness Prevention/Stabilization Services.
<b>Target Date</b>	8/31/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	

**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**

According to the 2017 HUD low and moderate income summary date (LMISD) , the CDBG Program infrastructure projects are all located in low and moderate income areas.

- Arcola            59.85% low and moderate income
- Beasley         57.89% low and moderate income
- Orchard         78.13% low and moderate income
- Bowen Street   93.06% low and moderate income
- Richmond       54.65% low and moderate income
- Rosenberg       56.87% low and moderate income
- Riverwood       47.07% low and moderate income (This project qualifies under the exception criteria.)

The County's public service and housing programs serve low and moderate income persons throughout the county.

**Geographic Distribution**

Target Area	Percentage of Funds
Fort Bend County Service Area	100

**Table 58 - Geographic Distribution**

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

Fort Bend County does not allocate investments geographically. The CDBG Program requires that infrastructure improvement activities have a service area that is at least 51% low-and moderate-income, according to HUD data. All the FY 2020 CDBG public improvement projects: Arcola, Beasley, Kendleton, Bowen Street, Orchard, Richmond, Rosenberg and Riverwood are located in low and moderate income areas according to HUD.

All the County's public service and housing activities are Countywide and provide assistance to low--income clients within the County's service area.

### **Discussion**

During FY 2019, Fort Bend County will provide CDBG assistance to five cities, one MUD district, and a project in the unincorporated area. The County also will provide CDBG assistance to seven public service programs.

Three non-profits will provide ESG assistance to homeless persons and persons at risk of homelessness.

HOME Program assistance will be used to provide housing rehabilitation assistance to ten (10) owner-occupied housing units.

## 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	20
Non-Homeless	10
Special-Needs	0
Total	30

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	30

**Table 60 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

Table 9: The total in Table 9 includes the ten households to be provided Rapid ReHousing rental assistance during FY 2020 and the ten (10) non-homeless households that are expected to be provided assistance through the County's Housing Rehabilitation Program. The number of special needs persons is left at zero since any special needs persons provided housing assistance will be provided either rental assistance or housing rehabilitation assistance.

Table 10: The total in table 10 includes the ten (10) homeowners expected to be provided assistance through the County Housing Rehabilitation Program and the twenty (20) households provided ESG Rapid ReHousing and/or Homelessness Prevention assistance during FY 2020.

In addition, the County will continue to administer the ESG-CV, ESG-CV (2) and CDBG-CV Programs in FY 2020. The County anticipates that it will provide assistance to 65 persons and/or households with ESG-CV Program Assistance and an estimated 110 persons and/or households with CDBG-CV Program

assistance. The distribution of ESG-CV (2) Program assistance is to be determined.

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

### **Introduction**

Fort Bend County does not have a public housing authority. The City of Rosenberg has a small housing authority that does not own any public housing units.

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

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

Not applicable. There are no public housing units in Fort Bend County's service area.

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

Not applicable. There are no public housing units in Fort Bend County's service area.

### **Discussion**

Not applicable. There are no public housing units in Fort Bend County's service area.

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

### **Introduction**

During FY 2020, 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 (CoC) to potential homeless and homeless persons and the Special Needs Housing goals and objectives are listed under Decent Housing Objective 4: Provide housing assistance to special needs persons and families. There are six (6) goals under Objective 3 and three (3) goals under Objective 4.

### **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 2020, 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 (Projects 13 and 18) and the Parks Youth Ranch (Project 18) for operating and services. The County will continue to provide homeless prevention and rapid rehousing with previous year's ESG Program funds through Catholic Charities.

During FY 2020, Fort Bend County will continue to participate in the CoC Coordinated Access. This process provides outreach, services and housing assistance to homeless persons and families and persons and families at risk of becoming homeless throughout the CoC.

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

The County will address emergency shelter housing needs by providing CDBG and ESG assistance to the FBC Women's Center (Projects 12 and 18) and the Parks Youth Ranch (Project 18) for operating and services. These projects address goals DH 3.3 and DH 3.4.

#### **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 will fund homeless prevention and rapid rehousing with previous year's ESG Program funds. These project activities address goals DH 3.2, 3.5 and DH 3.6. The County will continue to work with the

Continuum of Care (CoC) to develop a coordinated access system to provide assistance in the Fort Bend County service area.

**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 2020, the County will fund homeless prevention and rapid rehousing with ESG Program funds. Catholic Charities will administer a Rapid Rehousing Program with ESG Program funds. This project addresses goals DH 3.2. 3.5 and D.H. 3.6.

The County is working with the Continuum of Care to develop a coordinated access system to provide assistance in the Fort Bend County 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.

The County will continue to administer the ESG-CV, ESG-CV (2) and CDBG-CV Program assistance during FY 2020. These programs address NDE 1.1 and NDE 3.1.

## **Discussion**

During FY 2020, Fort Bend County will fund several public service programs that address limited clientele, presumed benefit activities for persons with special needs. These projects include Project No. 8: the ARC; Project No. 9: Brazos Bend Guardianship; Project No.10: Catholic Charities; Project No. 11: FBC Child Advocates; Project No. 12: FBC Women's Center; Project No.13: FB Seniors, and Project No.14: Literacy Volunteers. All these projects provide assistance to vulnerable special needs populations to prevent these low-income persons and their families from becoming homeless.

The only Decent Housing Objective 3: Provide a Continuum of Care to potential homeless and homeless person goal that was not addressed during FY 2020 was DH 3.1: Provide for the rehabilitation and/or reconstruction of at least one (1) new homeless shelter. The only Decent Housing Objective 4: Provide housing assistance to special needs persons and families goal that was not addressed during FY 2019 was 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 per year.) DH 4.3 may be addressed through the FBC Housing Rehabilitation Program.

Fort Bend County is did not receive any HOPWA funds for FY 2020. The City of Houston receives the allocation of HOPWA funds for the Eligible Metropolitan Area

The County also will continue to administer the ESG-CV, ESG-CV (2) and CDBG-CV Program assistance

during FY 2020.

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

### **Introduction:**

In its FY 2020 Consolidated Plan, the County identifies 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 in the County without public water and sewer systems or with no or inadequate private water and sewer service.

In addition, the County has encountered difficulty in finding safe and affordable rental housing units for the Rapid ReHousing, Homelessness Prevention and CoC project clients. Many landlords do not want clients with government rent assistance. Landlords and property managers have implemented application fees and minimum income requirements that many low-income clients cannot meet. As a result, low-income clients can be denied housing. Application and/or other fees are not eligible federal program costs.

### **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**

Five of the infrastructure projects the County will assist during FY 2020 are water and sewer projects and one project is a drainage project. These projects include Project 2: Arcola Water Treatment Plant Project, Project 3: Beasley Sanitary Sewer System Rehab; Project 4: Orchard Storage Tank Renovation; Project 6: Richmond Drainage/Sidewalk Improvements; and Project 7: FBC MUD No. 19 Riverwood Replacement of Force Main.

The flooding disasters of 2015, 2016 and 2017 have severely impacted the supply of affordable housing the Houston Metropolitan Area. There is a critical shortage of affordable rental and homeowner properties in Fort Bend County. As stated in the introduction, the County has encountered difficulty in finding safe and affordable rental housing units for the Rapid ReHousing, Homelessness Prevention and CoC project clients. Many landlords do not want clients with government rent assistance. This has led to application fees and minimum income requirements that many low-income clients cannot meet. These fees are not eligible federal program costs. This problem and/or barrier has now expanded to include persons and families displaced by the flooding disaster of 2015, 2016, and 2017.

Unfortunately, the State of Texas allows landlords to deny housing to persons and families with government assistance. As a result, the providers of government housing assistance have to expend a great deal of staff time in cultivating relationships with landlords in the hopes of accessing rental housing in good condition for recipients of government housing assistance of any kind. Currently, it takes more than 90 days to find rental housing for clients with government assistance.

**Discussion:**

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. Unfortunately, tax policies affecting land are limited, also. There are independent taxing districts that administer services in the unincorporated area of the County including MUDs, levee districts, and emergency services districts. These districts have their own board of directors and are not part of County government.

One of the other major barriers to affordable housing especially in the unincorporated areas of the County are contracts for deed used for the purchase of land and housing. These contracts are legal with conditions within the State of Texas; however, they do not convey ownership until the last payment is made. As a result, the residents of these properties are not eligible for HUD Program housing assistance. Unfortunately, many low and moderate income persons are paying on property, homes and/or mobile homes that they do not legally own through contracts for deed.

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

### **Introduction:**

During FY 2020, 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 2020, 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 County also will explore additional program funding opportunities and continue to work closely with local social service providers in maximizing the available services especially the Coalition for the Homeless. The County also will continue to develop the capacity of non-profit organizations to meet the underserved needs of Fort Bend County residents.

The CDBG regulation requires that program funds spent on public services be restricted to new services or quantifiable increases in services above the levels previously funded. During the County's evaluation process, funds are not awarded to public service activities if they do not increase the level of service or maintain the level of service previously funded with federal funds for County residents.

The implementation of the Emergency Solutions Grant (ESG) Programs requires consultation with the Continuum of Care (CoC) in the determination of how to allocate ESG funds for eligible activities, updating written guidelines and performance standards for activities funded under ESG, and updating funding, policies and procedures for the operation and administration of the HMIS. Discussions with representatives of the Coalition for the Homeless Houston/Harris County, the City of Houston, City of Pasadena, and Harris County resulted in the targeting of specific groups for Rapid Re-housing assistance. These groups include victims of domestic violence, persons who may be eligible for SSI/SSDI and families with children. In the past, the Harris County representative stated that the Harris County Judge wanted persons being released from jail and/or prison to be targeted for the Rapid Re-Housing assistance program as well. Fort Bend County's underserved persons include youth aging out of foster care, persons with disabilities, victims of domestic violence and families with children. For FY 2019 the CoC is emphasizing families with children, homeless youth and the chronically homeless including ex-offenders. Fort Bend County is emphasizing families with children involved in the criminal justice and/or foster care system, families with a member with a mental illness or other disabilities.

The County has only two emergency shelters the Fort Bend County Women's Center and the Parks Youth Ranch. The FBC Women's Center provides assistance to victims of domestic abuse and the Parks Youth Ranch provides assistance to unaccompanied youth. These two shelter populations represent the majority of underserved populations that the County will serve with ESG assistance during FY 2020.

During FY 2020, Fort Bend County is allocating a large portion of the CDBG Program allocation to water and sewer improvements in five communities. Most of these projects are multi-year projects to

provide water and sewer service improvements to older underserved communities.

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

Texas counties do not have any land-use powers, as a result, Fort Bend County is limited to educating the public about the need to foster and maintain affordable housing and directing fair housing complaints to HUD field offices. The County will encourage local governments, social service providers, neighborhood groups, and developers interested in affordable housing to continue to work together.

The County will continue to provide these groups with technical assistance in the preparation of proposals and applications for HOME Program funds and other sources of housing funds.

One of the overall goals of the community planning and development programs covered by the consolidated plan are to develop viable communities by providing decent housing. The County's priority under this goal 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, very low-income, and low-income families. Accordingly, the County's five-year objectives include providing down payment and closing costs assistance, rental assistance, and assisting neighborhood groups to become CHDOs. The second objective under this priority is to provide housing rehabilitation to extremely low-income, low-income, and moderate-income owner-occupied households. The County's five-year objectives include providing owner-occupied rehabilitation assistance, owner-occupied housing rehabilitation housing repairs, water and sewer connections, and demolition and reconstruction assistance.

During FY 2020, the County will use HOME Program funds for the County's Housing Rehabilitation Program (Project 16). This program will address goals DH 2.1 and DH 4.3.

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

In this section, the jurisdiction must describe the actions it plans to take during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

During FY 2020, the 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 for the County's Housing Rehabilitation Program (Project 16).

The County also will conduct lead based paint inspections of properties provided assistance through the CoC and 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 CDBG, HOME

and ESG Program funds to evaluate and reduce lead-based paint hazards in homes and facilities

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

In this section the jurisdiction must describe the actions it plans to take during the next year to reduce the number of poverty level families (as defined by the Office of Management and Budget and revised annually), taking into consideration factors over which the jurisdiction has control.

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 2020, the County may use the ESG Homeless Prevention to provide assistance to households with incomes below 30% of MFI. 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, like Catholic Charities, to establish and expand case management systems for poverty-level families. The main 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 (Project 14). This program improves the literacy of adults throughout the County. In addition, the County will continue to emphasize the need to serve individuals and families with incomes below thirty (30) percent of MFI. Unfortunately, the majority of individuals and families in this income category have incomes below the poverty level.

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

During FY 2020, the County will continue to work with the service providers implementing the ESG Rapid Re-housing and Homeless Prevention assistance to increase their capacity to provide services to program participants. In addition, the County also will work with Coalition for the Homeless Houston/Harris County to continue to implement the centralized and/or coordinated assessment system required by the ESG Program regulation and improve participation in the HMIS by County service providers.

During FY 2020, Fort Bend County also will continue to administer CDBG-DR program funds related to the flooding disasters of 2016 and 2017. Many of the local non-profits are providing services to victims of flooding and are realizing the need for providing housing assistance to the households that sustained damage to their housing. The County is and will continue to provide information to these groups regarding the availability of CDBG-DR assistance for their clients.

### **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 Connect, a network of service organizations that meet to share information and resources that benefit the citizens of Fort Bend County. The alliance is a United Way 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 Coordinating Council. The Community Development Department planner serves on the City of Houston Community Development Advisory Council and on the CoC ESGP Funders Workgroup.

During FY 2020, the County will continue to work with Coalition for the Homeless Houston/Harris County to 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 will require increased coordination between local governments, the Coalition and eventually all homeless service providers.

### **Discussion:**

Fort Bend County continues to take several actions to implement the goals and objectives listed in the five year Consolidated Action Plan. The population of the County continues to increase rapidly. This makes progress difficult to measure since the needs and the demand for services continues to increase. The flooding disasters of 2016 and 2017 caused many of the local non-profits that are providing social services to the victims of flooding to realize the need for providing housing assistance to the households that sustained damage to their housing. The County will continue to provide information to these groups regarding training and funding opportunities.

## Program Specific Requirements

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

#### Introduction:

During FY 2020, Fort Bend County expects to receive \$3,312,369 from HUD.

#### 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.	309,000
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>309,000</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:

The County will not use any other forms of investment being used beyond those identified in Section 92.205.

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:

Please see Appendix E.

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:

Please see Appendix E.

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

The County will not fund any multifamily housing with HOME Program funds during FY 2020.

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

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

The ESG written standards are included as Appendix D. The written guidelines, standards and outcomes were developed in cooperation with the Coalition for the Homeless, Harris County, the City of Houston, and the City of Pasadena.

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 Continuum of Care is in the on-going process of establishing a coordinated assessment system that meets HUD requirements. The current coordinated access system includes a standardized intake/application form on the HMIS system. The Continuum is in the process of reviewing the HMIS

data entered by subrecipients and increasing the entry and accuracy of this data. The Continuum also is continuing the process of expanding this system from CoC and ESG subrecipients to all subrecipients of federal, state, and local assistance. In the future, every homeless service and shelter provider will have access to this system.

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 development of the FY 2020 Fort Bend County Consolidated Plan began in February of 2020. On February 14, 2020, a public notice regarding the availability of the FY 2020 RFPs and the date of a public meeting was published in a local newspaper. The FY 2020 CDBG, ESG and HOME Request for Proposals (RFPs) were emailed and mailed out on February 21, 2020.

The County maintains a mailing list of individuals and organizations interested in various housing and community development issues. These individuals, organizations, and local governments are emailed or mailed the requests for proposals (RFPs) they requested. In addition, the department also emails and mails out notices of meetings, workshops, and conferences that provide information and training on various issues.

A public meeting was held at 10:00 a.m. on Wednesday, February 19, 2020 at the William B. Travis Building 301 Jackson, 1st Floor Meeting Room, Richmond, Texas to inform the public of anticipated funding levels and to measure community needs. An information session or proposer's conference was held on Thursday, March 12, 2020 to discuss the County's FY 2020 CDBG, HOME and ESG Requests for Proposals (RFPs), the contingency provisions, and to answer questions from interested organizations and local governments. The deadline for the submission of RFPs was 11:00 a.m. on Thursday, April 2, 2020. The County received seventeen (17) proposals from organizations and local governments.

The ESG Program proposals are evaluated by Fort Bend County Community Development Department staff using a standardized evaluation sheet. The evaluation sheets are totaled and all the sheet totals are averaged. The proposals are then ranked in descending order, from the highest average score to the lowest. The highest ranked proposals are fully funded if possible given ESG Statutory maximums.

The Continuum of Care has developed a Continuum wide ESG application and evaluation process. The Continuum anticipates completing a revision of the Homelessness Prevention guidelines during FY 2020.

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 funding decision regarding ESG projects is made by the Fort Bend County Commissioner's Court, the elected governing body of the County. Fort Bend County requires that every applicant for ESG complete a Homeless Participation Plan Form. This form certifies that at least one homeless individual or formerly homeless individual serves on the subrecipient's board of directors, and/or that at least one homeless individual or formerly homeless individual participates in the subrecipient's formal review process and/or grievance process in terminating assistance for a program participant. (See 24 CFR 576.402(2)).

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.

Fort Bend County has a Homeless Participation Form that must be submitted by ESG Subrecipients as part of their application packet. The County also has an appeal process for the funding of ESG projects. This includes the review of any disputed ESG Program allocation by a reviewer who is homeless or was previously homeless and does not have a conflict of interest with the activity or project under review.

5. Describe performance standards for evaluating ESG.

The ESG written performance standards are included as Appendix D. The written guidelines, standards and outcomes were developed and are updated in cooperation with the Coalition for the Homeless, Harris County, the City of Houston, and the City of Pasadena.

During FY 2020, the County will continue to fund Rapid Rehousing, Homelessness Prevention, and Neighborhood Stabilization Services with previous year's ESG Program funds.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>Needs Assessment Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Fort Bend County Community Development Department</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>County emailed, mailed and distributed copied of needs assessment survey to individuals and organizations on mailing lists. Out of the 25 surveys mailed or e-mailed to local government and districts, ten were completed and returned.</p> <p>Ten surveys were submitted by individuals, most represented non-profit organizations. One survey was illegible and could not be used.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The data was used to update the County's needs.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Survey was issued in February of 2020. Most surveys were submitted by March of 2020. Survey were accepted up to the July 1, 2020, the end of the thirty-day comment period.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Methodology was a simple survey. The answers for each need listed were totaled.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Total population for the survey included all the cities and towns located within the County's service area. In addition, the survey was mailed or e-mailed to all individuals and non-profits listed on the County's Community Development Department mailing lists. The survey also was distributed at all public meetings and a Fort Bend CONNECT meeting. The survey also posted on the Community Development Department website.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>No personal demographic information was asked as part of the survey. The individual completing the survey was asked to identify themselves and provide a mailing address and contact information.</p>
<b>2</b>	<p><b>Data Source Name</b></p> <p>2013-2017 American Community Survey 5-year estimat</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Bureau of the Census</p>

<p><b>Provide a brief summary of the data set.</b></p> <p>ACS data for Fort Bend County: Data set includes: DP05; age: S0101, S0103, S0901, S0902, DP05, business and industry: S2401, S2403, S0801; education: S1401, S1501, B20004; housing: S2503, DP04, S2501, S2504; income: DP03, S1901, S2001, S2301 S240; origins: S0501, S1601, S1603, DP02; poverty: S1701, S1702, S1703, S0901, race and hispanic origin: DP05</p>
<p><b>What was the purpose for developing this data set?</b></p> <p>This data set is more recent than the 2015 data and the CHAS data.</p>
<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2013-2017 American Community Survey 5-year estimates</p>
<p><b>Briefly describe the methodology for the data collection.</b></p> <p>U.S Bureau of the Census methodology</p>
<p><b>Describe the total population from which the sample was taken.</b></p> <p>Total population based on Fort Bend County boundaries</p>
<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>U.S. Bureau of the Census</p>

**SF 424 and CERTIFICATIONS**

### 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:**

**4. Applicant Identifier:**

TX489157

**5a. Federal Entity Identifier:**

B-20-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:**

Marilynn

**Middle Name:**

**\* Last Name:**

Kindell

**Suffix:**

**Title:**

Community Development 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 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 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-022

\* b. Program/Project: [Redacted]

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

[Redacted]

**17. Proposed Project:**

\* a. Start Date: 09/01/2020

\* b. End Date: [Redacted]

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

* a. Federal	3,312,369.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	3,312,369.00

**\* 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 7/17/2020.
- 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

[Redacted]

**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: KP  
Middle Name: [Redacted]  
\* Last Name: George  
Suffix: [Redacted]

\* Title: County Judge

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

\* Email: county.judge@fortbendcountytexas.gov

\* Signature of Authorized Representative: [Redacted]

*KP George*  
County Judge KP George

[Redacted]

\* Date Signed: 07/14/2020

**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:

4. Applicant Identifier:

TX489157

5a. Federal Entity Identifier:

M20-UC480216

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

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\* Country:

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\* 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 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:

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 Partnership Grant 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="868,458.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="868,458.00"/>

**\* 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:

  
County Judge KP George

\* Date Signed:

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<p>* 2. Type of Application:</p> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<p>* If Revision, select appropriate letter(s):</p> <input type="text"/> <p>* Other (Specify):</p> <input type="text"/>		
<p>* 3. Date Received:</p> <input type="text"/>		<p>4. Applicant Identifier:</p> <input type="text" value="TX489157"/>
<p>5a. Federal Entity Identifier:</p> <input type="text" value="E-20-UC-48-0004"/>		<p>5b. Federal Award Identifier:</p> <input type="text"/>
<b>State Use Only:</b>		
<p>6. Date Received by State:</p> <input type="text"/>		<p>7. State Application Identifier:</p> <input type="text"/>
<b>8. APPLICANT INFORMATION:</b>		
<p>* a. Legal Name: <input type="text" value="Fort Bend County Texas"/></p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN):</p> <input type="text" value="74-6001969"/>		<p>* c. Organizational DUNS:</p> <input type="text" value="0000081497075"/>
<b>d. Address:</b>		
<p>* Street1: <input type="text" value="301 Jackson Street"/></p> <p>Street2: <input type="text" value="Suite 602"/></p> <p>* City: <input type="text" value="Richmond"/></p> <p>County/Parish: <input type="text" value="Fort Bend County"/></p> <p>* State: <input type="text" value="TX: Texas"/></p> <p>Province: <input type="text"/></p> <p>* Country: <input type="text" value="USA: UNITED STATES"/></p> <p>* Zip / Postal Code: <input type="text" value="77469-3108"/></p>		
<b>e. Organizational Unit:</b>		
<p>Department Name:</p> <input type="text" value="Community Development"/>		<p>Division Name:</p> <input type="text"/>
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<p>Prefix: <input type="text" value="Ms."/> * First Name: <input type="text" value="Marilynn"/></p> <p>Middle Name: <input type="text"/></p> <p>* Last Name: <input type="text" value="Kindell"/></p> <p>Suffix: <input type="text"/></p> <p>Title: <input type="text" value="Community Development Director"/></p> <p>Organizational Affiliation: <input type="text"/></p> <p>* Telephone Number: <input type="text" value="281-341-4410"/> Fax Number: <input type="text" value="281-341-3762"/></p> <p>* Email: <input type="text" value="marilynn.kindell@fortbendcountytexas.gov"/></p>		

**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:

Emergency Solutions Grant 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:**

Emergency Solutions Grant 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="271,528.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="271,528.00"/>

**\* 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:  County Judge KP George

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

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3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
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## ASSURANCES - CONSTRUCTION PROGRAMS

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<p>APPLICANT ORGANIZATION</p> <p>Fort Bend County, Texas</p>	<p>DATE SUBMITTED</p> <p>07/14/2020</p>

## 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, 2020

\_\_\_\_\_  
Date

\_\_\_\_\_  
KP George, 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) 2020, (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.



County Judge KP George

\_\_\_\_\_  
Signature/Authorized Official

July 14, 2020  
\_\_\_\_\_  
Date

KP George, 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;



County Judge KP George

\_\_\_\_\_  
Signature/Authorized Official

July 14, 2020

\_\_\_\_\_  
Date

KP George, 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.



County Judge KP George

\_\_\_\_\_  
Signature/Authorized Official

July 14, 2020

\_\_\_\_\_  
Date

\_\_\_\_\_  
KP George, 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 2020 draft

**APPENDICES  
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**APPENDIX A: SUMMARY OF CITIZEN COMMENTS**

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**APPENDIX C: FBC MONITORING PROCESS**

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WRITTEN GUIDELINES, STANDARDS AND PERFORMANCE  
STANDARDS**

**APPENDIX E: HOME PROGRAM HOMEBUYER RECAPTURE GUIDELINES.**

**APPENDIX F: TABLES**

## APPENDIX A SUMMARY OF CITIZEN COMMENTS

Fort Bend County's Consolidated Annual Action Plan process involved at least two public notices and three public meetings. The dates of the public notices and meetings are listed below.

First Public Hearing Notice	September 4, 2019
<b>First Public Hearing</b>	Tuesday, September 10, 2019
First Public Meeting Notice	Wednesday, February 14, 2020
<b>First Public Meeting</b>	Wednesday, February 19, 2020
<b>Second Public Meeting/Proposer's Meeting</b>	Thursday, March 12, 2020
Second Public Notice Comment Period	Friday, May 31, 2020
Second Public Hearing Notice	June 14, 2020
<b>Second Public Hearing</b>	Tuesday, June 23, 2020

The thirty-day public comment for the draft Consolidated Annual Action Plan began on June 1, 2020 and ended on July 1, 2020. No written comments were received during the comment period. The FY 2020 Fort Bend County Consolidated Annual Action Plan is scheduled to be approved by Fort Bend County Commissioners Court on Tuesday, July 14, 2020.

### SUMMARY OF MEETING COMMENTS:

**September 10, 2019 Hearing:** A Public Hearing was held as part of FBC Commissioners Court. There were not comments regarding community needs or the Consolidated Plan.

**February 19, 2020 Meeting:** No one attended the meeting. Before the meeting the FBCCDD received a couple of telephone calls regarding whether the meeting was still being held and whether it was mandatory. There was very bad weather the day of the meeting.

**March 12, 2020 Meeting:** Eighteen (18) persons attended the meeting. Most of the questions were regarding the COVID pandemic, the possible closure of the County and whether the application process and deadline had changed or would be changed.

**June 23, 2020 Hearing:** No comments were received.

Some comments were received during the thirty (30) day comment period. Texana MH requested clarification regarding the FY 2020 Emergency Solutions Grant (ESG) Program and the FY 2019 ESG-CV Program funds. In addition, the FB Seniors contacted the County regarding the availability of FY 2020 or CDBG-CV Program funds to provide meal assistance during the

COVID pandemic. Staci Henderson with the City of Sugar Land requested and was sent a copy of the draft Consolidated Plan.

The Community Needs Survey Written Comments are included at the end of this appendix.

**All comments received during the development of the FY 2020 Consolidated Plan were accepted.**

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of Fort Bend Herald 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 1959.
5. it is generally circulated within Fort Bend County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

9-4

, A.D. 2019

[Signature]

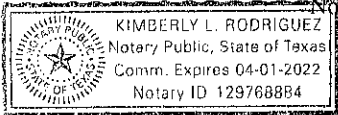
Lee Hartman
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

- X a) is personally known to me, or
b) provided the following evidence to establish his/her identity,

on this the 5 day of September, A.D. 2019 to certify which witness my hand and seal of office.

[Signature]
Notary Public, State of Texas



(CLIPPING) (S)

FORT BEND COUNTY
COMMUNITY DEVELOPMENT
DEPARTMENT
FY 2020
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 2020 Consolidated Plan.

A Public Hearing will be held on Tuesday, September 10, 2019 at 1:00 p.m., Fort Bend County Commissioners Court, 2nd 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/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, 801 Jackson St., Suite 802, Richmond, Texas 77469. Comments will be incorporated into the draft FY 2020 Consolidated Plan, as appropriate.

Persons with vision or hearing impairments or other individual 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 COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
FY 2020 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 2020 Consolidated Plan.

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2-14

FBC Community  
Development

# PUBLISHER'S AFFIDAVIT

183452

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* 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;
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4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)  
ON Back

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

2-14

\_\_\_\_\_, A.D. 2020



Lee Hartman  
Publisher

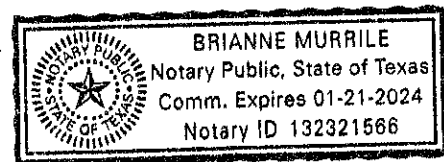
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

\_\_\_\_\_ b) provided the following evidence to establish his/her identity, \_\_\_\_\_

on this the 17th day of February, A.D. 2020  
to certify which witness my hand and seal of office.

Brianne Murrile  
Notary Public, State of Texas



**FORT BEND COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
FY 2020 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 2020 Consolidated Plan.

Public meetings will be held on Wednesday, February 19, 2020 and Thursday, March 12, 2020, at 10:00 a.m., at the William B. Travis Building, 301 Jackson St., 6th 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 2020 Consolidated Plan, as appropriate.

The Fort Bend County CDBG, HOME, and ESG Request for Proposals (RFPs) will be available on Friday, February 21, 2020. A public meeting/information session for CDBG, HOME, and ESG Program applicants will be held on Thursday, March 12, 2020, at 10:00 a.m. at the William B. Travis Building 301 Jackson St., 6th Floor Meeting Room, Richmond, Texas. Questions from applicants will be answered at this meeting. Proposals must be submitted by 12:00 p.m. Thursday, April 2, 2020. 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.

**FORT BEND COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
FY 2020 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 2020 Consolidated Plan.

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5-31

FBC Community Development

PUBLISHER'S AFFIDAVIT

188637

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of Fort Bend Herald and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

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(CLIPPING) (S)
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Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

5-31

\_\_\_\_\_, A.D. 2020

[Handwritten signature]

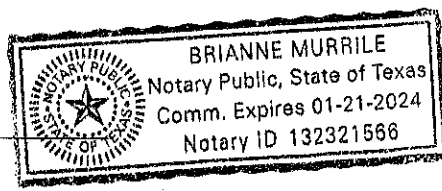
Lee Hartman
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

- X a) is personally known to me, or
b) provided the following evidence to establish his/her identity, \_\_\_\_\_

on this the 1st day of June, A.D. 2020 to certify which witness my hand and seal of office.

Brianne Murrile
Notary Public, State of Texas



**PUBLIC NOTICE**  
**FORT BEND COUNTY COMMUNITY DEVELOPMENT DEPARTMENT**  
**FY 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), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), 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 2020 Consolidated Plan serves the following functions:

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

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 FY's 2020-2025 Consolidated Plan includes Fort Bend County's revised housing and homeless needs assessment and housing market analysis. 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 2020 Consolidated Annual Action Plan includes the proposed projects to be funded during FY 2020, September 1, 2020 to August 31, 2021. 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 2020:		<b>\$3,312,369</b>
Countywide	CDBG Program Administration and Planning	\$550,000
Arcola	Water Treatment Plant	\$309,000
Beasley	Sanitary Sewer System Rehab, Phase 3	\$370,400
Orchard	Renovation of Water Storage Tank	\$236,923
Riverwood	MUD No. 19 Drainage Improvements	\$482,000
Richmond	North Richmond Water Line Replacement	\$171,870
Rosenberg	North Rosenberg Water Distribution Improvements	\$666,675
Precinct 2	Bowen Street Water Sewer Line Construction	\$153,045
Countywide	Arc of FBC Social and Recreational Program	\$40,000
Countywide	Brazos Bend Guardianship Services: Corporate Guardianship Program	\$45,000
Countywide	Catholic Charities Integrated Case Management for Seniors	\$50,000
Countywide	Child Advocates Children's Advocacy Center Operational Support	\$49,459
Countywide	FBC Women's Center Shelter Operations and Services	\$64,470
Countywide	Fort Bend Seniors: Meals on Wheels Program	\$65,000
Countywide	Literacy Council of Fort Bend: Literacy Tutoring	\$58,527

**HOME Investment Partnership Program:**

Amount of Assistance Available for FY 2020:		<b>\$865,458</b>
Countywide	HOME Program Administration	\$86,545
Countywide	FBC Housing Rehabilitation Program	\$778,913

**Emergency Solutions Grant (ESG) Program:**

Amount of Assistance Available for FY 2020:		<b>\$271,528</b>
Countywide	ESG Program Administration	\$20,364
Countywide	FBC Women's Center Emergency Shelter Operations/Essential Services	\$93,088
Countywide	Parks Youth Ranch Emergency Shelter Operations/Essential Services	\$69,828
Countywide	Catholic Charities Rapid ReHousing/Homelessness Prevention and Stabilization Services	\$50,000
Countywide	Rapid ReHousing/Homelessness Prevention and Stabilization Services	\$38,248

The Fort Bend County FY 2020 Consolidated Plan Draft will be available for public review and comment from Monday, June 1, 2020 to Wednesday, July 1, 2020. 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 Annual Action 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@fortbendcountytx.gov](mailto:communitydevelopment@fortbendcountytx.gov)

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.

**PUBLIC NOTICE**  
**FORT BEND COUNTY COMMUNITY DEVELOPMENT DEPARTMENT**  
**FY 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), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), 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 2020 Consolidated Plan serves the following functions:

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

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 FY's 2020-2025 Consolidated Plan includes Fort Bend County's revised housing and homeless needs assessment and housing market analysis. 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 2020 Consolidated Annual Action Plan includes the proposed projects to be funded during FY 2020, September 1, 2020 to August 31, 2021. 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 2020:		<b>\$3,312,369</b>
Countywide	CDBG Program Administration and Planning	\$550,000
Arcola	Water Treatment Plant	\$309,000
Beasley	Sanitary Sewer System Rehab, Phase 3	\$370,400
Orchard	Renovation of Water Storage Tank	\$236,923
Riverwood	MUD No. 19 Drainage Improvements	\$482,000
Richmond	North Richmond Water Line Replacement	\$171,870
Rosenberg	North Rosenberg Water Distribution Improvements	\$666,675
Precinct 2	Bowen Street Water Sewer Line Construction	\$153,045
Countywide	Arc of FBC Social and Recreational Program	\$40,000
Countywide	Brazos Bend Guardianship Services: Corporate Guardianship Program	\$45,000
Countywide	Catholic Charities Integrated Case Management for Seniors	\$50,000
Countywide	Child Advocates Children's Advocacy Center Operational Support	\$49,459
Countywide	FBC Women's Center Shelter Operations and Services	\$64,470
Countywide	Fort Bend Seniors: Meals on Wheels Program	\$65,000
Countywide	Literacy Council of Fort Bend: Literacy Tutoring	\$58,527

**HOME Investment Partnership Program:**

Amount of Assistance Available for FY 2020:		<b>\$865,458</b>
Countywide	HOME Program Administration	\$86,545
Countywide	FBC Housing Rehabilitation Program	\$778,913

**Emergency Solutions Grant (ESG) Program:**

Amount of Assistance Available for FY 2020:		<b>\$271,528</b>
Countywide	ESG Program Administration	\$20,364
Countywide	FBC Women's Center Emergency Shelter Operations/Essential Services	\$93,088
Countywide	Parks Youth Ranch Emergency Shelter Operations/Essential Services	\$69,828
Countywide	Catholic Charities Rapid ReHousing/Homelessness Prevention and Stabilization Services	\$50,000
Countywide	Rapid ReHousing/Homelessness Prevention and Stabilization Services	\$38,248

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The Fort Bend County FY 2020 Consolidated Plan Draft will be available for public review and comment from Monday, June 1, 2020 to Wednesday, July 1, 2020. 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 Annual Action 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)

The public is encouraged to attend and to submit comments to Marilynn 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.

Public notice 30 day 2020 final

6-14

FBC Community  
Development

PUBLISHER'S AFFIDAVIT

FY 2020

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

Public Hearing

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* 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 1959.
- 5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)  
on Back

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

6-14

\_\_\_\_\_, A.D. 2020

*Lee Hartman*

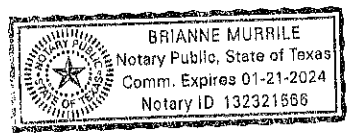
Lee Hartman  
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

- a) is personally known to me, or
- b) provided the following evidence to establish his/her identity, \_\_\_\_\_

on this the 15th day of June, A.D. 2020 to certify which witness my hand and seal of office.

Brianne Murrile  
Notary Public, State of Texas



**FORT BEND COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
FY 2020 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 2020 Consolidated Plan.

A Public Hearing will be held on Tuesday, June 23, 2020 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 2020 Consolidated Plan, as appropriate.

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COMMUNITY DEVELOPMENT DEPARTMENT  
FY 2020 CONSOLIDATED PLAN  
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**Fort Bend County, Texas  
2020 Community Development Needs Survey  
Comments**

**Parks Youth Ranch, Inc.**

Homeless Services and Facilities: Many of our families experiencing homelessness are sheltered or doubled up. We need to look for ways to support these families outside of hotel vouchers.

Specific areas in Fort Bend County:

Four Corners: unsuitable housing without electricity or running water

Hwy 6 and Richmond/FM1464: encampments

North Richmond: Lack of walkability and many families doubled up

Affordable Housing: There is no affordable housing in our community. There also needs to be supports for pregnant and parenting teens to find proper housing.

Disaster Recovery Needs and Priorities:

Housing: A secondary impact of Harvey is storm related foreclosures. Families that struggled to finance repairs to their properties and continue to pay their mortgages. This combination of lost wages due to business shut downs from the storm have created a second wave of Harvey homeless.

Infrastructure: North Richmond and North Rosenberg need support increasing the walkability for its neighborhoods. Additionally, we need mass transit option that supports all of FBC.

**Rosenberg Housing Authority**

Homeless Services and Facilities: The Housing Authority works from a waiting list, so unable to house homeless immediately. However, we have no place to send them when they come in. Also, homeless need supportive services even when we house them because they are usually unable to maintain the housing and all the responsibilities that go with it.

Affordable Housing: We provide rental assistance, but only have 453 vouchers to use each month. Our jurisdiction has been extended to all of Fort Bend County, but housing specifically in Rosenberg is concentrated in the older parts of Rosenberg around 90 and not where all the jobs and commerce are in town center. Multitude of apartments being built will not entertain Section 8 assistance. They will not even try.

Disaster Recovery Needs and Priorities:

Housing: The Housing Authority was able to assist about 16 families to renovate/elevate to allow back into home. But there are many more in need and we have run out of money to help.

Homelessness: Many of these families have moved in with extended family, but these family members now want them to leave. They are unable to do need repairs, so they are stuck.

## **Catholic Charities**

Homeless Services and Facilities: We frequently encounter people seeking immediate assistance in our N. Richmond location. They are often on the edge of homelessness. We see fewer individuals who are actually homeless. Those who we do see would benefit considerably from a short-term solution to get back on their feet while they obtain some kind of income. In our discussions with other nonprofit providers, there seems to be a considerable gap in the community to serve homeless individuals. Emergency and traditional shelters would greatly benefit the Fort Bend community for both individuals and families. Plus it would reduce considerable burden from our nonprofits.

Special Needs Population Services and Facilities: The undocumented population is significant. There are a number of pockets of families from other countries like Venezuela, that need special attention, but don't know where they can go for help. They tend to go to churches who are compelled to help but don't have the means to do so. Mental health is pervasive need for many as well.

Affordable Housing: There is a significant gap for virtually all low-income housing. Even when our nonprofit is able to pay for housing, there may not be any units available that are reasonably priced. This is especially difficult for vulnerable populations like seniors.

### Disaster Recovery Needs and Priorities:

Housing: Housing is a very significant issue before and after a disaster. Most of the homes in the most vulnerable areas have some kind of damage already. Oftentimes, they have already received FEMA assistance from a previous disaster and did not maintain their insurance. After a disaster, there are very few local options to send people, so they tend to move out of the County to find a place to live either temporarily or permanently.

Homelessness: The homeless population is very mobile in the area. In times of disaster, they tend to move to areas where there are shelters or other resources for them. There is really nowhere for them to go in Fort Bend County.

Infrastructure: The County has done considerable work to improve its infrastructure since Harvey. Emergency response has always been very good, the County works well with nonprofit providers.

Economic Development: It would great to see businesses get more of a boost after disaster events. Many small businesses, especially sole proprietorships, go out of business quickly after a storm because they need to take care of themselves and their families. Plus, their services may not even be needed while others are trying to recover. It would be great to have a support system for them.

## **Child Advocates:**

Homeless Services and Facilities: East Richmond, Brazos River areas in Rosenberg.

Affordable Housing: Need to bridge the gap for families and children who are in economic hardship. There is a big divide between high income population and low income, economically challenged population.

Public Services: Need to bridge the gap for economically disadvantaged with overrepresentation by minority and single mother households.

Public Facilities and Improvements: Aging infrastructure in many areas of our county; gaining population needing support systems; more youth centers to provide positive role models and activities/sports/enrichment.

Economic Development: Fort Bend County is acclaimed as a thriving community, one of the fastest growing and most diverse in the U.S. Need to continue this economic growth and development to provide jobs, education, work force training to support increasing population.

## **FBC Social Services**

Public Services: RE: job training-believe there are opportunities available in FBC but residents aren't aware of them or do not take advantage of them.

## **City of Beasley**

Disaster Recovery Needs and Priorities:

Housing: The City of Beasley has had no damage due to disasters.

Homelessness: The City is very small and has no homeless population.

Infrastructure: The infrastructure is 46 years old and in need of replacing. The sewer line we are replacing are clay pipe are invaded by tree roots.

Economic Development: The Economic Corporation is doing a good job helping new businesses that move into town.

## **The City of Orchard**

### Disaster Recovery Needs and Priorities:

Housing: Orchard has had no damage from disasters.

Homelessness: Orchard is very small town and does not have any homeless population.

Infrastructure: There has been no damage to the infrastructure other than the sewer system flooding during the heavy rains.

Economic Development: We have no projects that are associated with any local disaster.

## **City of Rosenberg**

Public Facilities: 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 manage with existing public works staff.

### Disaster Recovery Needs and Priorities:

Infrastructure: Continued rehabilitation of water and sanitary sewer infrastructure is a priority.

Note: Brazos Bend Guardianship Services and Rosenberg-Richmond Helping Hands, Inc. submitted surveys but did not include any comments.

**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 loan guarantee 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 loan guarantee 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 loan guarantee 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 contact 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 contact list will 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, loan guarantees 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 loan guarantee 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/or reports will be published as a public notice in one or more local newspapers. In addition, a summary of the proposed plans and/or reports may 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 loan guarantee 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. Spanish language translators will be available for persons with limited English Proficiency. Persons requiring other language translators may request translation services from the Department (See Section 5).

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 and to information, and records relating to the County's projected and actual use of loan guarantee funds (See Section 7). 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 County's 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 does 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, 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 meetings and/or hearings 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 FBC 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. Loan Guarantees**

The CDBG Program Loan Guarantees regulation at 24 CFR 570.704 (a)(2) Citizen Participation plan requires that the citizen plan required for the Consolidated Plan be modified to include loan guarantee funds. The regulation states that:

The plan must be completed and available before the application is submitted to HUD. The plan may be the citizen plan required for the consolidated plan, modified to include loan guarantee funds. The public entity is not required to hold a separate public hearing for its consolidated plan and for the loan guarantee funds to obtain citizens' views on community development and housing needs. The plan must set forth the public entity's policies and procedures for:

- (i) Giving citizens timely notice of local meetings and reasonable and timely access to local meetings, information, and records relating to the public entity's proposed and actual use of loan guarantee funds, including, but not limited to:
  - (A) The amount of loan guarantee funds expected to be made available for the coming year, including program income anticipated to be generated by the activities carried out with loan guarantee funds;
  - (B) The range of activities that may be undertaken with loan guarantee funds;
  - (C) The estimated amount of loan guarantee funds (including program income derived therefrom) proposed to be used for activities that will benefit low and moderate income persons;
  - (D) The proposed activities likely to result in displacement and the public entity's plans, consistent with the policies developed under §570.606 for minimizing displacement of persons as a result of its proposed activities.
- (ii) Providing technical assistance to groups representative of persons of low and moderate income that request assistance in developing proposals. The level and type of assistance to

- be provided is at the discretion of the public entity. Such assistance need not include the provision of funds to such groups.
- (iii) Holding a minimum of two public hearings, each at a different stage of the public entity's program, for the purpose of obtaining the views of citizens and formulating or responding to proposals and questions. Together the hearings must address community development and housing needs, development of proposed activities and review of program performance. At least one of these hearings must be held before submission of the application to obtain the views of citizens on community development and housing needs. Reasonable notice of the hearing must be provided and the hearing must be held at times and locations convenient to potential or actual beneficiaries, with accommodation for the handicapped. The public entity must specify in its plan how it will meet the requirement for a hearing at times and locations convenient to potential or actual beneficiaries.
  - (iv) Meeting the needs of non-English speaking residents in the case of public hearings where a significant number of non-English speaking residents can reasonably be expected to participate.
  - (v) 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. The criteria the public entity will use to determine what constitutes a substantial change for this purpose must be described in the citizen participation plan.

Fort Bend County's Public Participation Plan requirements for loan guarantees will follow the same public participation process for the Consolidated Plan with the following additions:

If a proposed loan guarantee project is located within an incorporated area in the County's service area, the local government of the incorporated area will conduct public meetings and/or hearings regarding the proposed project before the County holds the County's public hearing on the proposed project.

If a proposed loan guarantee project is located in the unincorporated area in the County's service area, the County may hold a public meeting at a suitable meeting place near the site of the proposed project before the County holds the County's public hearing on the proposed project.

Public Comment: The County will publish community-wide its proposed application so that the affected citizens will have the opportunity to examine the application's contents and to provide comments on the proposed application. The proposed application will be available on the County website during at least a thirty (30) day comment period. The County will schedule any public meetings and/or hearings within the comment period. The County will consider any comments and views received and, if the County deems appropriate, modify the proposed application. Upon completion, the County will make the final proposed application available to the public.

## **8. 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.

## **9. 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.

## **10. Disasters and Emergencies.**

In the event of a national disaster or emergency, HUD may allow Fort Bend County to expedite the citizen participation process in order to quicken the County's ability to respond to the disaster or emergency. On March 31, 2020, HUD issued a memorandum explaining the availability of waivers of certain regulatory requirements associated with several Community and Planning Development (CPD) grant programs to prevent the spread of COVID-19 to facilitate assistance to eligible communities and households economically impacted by COVID-19.

Given the need to expedite actions to respond to COVID-19, HUD waives 24 CFR 91.105(c)(2) and (k), 91.115(c)(2) and (i) as specified below, in order to balance the need to respond quickly to the growing spread and effects of COVID-19 with the statutory requirements to provide reasonable notice and opportunity for citizens to comment on substantial amendments concerning the purposed uses of CDBG, HOME, and ESG funds.

The 30-day minimum for the required public comment period is waived for substantial amendments, provided that no less than 5 days are provided for public comments on each substantial amendment. The waiver is available through the end of the County's 2020 program year (August 31, 2021).

HUD also recognizes the efforts to contain COVID-19 require limiting public gatherings, such as those often used to obtain citizen participation, and that there is a need to respond quickly to the growing spread and effects of COVID-19. Therefore, HUD waives 24 CFR 91.105(c)(2) and (k), 24 CFR 91.115(c)(2) and (i) and 24 CFR 91.401 as specified below to allow these grantees to determine what constitutes reasonable notice and opportunity to comment given their circumstances. This authority is in effect through the end of the County's 2020 program year (August 31, 2021). Fort Bend County defines public hearing also to include virtual hearings and public meeting also to include virtual meetings for purposes of this Citizen Participation Plan as well as meeting the requirements for public hearings under the CDBG regulations (24 CFR Part 91.105(e)(1)).

**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, HOME, or ESG 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, HOME, ESG, NSP, CDBG-DR and CARES Act 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, Simonton, Sugar Land or Weston Lakes.

- Documentation of income equal to or lower than 80% of the median income for Fort Bend County for CDBG and HOME and 30% of the median for ESG.
- 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.

### **NEIBORHOOD STABILIZATION PROCESS**

Fort Bend County Community Development staff is responsible for monitoring the NSP Program for continued affordability. Staff will use tax records and other documents obtained from subrecipients or official county records to determine if the occupants remain eligible for the program. Any documents obtained will be placed in the appropriate program files.

Staff will also monitor the expiration date of all liens and process a release when appropriate.

### **CDBG-DISASTER RECOVERY**

Fort Bend County will monitor and provide oversight to ensure that buyout assistance is being provided to eligible owners, for eligible properties, and receiving the proper assistance amounts. The County will also provide oversight to ensure that all properties are being added to the County's maintenance schedule and that all properties are being maintained to standard.

Fort Bend County will work to ensure records are complete, that all affordability requirements are adhered to and that the County has performed all subrogation monitoring processes. The County will create project and grant closeout checklists that will be maintained with the project file.

### **CDBG AND ESG COVID 19**

Fort Bend County will monitor and provide oversight for programs using CDBG and ESG COVID 19 funds allocated through the CARES ACT in accordance with the above monitoring process. Any additional guidance from HUD will be incorporated into the process.

July 2020

Monitoring process 07 2020

**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.

# THE WAY HOME CONTINUUM OF CARE EMERGENCY SOLUTIONS GRANTS WRITTEN STANDARDS

The Way Home Continuum of Care Steering Committee, as the decision-making body for The Way Home Continuum of Care (TX-700) has approved these Written Standards as of April 9, 2020.

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## INTRODUCTION

The Way Home Continuum of Care has developed the following standards for providing assistance with Emergency Solutions Grants (ESG) funds as required by 24 CFR 576.400 (e). These standards were created in coordination with representatives of The Way Home Continuum of Care including Harris, Fort Bend and Montgomery County and the cities of Houston, Pasadena and Conroe. They 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.

The Way Home Continuum of Care expects that the standards will adjust through gained experience and data is collected from services provided with the Emergency Solutions Grants program. The Standards serve as the guiding principles for funding programs. These Written Standards outline the operations and process for carrying out each program component.

## DEFINITIONS

***Chronically Homeless*** – a homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter, or in an institutional care facility if the individual has been living in the facility for fewer than 90 days and had been living in a place not meant for human habitation, a safe haven, or in an emergency shelter immediately before entering the institutional care facility. In order to meet the “chronically homeless” definition, the individual also must have been living as described above continuously for at least 12 months, or on at least 4 separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven.

***Continuum of Care (CoC)*** – the group composed of representatives of relevant organizations, which generally includes nonprofit homeless providers; victim service providers; faith-based organizations; governments; businesses; advocates; public housing agencies; school districts; social service providers; mental health agencies; hospitals; universities; affordable housing developers; law enforcement; organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons that are organized to plan for and provide, as necessary, a system of outreach, engagement, and assessment; emergency shelter; rapid re-housing;

transitional housing; permanent housing; and prevention strategies to address the various needs of homeless persons and persons at risk of homelessness for a specific geographic area.

**Emergency Shelter** – any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.

**Homeless Management Information System (HMIS)** – the information system designated by the Continuum of Care to comply with the HUD’s data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness.

**Homelessness Prevention** – Housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to prevent the individual or family from moving to an emergency shelter, a place not meant for human habitation, or another place described in Homeless Category 1 of Appendix A: HUD Definition for Homeless.

**Private Nonprofit Organization** – a private nonprofit organization that is a secular or religious organization described in section 501(c) of the Internal Revenue Code of 1986 and which is exempt from taxation under subtitle A of the Code, has an accounting system and a voluntary board, and practices nondiscrimination in the provision of assistance. A private nonprofit organization does not include a governmental organization, such as a public housing agency or housing finance agency.

**Program Participant** – an individual or family who is assisted under ESG program.

**Rapid Rehousing**– Housing relocation and stabilization services and/or short-and/or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.

**Service Area (applicable to Homelessness Prevention only)** – The Way Home Continuum of Care supports any agencies or services operated within the CoC’s jurisdiction of Harris, Fort Bend & Montgomery Counties and the cities of Houston, Pasadena and Conroe.

**Street Outreach** – Essential Services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care.

**Subrecipient** – a unit of general-purpose local government or private nonprofit organization to which a recipient makes available ESG funds.

**Victim Service Provider** – a private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking. This term

includes rape crisis centers, battered women's shelters, domestic violence transitional housing programs, and other programs.

# STANDARDS APPLICABLE TO ALL PROGRAM COMPONENTS

## ELIGIBLE ESG PROGRAM COMPONENTS

There are five (5) ESG Program Components:

1. Rapid Rehousing
2. Emergency Shelter
3. Homeless Management Information System
4. Homelessness Prevention and
5. Street Outreach.

Funds for ESG can be used to support any of the eligible components. The Way Home Continuum of Care gives priority to funding that supports securing housing options for homeless households and to support the expansion of rapid rehousing.

## ESG SERVICE PROVIDER REQUIREMENTS

### COORDINATED ACCESS

The Way Home Continuum of Care expects that all providers participate in the coordinated assessment system or approved comparable system for Domestic Violence (DV) providers. The system consists of an electronic assessment system housed in the HMIS and is managed by a dedicated Project Manager through the CoC Lead Agency. Coordinated assessment uses a common housing assessment and triage tool to ensure that all homeless individuals are referred to the appropriate housing intervention. Coordinated assessment will be used as each housing intervention supported by ESG is fully integrated into the system referral process. Prior to full implementation of coordinated assessment, agencies may continue to accept direct referrals from individuals and other agencies.

### VERIFICATION OF HOMELESS STATUS

Project level staff are required to obtain documentation at project intake of homeless or at-risk of homelessness status. This status must be maintained in the client's file and available for monitoring as schedules. These Standards establish the order of priority for obtaining evidence [per 24 CFR 576.500 (b)] as:

1. Third-party documentation,
2. Intake worker observations, and
3. Certification from the person seeking assistance.

## **COC PROVIDER INPUT FORUM**

Each agency will assign two representatives to the input forum, in addition to one member (CEO/ED) who has decision making capacity for the program. CoC Provider Input Forums will meet quarterly, or more often as required by current CoC policies. The Provider Input Forum is the venue where providers give and receive information regarding CoC strategies and policies.

## **PARTICIPATE IN ANY STANDARDIZED TRAINING**

The CoC will provide a vetted and standardized training curriculum for all housing stability case managers. Training will be available for all agencies providing case management for housing-based services. The curriculum and standards will be developed as part of and in partnership with the Continuum of Care Technical Assistance plan from the Department of Housing and Urban Development. This will focus on the requirements of maintaining stable housing and ensure access to mainstream resources that will provide ongoing, necessary supportive services for households.

## **PARTICIPATION IN THE WAY HOME ANNUAL POINT IN TIME COUNT**

Any Emergency Solutions Grant Recipient agrees to participate in the Annual Point-In-Time Count by:

- Dedicating agency staff to perform the unsheltered count (at least two (2) agency representatives per day for agencies with more than 20 employees. Agencies with 20 staff or below, (1) agency representative per day is required)
- Completing the Housing Inventory Chart for the shelter count
- Participating in Gaps Analysis and Needs Assessment

## **COORDINATING WITH MAINSTREAM AND TARGETED HOMELESS PROVIDERS**

The Way Home Continuum of Care expects that every agency that is funded through ESG will coordinate with and access mainstream and other targeted homeless resources. The Way Home Continuum of Care will evaluate performance of each provider based on outcomes achieved. Outcomes are outlined and updated in the housing models adopted by the CoC Steering committee. These outcome measures will be used to evaluate program success annually. The Way Home Continuum of Care will use this and other performance metrics to guide funding

decisions for ESG funded programs. Required outcomes for each intervention will match the outcomes approved by the CoC Steering Committee annually.

## FAIR HOUSING ACT COMPLIANCE

The Department of Housing and Urban Development ("HUD") is responsible for enforcing the federal Fair Housing Act (the "Act"), which prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, familial status, and disability. One type of disability discrimination prohibited by the Act is the refusal to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. HUD and DOJ frequently respond to complaints alleging that housing providers have violated the Act by refusing reasonable accommodations to persons with disabilities. State and federal laws require entities to make reasonable changes to policies, practices, procedures and/or physical changes to housing units and/or buildings if such changes are necessary to enable a person with a disability to have equal access to the housing and/or building. Please note that such changes must be necessary as a result of the person's disability. To read more about what this policy entails refer to the link below:

[https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/fair\\_housing\\_act\\_overview](https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview).

Agencies receiving ESG Funds must have a policy in place for program recipients to request reasonable accommodations.

## EQUAL ACCESS TO HOUSING FINAL RULES

On February 3, 2012, HUD published a final rule in the Federal Register entitled Equal Access to Housing in HUD Programs regardless of Sexual Orientation or Gender Identity. The rule creates a new regulatory provision that generally prohibits considering a person's marital status, sexual orientation, or gender identity (a person's internal sense of being male or female) in making housing assistance available. Lesbian, gay, bisexual, and transgender people are guaranteed equal access to all housing for all types of housing (affordable, permanent, transitional and emergency) funded through HUD.

In addition to the final rule on Equal Access to Housing, HUD published a final rule in the Federal Register entitled "Equal Access in Accordance with an Individual's Gender Identity in Community Planning and Development Programs". This rule was published on September 21, 2016. This rule ensures that each individual in accordance with their gender identity will have equal access to housing and shelter programs administered by HUD. This rule creates a new regulatory provision that requires those entities that are receiving any HUD funding grant equal access to

facilities, benefits, accommodations and services to individuals in accordance with the individual's gender identity and in a manner that affords equal access to the individual's family.

## WAIVERS

A Fair Market Rent Waiver is permission from an authorized HUD office to assist with rent payments above the established Fair Market Rent (FMR). It is considered an "exception" to established requirements. FMRs are used as a guide to determine the level of HUD subsidy for various programs such as the Emergency Solutions Grant (ESG). However, the FMR is not in itself the standard used for determining eligible rents. Each HUD rental assistance program is governed by its own set of statutes and regulations which determine how much rent HUD will pay.

Emergency Solutions Grant short- and medium-term rental assistance can be provided to eligible program participants only when the rent, including utilities (gross rent) for the housing unit does not exceed the FMR established by HUD for the MSA and complies with HUD's standard of rent reasonableness. HUD may consider waiver requests from ESG grantees to increase these rent limits. Subrecipients such as ACAM have requested and received waivers, but it should be noted that these waivers are time-limited (often, but not always, one year) and the requirement for rent reasonableness is not waived even when there is an FMR Waiver in place.

## FMR WAIVER FOR HURRICANE HARVEY-IMPACTED HOUSEHOLDS REGISTERED WITH FEMA:

The restriction of rental assistance to units with rent at or below Fair Market Rent (FMR) is waived for households that have registered with FEMA as affected by Hurricane Harvey that are renting or execute a lease for any rent amount that 1) meets the rent reasonableness standard and that 2) becomes due between October 30, 2017, and the earlier of the end of the term of the vendor organization's ESG agreement or October 12, 2019, where the unit is located in an individual assistance county under FEMA-DR-4322 (Hurricane Harvey), or where the family was displaced by Hurricane Harvey, Irma or Maria. Case Managers must obtain a copy of the FEMA application and must document that the unit meets the rent reasonableness standard.

## TEXAS PROPERTY CODE OCCUPANCY LIMITS

### **Texas Property Code Section 92.10 Occupancy Limits**

Except as provided by Subsection (b), the maximum number of adults that a landlord may allow to occupy a dwelling is three times the number of bedrooms in the dwelling.

(b) A landlord may allow an occupancy rate of more than three adult tenants per bedroom:

(1) to the extent that the landlord is required by a state or federal fair housing law to allow a higher occupancy rate; or

(2) if an adult whose occupancy causes a violation of Subsection (a) is seeking temporary sanctuary from family violence, as defined by Section 71.004 (Family Violence), Family Code, for a period that does not exceed one month.

(c) An individual who owns or leases a dwelling within 3,000 feet of a dwelling as to which a landlord has violated this section, or a governmental entity or civic association acting on behalf of the individual, may file suit against a landlord to enjoin the violation. A party who prevails in a suit under this subsection may recover court costs and reasonable attorney's fees from the other party. In addition to court costs and reasonable attorney's fees, a plaintiff who prevails under this subsection may recover from the landlord \$500 for each violation of this section.

(d) In this section:

(1) "Adult" means an individual 18 years of age or older.

(2) "Bedroom" means an area of a dwelling intended as sleeping quarters. The term does not include a kitchen, dining room, bathroom, living room, utility room, or closet or storage area of a dwelling.

## STANDARDS SPECIFIC TO EMERGENCY SHELTER

### ELIGIBILITY: HOMELESS STATUS

Homeless clients entering into the shelter system must meet the HUD criteria for homelessness as either literally homeless (Homeless Category 1), at imminent risk of homelessness (Homeless Category 2), homeless under another federal statute (Homeless Category 3), or fleeing/attempting to flee domestic violence (Homeless Category 4).

For additional details related to the HUD definition of Homeless and applicability to each program component, see Appendix A and Appendix C.

### ELIGIBILITY: INTAKE AND ASSESSMENT

As already indicated above under Coordinating Assessment & Services, case managers will use the Continuum wide assessment tool to review client situation, understand eligibility, and begin the process of determining length of assistance.. The tool may include an assessment form for diversion. Providers must enter data into HMIS or a comparable database for DV providers.

### ELIGIBILITY: PRIORITIZATION & REFERRAL POLICIES

Emergency shelters will prioritize individuals/families that:

- Cannot be diverted
- Are literally homeless
- Can be safely accommodated in the shelter
- Are not in need of emergency medical or psychiatric services or are a danger to self or others
- Emergency Shelters cannot discriminate per HUD regulations
- There are no requirements related to ID, income or employment
- Transgender placement is based on self-identification of gender

# STANDARDS SPECIFIC TO HOMELESSNESS PREVENTION AND RAPID REHOUSING

## ELIGIBILITY: STATUS AS HOMELESS OR AT-RISK OF HOMELESSNESS

### HOMELESSNESS PREVENTION

Individuals/families, who meet the HUD criteria for the following definitions, are eligible for Homelessness Prevention assistance:

- At Risk of Homelessness
- Homeless Category 2: Imminently at-risk of homelessness
- Homeless Category 3: Homeless under other federal statute and
- Homeless Category 4: Fleeing/attempting to flee DV (as long as the individuals/families fleeing or attempting to flee DV are **not** also literally homeless. If the individuals/families are also literally homeless they would actually qualify for Rapid Re-Housing instead. See below.)

Additional eligibility requirements related to Homelessness Prevention include:

- **Proof of residence** within The Way Home Continuum of Care service area.
- **Total household income below 30 percent of Area Median Income (AMI)** for the area at initial assessment. Clients must provide documentation of household income, including documentation of unemployment and zero income affidavit for clients without income.
  - For the most updated AMI information, please see this link:

### RAPID REHOUSING

Individuals/families, who meet the HUD criteria for the following definitions, are eligible for Rapid Rehousing assistance:

- Homeless Category 1: Literally homeless
- Homeless Category 4: Fleeing/attempting to flee DV (as long as the individuals/families fleeing or attempting to flee DV are **also** literally homeless).

For additional details related to the HUD definition of Homeless and At Risk of Homelessness and applicability of these definitions to each program component, see Appendix A, B and C.

## ELIGIBILITY: INTAKE AND ASSESSMENT

Once Coordinated Access is available for all housing interventions, all clients must have an initial eligibility assessment and triage for appropriate housing by a specially trained housing assessor. All clients come through Coordinated Access and are assessed using the housing triage in HMIS. Housing triage will identify, based on the standard assessment, individuals who are best suited for rapid rehousing. The standard assessment accounts for length and frequency of homelessness, physical and mental health status, criminal history, veteran status, domestic violence experience, substance abuse conditions and employment history.

## TARGETED POPULATIONS: CLIENT PRIORITIZATION

### HOMELESSNESS PREVENTION

Note that all targeted individuals and families described below have to meet the minimum HUD requirements for eligibility to HP.

The Way Home Continuum of Care 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 20 to receive assistance. See Appendix D for a copy of the assessment form.

Additionally, The Way Home Continuum of Care prioritizes and assists households who have previously received Rapid Rehousing assistance and are at risk of becoming homeless again regardless of barrier assessment score. These households will be identified and triaged through the Coordinated Access system.

### RAPID REHOUSING

Coordinated Access will prioritize individuals who are currently homeless but not in need of permanent supportive housing as eligible for rapid rehousing. This can include, but is not limited to individuals and households who,

- are first time homeless;
- have few recent episodes of homelessness; or

- are part of a family that is homeless.

It should be noted, rapid rehousing funds are directed to individuals with income or work history and skills that indicate employability.

## FINANCIAL ASSISTANCE

### DURATION AND AMOUNT OF ASSISTANCE

The Way Home Continuum of Care has adopted the CoC approved Housing Models and Business Rules to measure community outcomes for all housing interventions. The CoC requires that all subrecipients for ESG Rapid Rehousing funds use the CoC-wide assessment tools to assist in determining the duration and amount of assistance. The tools do not dictate the amount of assistance that each household receives, but guides the case manager and client to determine the appropriate amount of assistance for each household.

- All clients are assessed to determine initial need and create a budget to outline planned need for assistance.
- Agencies cannot set organizational maximums or minimums but must rely on the CoC standardized tools located in The Way Home CoC Rapid Rehousing Business Rules to evaluate household need.
- Through case management, client files are reviewed monthly to ensure that planned expenditures for the month validate the financial assistance request.
- The Way Home Continuum of Care expects that households will receive the minimum amount of assistance necessary to stabilize in housing.

Clients cannot exceed 24 months of assistance in a 36-month period. The Rapid Rehousing Business Rules outline processes that may require supervisory approval.

### PARTICIPANT SHARE

Participant share will be determined by use of common assessment and budgeting tools approved through The Way Home Continuum of Care. These tools will assist in determining the monthly assistance and client contribution amounts. Clients will participate in the development of their individual housing plan with a case manager. The housing plan will be based on client goals and shared goals for achieving housing stability. Case managers will use the housing plan to assist in determining the client contribution toward rent. Clients are expected to contribute a

portion of their income based on budgeting to ensure housing stability. Financial assistance is available for households with zero income. Details of when clients are terminated or redirected to a more appropriate intervention are outlined in the The Way Home Rapid Rehousing Business Rules.

## HOUSING STABILIZATION AND RELOCATION RELATED ASSISTANCE AND SERVICES

### REQUIRED SERVICES: CASE MANAGEMENT & CASE LOADS

The Way Home Continuum of Care requires that all clients are referred to a case manager through the Coordinated Access system. Coordinated Access will triage homeless clients for rapid rehousing that are in need of short to medium term assistance based on individual circumstances and vulnerability. Coordinated Access will refer to a rapid rehousing service provider. The case manager will perform an individual assessment and create a housing plan using the common assessment tools. This begins the process to rapidly re-house the homeless household as quickly and efficiently as possible.

Homelessness prevention clients must have an initial home visit when first approved for assistance and subsequent house visits with each recertification every three months. It is expected that case managers will conduct office visits with homelessness prevention clients between home visits, at least once per month. Case managers and program managers are encouraged to provide more than the minimum required services through case management.

Rapid rehousing case managers will maintain an average case load as identified in The Way Home Rapid Rehousing Business Rules. This will allow case managers to provide quality case management and ensure that services are targeted to individuals most likely to be successful with rapid rehousing assistance. As the rapid rehousing program for the continuum expands, this number may change.

Case management includes, but is not limited to:

- housing assistance
- home
- office visits determined by client need and other supportive services required by the housing plan.

Case management staff must communicate with the landlord and ensure that the landlord has an updated copy of the Rental Assistance Agreement. The agency paying rent will have the most updated Rental Agreement and work with all parties to ensure all are aware of anticipated

changes to the participant rent share.

## **REQUIRED SERVICES: HOUSING LOCATION SERVICES**

Any subrecipient of ESG assistance must also agree to utilize and may contribute to the function of housing specialist for households receiving rapid rehousing. This role may be a part of standard case management duties or it may be a specialized position. Any subrecipient of ESG assistance must have staff, as part or all of their duties are, to find appropriate housing and develop relationships with affordable housing providers so that ESG clients have greater access to housing choice, rather than expecting clients to navigate the system on their own.

## **REQUIRED SERVICES: INSPECTION AND LANDLORD AGREEMENT**

Any unit that receives financial assistance through rapid rehousing must pass a Housing Quality Standards Inspection as outlined in the ESG regulations. The inspections will be conducted by a qualified agency with expertise in inspection and the process for identifying units and conducting an inspection is outlined in the rapid rehousing business rules.

Any unit that receives rental assistance payments through rapid rehousing must have an agreement in place between the rental assistance provider and the property. The rental assistance agreement details the terms under which rental assistance will be provided. The rental assistance agreement outlines the requirements for rental payment as well as terms regarding any notice to vacate or eviction by the owner.

## **INELIGIBLE SERVICES: CREDIT REPAIR AND LEGAL SERVICES**

While regulations do allow these services, The Way Home Continuum of Care will not allow ESG funds to be used for credit repair or legal services but can be used as match for ESG programs. These services are deemed ineligible activities locally. The Way Home Continuum of Care has found limited access to this resource by clients and providers and will instead encourage the use mainstream service providers and establish them as part of the system of providers with formal relationship.

## OPTIONAL SERVICES: SECURITY/UTILITY DEPOSITS

Rental and utility deposits can be included in housing stabilization services as dictated by the housing stabilization plan. Rental and utility deposits can be included in lieu of or in combination with rental assistance for a unit. Requirements for inspections and rental assistance agreements for units with only security deposits are outlined in the rapid rehousing business rules.

- Security deposits can cover up to two months of rent.
- Deposits may remain with the client if they are stably housed as outlined in the case management and caseloads section.
- Security and utility deposit transactions will be managed through the case management fiscal agent and are outlined in the business rules.

## OPTIONAL SERVICES: RENTAL APPLICATION FEES

The Way Home Continuum of Care expects that rapid rehousing location specialists will work closely with housing providers and establish trusting relationships among landlords in a way that will encourage property owners and managers to waive application fees for rental properties. To that end, application fees can only be provided for one application at a time. Case managers and housing specialists can and should work with clients and landlords to process as many free applications as possible.

## ELIGIBILITY: PERIODIC RE-CERTIFICATION

All case managers are required to re-certify clients based on the following schedule. At that time, a case manager may decide to extend, decrease or discontinue providing assistance.

<b>Program Component</b>	<b>Schedule</b>	<b>Re-certification Criteria</b>
<b>Homelessness Prevention</b>	Every 3 months	For both HP and RRH, to continue to receive assistance, clients must <ul style="list-style-type: none"><li>• be at or below 30% AMI AND</li><li>• lack sufficient resources and support networks necessary to retain housing without ESG assistance.</li></ul>
<b>Rapid Rehousing</b>	Annually	

## STANDARDS SPECIFIC TO STREET OUTREACH

### ELIBILITY: HOMELESS STATUS

Individuals/families who meet the HUD criteria for the following definitions are eligible for Street Outreach services:

- Homeless Category 1: Literally Homeless
- Homeless Category 4: Fleeing/attempting to flee DV (where the individuals/families also meet the criteria for Category 1)

In addition, individuals and families must be living on the streets or other places not meant for human habitation **and** be unwilling or unable to access services in an emergency shelter.

### TARGET POPULATION

Although the homeless population is considered a vulnerable population, street outreach activities should target those who are extremely vulnerable including youth and chronically homeless persons.

### ENGAGEMENT/COLLABORATION

The Way Home Continuum of Care requires that agencies conducting street outreach activities must engage with unsheltered homeless persons for the purpose of providing immediate support, intervention or connections with mainstream social service programs. The connection of any unsheltered person to an emergency shelter, supportive housing, and/or referral to social service agencies will serve as immediate support and intervention for housing stabilization or critical services.

Agencies are encouraged to use evidenced based practices for their street outreach efforts; including the Housing First Model that quickly connects individuals to permanent housing in the face of acute barriers to entry into housing programs. Additionally, the agencies will participate in the local Continuum of Care's Street Outreach Workgroup and utilize the Coordinated Access Assessment to identify barriers to housing.

### ELIGIBILITY: INTAKE AND ASSESSMENT

The Way Home Continuum of Care requires that agencies conducting street outreach activities must provide individuals and families with an assessment and enter data into HMIS or a comparable database for DV providers. The Way Home CoC encourages providers to develop relationships with unsheltered homeless persons that will help connect them with emergency shelter and housing services primarily through a referral to Coordinated Access.

## APPENDIX A: HUD DEFINITION FOR HOMELESS

<b>HUD CRITERIA FOR DEFINING HOMELESS</b>	<b>Category 1</b>	Literally Homeless	<p>Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:</p> <ul style="list-style-type: none"> <li>• Has a primary nighttime residence that is a public or private place not meant for human habitation;</li> <li>• 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); <u>or</u></li> <li>• Is exiting an institution where (s)he has resided for 90 days or less <u>and</u> who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution</li> </ul>
	<b>Category 2</b>	Imminent Risk of Homelessness	<p>Individual or family who will imminently lose their primary nighttime residence, provided that:</p> <ul style="list-style-type: none"> <li>• Residence will be lost within 14 days of the date of application for homeless assistance;</li> <li>• No subsequent residence has been identified; <u>and</u></li> <li>• The individual or family lacks the resources or support networks needed to obtain other permanent housing</li> </ul>
	<b>Category 3</b>	Homeless under other Federal statutes	<p>Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:</p> <ul style="list-style-type: none"> <li>• Are defined as homeless under the other listed federal statutes;</li> <li>• Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application;</li> <li>• Have experienced persistent instability as measured by two moves or more during in the preceding 60 days; and</li> <li>• Can be expected to continue in such status for an extended period of time due to special needs or barriers</li> </ul>

	<b>Category 4</b>	Fleeing/ Attempting to Flee DV	Any individual or family who: <ul style="list-style-type: none"><li>• Is fleeing, or is attempting to flee, domestic violence;</li><li>• Has no other residence; <u>and</u></li><li>• Lacks the resources or support networks to obtain other permanent housing</li></ul>
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## APPENDIX B: HUD DEFINITION FOR AT RISK OF HOMELESSNESS

<b>HUD CRITERIA FOR DEFINING AT RISK OF HOMELESSNESS</b>	<b>Category 1</b>	Individuals and Families	<p>An individual or family who:</p> <ul style="list-style-type: none"> <li>(i) Has an annual income below <u>30%</u> of median family income for the area; <u>AND</u></li> <li>(ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; <u>AND</u></li> <li>(iii) Meets one of the following conditions: <ul style="list-style-type: none"> <li>A. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; <u>OR</u></li> <li>B. Is living in the home of another because of economic hardship; <u>OR</u></li> <li>C. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; <u>OR</u></li> <li>D. 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; <u>OR</u></li> <li>E. 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; <u>OR</u></li> <li>F. Is exiting a publicly funded institution or system of care; <u>OR</u></li> <li>G. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved Con Plan</li> </ul> </li> </ul>
	<b>Category 2</b>	Unaccompanied Children and Youth	A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute
	<b>Category 3</b>	Families with 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.

## APPENDIX C: CROSS WALK OF HUD HOMELESS AND AT RISK DEFINITIONS AND ELIGIBILITY TO ESG PROGRAM COMPONENTS

<b>Eligibility</b>	<b>Emergency Shelter</b>	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in ES projects:</p> <ul style="list-style-type: none"> <li>• Category 1: Literally Homeless</li> <li>• Category 2: Imminent Risk of Homeless</li> <li>• Category 3: Homeless Under Other Federal Statutes</li> <li>• Category 4: Fleeing/Attempting to Flee DV</li> </ul>
	<b>Rapid Rehousing</b>	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in RRH projects:</p> <ul style="list-style-type: none"> <li>• Category 1: Literally Homeless</li> <li>• Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless)</li> </ul>
	<b>Homelessness Prevention</b>	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in HP projects:</p> <ul style="list-style-type: none"> <li>• Category 2: Imminent Risk of Homeless</li> <li>• Category 3: Homeless Under Other Federal Statutes</li> <li>• Category 4: Fleeing/Attempting to Flee DV (if the individual or family is NOT also literally homeless)</li> </ul> <p>Individuals and families who are defined as At Risk of Homelessness Additionally, HP projects must only serve individuals and families that have an annual income BELOW 30% AMI</p>
	<b>Street Outreach</b>	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in SO projects:</p> <ul style="list-style-type: none"> <li>• Category 1: Literally Homeless</li> <li>• Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless)</li> </ul> <p>Additional limitations on eligibility within Category 1 require that individuals and families must be living on the streets (or other places not meant for human habitation) and be unwilling or unable to access services in emergency shelter.</p>

## APPENDIX D: ELIGIBILITY CRITERIA AND PRIORITIZATION TOOL FOR HOMELESSNESS PREVENTION SYSTEM

### Eligibility Requirements

All potential clients will be screened for the following:

**Income** – Only households with income below 30% of the Area Median Income are eligible for Homelessness Prevention services (see Attachment A for income limits)

PLUS

**Trigger Crisis** – An event has occurred which is expected to result in housing loss within 30 days due to one of the listed reasons (see Attachment B for qualifying trigger crises)

PLUS

**No resources or support network to prevent homelessness** –No other options are possible for resolving this crisis. “But for this assistance” this household would become literally homeless—staying in a shelter, a car, or another place not meant for human habitation

OR

**Unaccompanied children and youth who qualify as homeless under another Federal statute** – See Runaway and Homeless Youth Act definition or Documentation for school district certification of homelessness (see Attachment C for other definitions of homelessness)

OR

**Families with children or youth who qualify as homeless under another Federal statute** –See Runaway and Homeless Youth Act definition or Documentation for school district certification of homelessness (see Attachment C for other definitions of homelessness)

PLUS

**Score of at least 20 points**—or 15 – 19 points with override sign-off (see Attachment D for score sheet

## ATTACHMENT A: HOMELESS PREVENTION INCOME LIMITS ELIGIBILITY CRITERIA AND PRIORITIZATION TOOL FOR HOMELESSNESS PRIORITIZATION

### **30% Area Median Income**

HUD provides current information for income limits on the HUD USER website at <http://www.huduser.org/portal/datasets/il.html> . Note: The information that HUD provides on HUD USER website reflects data based on changes to the definition of “extremely low-income (ELI).” ESG recipients should continue to use data for Area Median Income (AMI) and not the new ELI data. For more information on this change, and to access the 30 % AMI tables, please refer to <https://www.hudexchange.info/news/impact-of-recent-changes-in-income-limits-and-utility-allowances>

## ATTACHMENT B: HOMELESS PREVENTION TRIGGER CRISIS ANALYSIS

Will lose housing within 30 days due to one of the following:

- Moved twice or more in the past 60 days
- Living in the home of another person because of economic hardship
- Notified that right to occupy their current housing or living situation will be terminated within 21 days after date of application
- Living in hotel or motel and cost is not paid for by charitable organization or government program for low-income people
- Living in SRO or efficiency where more than 2 people live; or in a larger housing unit with more than 2 people per room
- Exiting a publicly funded institution or system of care
- Exiting a publicly or privately funded inpatient substance abuse treatment program or transitional housing program
- Living in rental housing that is being condemned by a government agency and tenants are being forced to move out

## ATTACHMENT C: OTHER DEFINITIONS OF HOMELESSNESS

### *Runaway and Homeless Youth Act (42 U.S.C 5701 et seq.)*

*Runaway and Homeless Youth* funding is administered by the Family and Youth Services Bureau within the Administration for Children & Families (ACF) of the U.S. Department of Health and Human Services (HHS). Information about Runaway and Homeless Youth program grantees is available online at <http://www2.ncfy.com/locate/index.htm>.

### *Head Start Act (42 U.S.C. 9831 et seq.)*

*Head Start* funding is administered by the Office of Head Start (OHS) within ACF/HHS. A listing of Head Start programs, centers, and grantees is available online at <http://eclkc.ohs.acf.hhs.gov/hslc/HeadStartOffices>

### *Violence Against Women Act of 1994; subtitle N (42 U.S.C. 14043e et seq.)*

*Violence Against Women Act* established the Office on Violence Against Women (OVW) within the U.S. Department of Justice (DOJ). OVW administers financial and technical assistance to communities across the country that are developing programs, policies, and practices aimed at ending domestic violence, dating violence, sexual assault, and stalking. Currently, OVW administers one formula grant program and eleven discretionary grant programs, all of which were established under VAWA and subsequent legislation. More information about OVW is available online at <http://www.ovw.usdoj.gov/>.

### *Public Health Service Act; section 330 (42 U.S.C. 254b)*

*The Public Health Service Act* authorized the Health Center Program, which is administered by the Bureau of Primary Health Care within the Health Resources and Services Administration (HRSA) of HHS. Information about local Health Centers can be found online at <http://bphc.hrsa.gov/index.html>

### *Food and Nutrition Act of 2008 (7 U.S.C. 2011 et seq.)*

*Food and Nutrition Act of 2008* relates to the Supplemental Nutrition Assistance Program (SNAP), formerly known as Food Stamps. SNAP is administered by the U.S. Department of Agriculture (USDA). More information about SNAP can be found online at <http://www.fns.usda.gov/snap/>

*Child Nutrition Act of 1966; section 17 (42 U.S.C. 1786)*

*Child Nutrition Act of 1966* authorized numerous programs related to school lunches and breakfasts and funds for meals for needy students. For more information about these programs, contact the local School Department.

*McKinney-Vento Act; subtitle B of title VII (42 U.S.C. 11431 et seq.)*

McKinney-Vento Act authorized the McKinney-Vento Education for Homeless Children and Youths Program, which is administered via the Office of Elementary and Secondary Education within the U.S. Department of Education. More information about this program is available online at <http://www2.ed.gov/programs/homeless/index.html>. Also, contact the local School Department.

## ATTACHMENT D: HOMELESS PREVENTION PRIORITIZATION SCORING

### Income Scoring:

- Rent burden at 66-80% of income... **5 points**
- Income at or below 15% AMI... **20 points OR**
- Income 16-29% AMI... **10 points**

### 15% Area Median Income (2019)

1 Person Household	\$8,025	(\$669/month)
2 Person Household	\$9,175	(\$765/month)
3 Person Household	\$10,325	(\$860/month)
4 Person Household	\$11,450	(\$954/month)
5 Person Household	\$12,375	(\$1,031/month)
6 Person Household	\$13,300	(\$1,108/month)
7 Person Household	\$14,200	(\$1,183/month)
8 Person Household	\$15,125	(\$1,260//month)

### Tenant Barriers/Risk Factors

#### Tenant Screening Barriers

**1 point per barrier**

- Eviction history
- No credit references: has no credit history
- Lack of rental history: has not rented in the past
- Unpaid rent or broken lease in the past (separate from current unpaid rent)
- Poor credit history: late or unpaid bills, excessive debt, etc.
- Past Misdemeanors
- Past Felony other than critical Felonies listed below
- Exiting criminal justice system where incarcerated for less than 90 days

- Critical Felony  
(drugs, sex crime, arson, crimes against other people) **5 points**
- Pregnant or has at least one child 0-6 **5 points**
- Head of household under 30 years old **5 points**
- Family experienced literal homelessness  
in the past 3 years **5 points**
- Only 1 adult in household **5 points**

**TOTAL**

**APPENDIX E:  
HOME PROGRAM HOMEBUYER RECAPTURE GUIDELINES.**

**FORT BEND COUNTY, TEXAS  
HOME PROGRAM GUIDELINES FOR RECAPTURE FOR HOMEBUYERS**

If Fort Bend County intends to use HOME funds for first-time homebuyers, the guidelines for recapture must meet the following test. The recapture provisions must apply to the housing for a period specified below:

The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. For multi-unit homeownership assisted projects, the affordability begins after the last HOME-assisted housing project is completed and the project completion report is submitted to HUD.

Homeownership assistance HOME amount per unit	Minimum period of affordability in years
Under \$15,000.....	5
\$15,000 to \$40,000.....	10
Over \$40,000.....	15

This section includes recapture guidelines to meet the provisions of Section 92.254(a)(5)(ii)(A). There are several options for recapture included in Section 92.254 that are acceptable by HUD; however, **Fort Bend County has adopted the HUD recapture option of reducing the HOME investment amount during the affordability period for single family housing.** The period of affordability is based upon the total amount of HOME funds subject to recapture as described in 92.254(a)(5)(ii)(A)(5). Fort Bend County will reduce the HOME investment amount to be recaptured on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period.

**APPENDIX F:  
TABLES**

Consolidated Plan Data:		07/03/20	4:00 PM										
<b>Table 5</b>													
	Base	Most	Real	%									
	Year	Recent	Change	change									
	2009	2017											
pop	585,375	711,421	126,046	21.53%									
hhs	140,542	222,331	81,789	58.20%									
median income	\$ 80,635.00	\$ 107,461.00	\$ 26,826.00	33.27%									
<b>Table 7</b>													
	<u>Renter</u>					0%		<u>Owner</u>					0%
	0%	30%	50%	80%		to		0%	30%	50%	80%		to
	to	to	to	to		80%		to	to	to	to		80%
	30%	50%	80%	100%	total	subtotal		30%	50%	80%	100%	total	subtotal
Substandard	114	139	15	139	407	268		168	50	49	4	271	267
percent	28.01%	34.15%	3.69%	34.15%	100.00%	65.85%		61.99%	18.45%	18.08%	1.48%	100.00%	98.52%
Overcrowded >1.51	195	99	125	55	474	419		109	99	159	54	421	367
percent	41.14%	20.89%	26.37%	11.60%	100.00%	88.40%		25.89%	23.52%	37.77%	12.83%	100.00%	87.17%
Overcrowded 1.01-1.5	234	308	401	134	1077	943		304	288	567	292	1454	1159
percent	21.73%	28.60%	37.23%	12.44%	100.00%	87.56%		20.91%	19.81%	39.00%	20.08%	99.79%	79.71%
Housing Costs>50%	2711	1773	709	135	5328	5193		3500	3381	3170	670	10721	10051
percent	50.88%	33.28%	13.31%	2.53%	100.00%	97.47%		32.65%	31.54%	29.57%	6.25%	100.00%	93.75%
Housing Costs>30%	434	1187	2472	1180	5273	4093		705	1738	4211	2574	9228	6654
percent	8.23%	22.51%	46.88%	22.38%	100.00%	77.62%		7.64%	18.83%	45.63%	27.89%	100.00%	72.11%
Zero/neg. income/no proble	846	0	0	0	846	846		814	0	0	0	814	814
percent	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%		100.00%	0.00%	0.00%	0.00%	100.00%	100.00%

<b>Consolidated Plan Data:</b>		07/03/20	4:00 PM											
<b>Table 8: Housing Problems 2</b>														
	<b>Renter</b>							<b>Owner</b>						
	0%	30%	50%	80%		0%	0%	30%	50%	80%		0%		
	to	to	to	to		to	to	to	to	to		to		
	30%	50%	80%	100%	total	subtotal	30%	50%	80%	100%	total	subtotal		
1 or more of 4 prob.	3,251	2,324	1,255	458	7,288	6,830		4,070	3,816	3,940	1,021	12,847	11,826	20,135
percent	44.61%	31.89%	17.22%	6.28%	100.00%	93.72%	36.20%	31.68%	29.70%	30.67%	7.95%	100.00%	92.05%	63.80%
none of 4 prob,	1,140	1,869	4,632	3,823	11,444	7,641		1,158	3,833	9,988	8,071	23,050	14,979	34,494
percent	9.96%	16.33%	40.48%	33.41%	100.17%	66.77%	33.18%	5.02%	16.63%	43.33%	35.02%	100.00%	64.98%	66.82%
Hhs neg income no prob	846	0	0	0	846	846		814	0	0	0	814	814	1,660
percent	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	50.96%	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	49.04%
<b>Table 9: Cost Burden &gt; 30%</b>														
	<b>Renter</b>							<b>Owner</b>						
	0%	30%	50%					0%	30%	50%				
	to	to	to					to	to	to				
	30%	50%	80%	total				30%	50%	80%	total			
small	1,646	1,822	1,654	5,122				1,732	2,192	3,972	7,896	13,018		
percent	32.14%	35.57%	32.29%	100.00%	39.35%			percent	21.94%	27.76%	50.30%	100.00%	60.65%	
Large	563	504	297	1,364				779	976	1,110	2,865	4,229		
percent	41.28%	36.95%	21.77%	100.00%	32.25%			percent	27.19%	34.07%	38.74%	100.00%	67.75%	
Elderly	610	482	368	1,460				1,558	1,530	1,493	4,581	6,041		
percent	41.78%	33.01%	25.21%	100.00%	24.17%			percent	34.01%	33.40%	32.59%	100.00%	75.83%	
Other	769	483	963	2,209				524	578	870	1,972	4,181		
percent	34.81%	21.87%	43.59%	100.27%	52.83%			percent	26.57%	29.31%	44.12%	100.00%	47.17%	
Total need by income	3,582	3,291	3,282	10,155				4,593	5,276	7,445	17,314	27,469		
percent	35.27%	32.41%	32.32%	100.00%	36.97%			percent	26.53%	30.47%	43.00%	100.00%	63.03%	

Consolidated Plan Data:		07/03/20	4:00 PM											
<b>Table 10: Cost Burden &gt; 50%</b>														
	<b>Renter</b>						<b>Owner</b>							
	0%	30%	50%				0%	30%	50%					
	to	to	to				to	to	to					
	30%	50%	80%	total			30%	50%	80%	total				
small	1,417	994	229	2,640			1,365	1,644	1,760	4,736	7,376			
percent	53.67%	37.65%	8.67%	100.00%	35.79%		percent	28.82%	34.71%	37.16%	100.70%	64.21%		
Large	448	339	55	842			594	614	452	1,660	2,502			
percent	53.21%	40.26%	6.53%	100.00%	33.65%		percent	35.78%	36.99%	27.23%	100.00%	66.35%		
Elderly	555	284	204	1,043			1,304	827	575	2,706	3,749			
percent	53.21%	27.23%	19.56%	100.00%	27.82%		percent	48.19%	30.56%	21.25%	100.00%	72.18%		
Other	653	345	235	1,233			460	319	398	3,177	4,410			
percent	52.96%	27.98%	19.06%	100.00%	27.96%		percent	14.48%	10.04%	12.53%	37.05%	72.04%		
Total need by income	3,073	1,962	723	5,758			3,723	3,371	3,185	10,279	16,037			
percent	53.37%	34.07%	12.56%	100.00%	+		percent	36.22%	32.80%	30.99%	100.00%	64.10%		
<b>Table 11: Crowding</b>														
	<b>Renter</b>						<b>Owner</b>							
	0%	30%	50%	80%	0%		0%	30%	50%	80%	0%			
	to	to	to	to	to		to	to	to	to	to			
	30%	50%	80%	100%	total	subtotal	30%	50%	80%	100%	total	subtotal		
Single family	439	358	488	114	1,399	1,285	393	217	476	137	1,223	1,086	2,622	
percent	31.38%	25.59%	34.88%	8.15%	100.00%	91.85%	53.36%	32.13%	17.74%	38.92%	11.20%	100.00%	88.80%	46.64%
Multiple	0	53	38	30	121	91	85	170	255	209	719	510	840	
percent	0.00%	43.80%	31.40%	24.79%	100.00%	75.21%	14.40%	11.82%	23.64%	35.47%	29.07%	100.00%	70.93%	85.60%
Other non family	10	0	0	45	55	10	0	0	0	0	814	0	869	
percent	18.18%	0.00%	0.00%	81.82%	100.00%	18.18%	6.33%	0.00%	0.00%	0.00%	0.00%	0.00%	93.67%	
Total need by income	449	411	526	189	1575	1386	478	387	731	346	1942	1596	3,517	
percent	28.51%	26.10%	33.40%	12.00%	100.00%	88.00%	44.78%	24.61%	19.93%	37.64%	17.82%	100.00%	82.18%	55.22%

Table 13

<b>Table 13: Disproportionally Greater Need: Housing Problems 0 to 30% AMI</b>				
Housing Problems	1 or more of 4 Housing Problems	Has none of the four housing problems	Hh has no or negative income, but no other housing problems	Total
<b>Jurisdiction as whole</b>	8,459	1,156	1,660	11,275
percent	75.02%	10.25%	14.72%	100.00%
<b>White</b>	2,333	302	589	3,224
percent	27.58%	26.12%	35.48%	
	<b>72.36%</b>	<b>9.37%</b>	<b>18.27%</b>	<b>100.00%</b>
<b>Black/ African American</b>	1,679	117	507	2,303
percent	19.85%	10.12%	30.54%	
	<b>72.90%</b>	<b>5.08%</b>	<b>22.01%</b>	<b>100.00%</b>
<b>Asian</b>	1,117	84	285	1,486
percent	13.20%	7.27%	17.17%	
	<b>75.17%</b>	<b>5.65%</b>	<b>19.18%</b>	<b>100.00%</b>
<b>American Indian, Alaska Native</b>	4	25	0	29
percent	0.05%	2.16%	0.00%	
	<b>13.79%</b>	<b>86.21%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Pacific Islander</b>	0	0	0	0
percent	0.00%	0.00%	0.00%	
	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Subtotal</b>	5,133	528	1,381	7,042
percent	60.68%	45.67%	83.19%	
	<b>72.89%</b>	<b>7.50%</b>	<b>19.61%</b>	<b>100.00%</b>
<b>Hispanic</b>	3,251	606	259	4,116
percent	38.43%	52.42%	15.60%	
	<b>78.98%</b>	<b>14.72%</b>	<b>6.29%</b>	<b>100.00%</b>
<b>Total</b>	8,384	1,134	1,640	11,158
percent	99.11%	98.10%	98.80%	
	<b>75.14%</b>	<b>10.16%</b>	<b>14.70%</b>	<b>100.00%</b>

Table 14

<b>Table 14: Disproportionally Greater Need: Housing Problems 30 to 50% AMI</b>				
Housing Problems	Has one or more of 4 Housing Problems	Has none of the four housing problems	Hh has no or negative income, but no other housing problems	Total
<b>Jurisdiction as whole</b>	9,055	2,775	0	11,830
percent	76.54%	23.46%	0.00%	100.00%
<b>White</b>	2,800	1,046	0	3,846
percent	30.92%	37.69%	#DIV/0!	
	<b>72.80%</b>	<b>27.20%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Black/ African American</b>	1,487	483	0	1,970
percent	16.42%	17.41%	#DIV/0!	
	<b>75.48%</b>	<b>24.52%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Asian</b>	1,363	315	0	1,678
percent	15.05%	11.35%	#DIV/0!	
	<b>81.23%</b>	<b>18.77%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>American Indian, Alaska Native</b>	0	4	0	4
percent	0.00%	0.14%	#DIV/0!	
	<b>0.00%</b>	<b>100.00%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Pacific Islander</b>	0	0	0	0
percent	0.00%	0.00%	#DIV/0!	
	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Subtotal</b>	5,650	1,848	0	7,498
percent	62.40%	66.59%	#DIV/0!	
	<b>75.35%</b>	<b>24.65%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Hispanic</b>	3,301	907	0	4,208
percent	36.45%	32.68%	#DIV/0!	
	<b>78.45%</b>	<b>21.55%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Total</b>	8,951	2,755	0	11,706
percent	98.85%	99.28%	#DIV/0!	
	<b>76.47%</b>	<b>23.53%</b>	<b>0.00%</b>	<b>100.00%</b>

Table 15

<b>Table 15: Disproportionally Greater Need: Housing Problems 50 to 80% AMI</b>				
Housing Problems	Has one or more of 4 Housing Problems	Has none of the four housing problems	Hh has no or negative income, but no other housing problems	Total
<b>Jurisdiction as whole</b>	11,886	7,950	0	19,836
percent	59.92%	40.08%	0.00%	100.00%
<b>White</b>	3,744	2,445	0	6,189
percent	31.50%	30.75%	#DIV/0!	
	<b>60.49%</b>	<b>39.51%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Black/ African American</b>	2,817	1,050	0	3,867
percent	23.70%	13.21%	#DIV/0!	
	<b>72.85%</b>	<b>27.15%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Asian</b>	2,013	1,174	0	3,187
percent	16.94%	14.77%	#DIV/0!	
	<b>63.16%</b>	<b>36.84%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>American Indian, Alaska Native</b>	0	23	0	23
percent	0.00%	0.29%	#DIV/0!	
	<b>0.00%</b>	<b>100.00%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Pacific Islander</b>	0	0	0	0
percent	0.00%	0.00%	#DIV/0!	
	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Subtotal</b>	8,574	4,692	0	13,266
percent	72.14%	59.02%	#DIV/0!	
	<b>64.63%</b>	<b>35.37%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Hispanic</b>	2,989	3,225	0	6,214
percent	25.15%	40.57%	#DIV/0!	
	<b>48.10%</b>	<b>51.90%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Total</b>	11,563	7,917	0	19,480
percent	97.28%	99.58%	#DIV/0!	
	<b>59.36%</b>	<b>40.64%</b>	<b>0.00%</b>	<b>100.00%</b>

Table 16

<b>Table 16: Disproportionally Greater Need: Housing Problems 80 to 100% AMI</b>				
Housing Problems	Has one or more of 4 Housing Problems	Has none of the four housing problems	Hh has no or negative income, but no other housing problems	Total
<b>Jurisdiction as whole</b>	5,229	8,104	0	13,333
percent	39.22%	60.78%	0.00%	100.00%
<b>White</b>	1,970	3,090	0	5,060
percent	37.67%	38.13%	#DIV/0!	
	<b>38.93%</b>	<b>61.07%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Black/ African American</b>	1,058	974	0	2,032
percent	20.23%	12.02%	#DIV/0!	
	<b>52.07%</b>	<b>47.93%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Asian</b>	914	1,055	0	1,969
percent	17.48%	13.02%	#DIV/0!	
	<b>46.42%</b>	<b>53.58%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>American Indian, Alaska Native</b>	0	0	0	0
percent	0.00%	0.00%	#DIV/0!	
	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Pacific Islander</b>	0	0	0	0
percent	0.00%	0.00%	#DIV/0!	
	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Subtotal</b>	3,942	5,119	0	9,061
percent	75.39%	63.17%	#DIV/0!	
	<b>43.51%</b>	<b>56.49%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Hispanic</b>	1,046	2,928	0	3,974
percent	20.00%	36.13%	#DIV/0!	
	<b>26.32%</b>	<b>73.68%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Total</b>	4,988	8,047	0	13,035
percent	95.39%	99.30%	#DIV/0!	
	<b>38.27%</b>	<b>61.73%</b>	<b>0.00%</b>	<b>100.00%</b>

race

<b>Race and Ethnicity, Income and Housing Problems Summary.</b>			Table 13	Table 14	Table 15	Table 16
	Total Pop.	Percent of Total Pop.*	0% to 30% AMI 1 or more Housing Problem	30% to 50% AMI 1 or more Housing Problem	50% to 80% AMI 1 or more Housing Problem	80% to 100% AMI 1 or more Housing Problem
<b>Total</b>	711,421					
<b>Hispanic</b>	171,949	<b>24.17%</b>	<b>38.43%</b>	<b>36.45%</b>	<b>25.15%</b>	<b>20.00%</b>
<b>Non-Hispanic</b>	539,472	<b>75.83%</b>	<b>60.68%</b>	<b>62.39%</b>	<b>72.14%</b>	<b>75.38%</b>
WHITE ALONE	244,432	34.36%	27.58%	30.92%	31.50%	37.67%
BLACK OR AA ALONE	143,866	20.22%	19.85%	16.42%	23.70%	20.23%
AMERICAN INDIAN & ALASKA NATIVE ALONE	1,351	0.19%	0.05%	0.00%	0.00%	0.00%
ASIAN ALONE	136,748	19.22%	13.20%	15.05%	16.94%	17.48%
NATIVE HAWIIAN AND OTHER PACIFIC ISLANDER ALONE	117	0.02%	0.00%	0.00%	0.00%	0.00%

Source: \*DP05. ACS DEMOGRAPHIC AND HOUSING ESTIMATES. 2013-52017 ACS 5-year estimates.

Table 17

<b>Table 17: Disproportionally Greater Need: Severe Housing Problems 0 to 30% AMI</b>				
Housing Problems	Has one or more of 4 Housing Problems	Has none of the four housing problems	Hh has no or negative income, but no other housing problems	Total
<b>Jurisdiction as whole</b>	7,321	2,298	1,660	11,279
percent	64.91%	20.37%	14.72%	100.00%
<b>White</b>	2,077	554	589	3,220
percent	28.37%	24.11%	35.48%	
	<b>64.50%</b>	<b>17.20%</b>	<b>18.29%</b>	<b>100.00%</b>
<b>Black/ African American</b>	1,459	339	507	2,305
percent	19.93%	14.75%	30.54%	
	<b>63.30%</b>	<b>14.71%</b>	<b>22.00%</b>	<b>100.00%</b>
<b>Asian</b>	943	265	285	1,493
percent	12.88%	11.53%	17.17%	
	<b>63.16%</b>	<b>17.75%</b>	<b>19.09%</b>	<b>100.00%</b>
<b>American Indian, Alaska Native</b>	4	25	0	29
percent	0.05%	1.09%	0.00%	
	<b>13.79%</b>	<b>86.21%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Pacific Islander</b>	0	0	0	0
percent	0.00%	0.00%	0.00%	
	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Subtotal</b>	4,483	1,183	1,381	7,047
percent	61.23%	51.48%	83.19%	
	<b>63.62%</b>	<b>16.79%</b>	<b>19.60%</b>	<b>100.00%</b>
<b>Hispanic</b>	2,761	1,096	259	4,116
percent	37.71%	47.69%	15.60%	
	<b>67.08%</b>	<b>26.63%</b>	<b>6.29%</b>	<b>100.00%</b>
<b>Total</b>	7,244	2,279	1,640	11,163
percent	98.95%	99.17%	98.80%	
	<b>64.89%</b>	<b>20.42%</b>	<b>14.69%</b>	<b>100.00%</b>

Table 18

<b>Table 18: Disproportionally Greater Need: Severe Housing Problems 30 to 50% AMI</b>				
Housing Problems	Has one or more of 4 Housing Problems	Has none of the four housing problems	Hh has no or negative income, but no other housing problems	Total
<b>Jurisdiction as whole</b>	6,140	5,702	0	11,842
percent	51.85%	48.15%	0.00%	100.00%
<b>White</b>	1,809	2,048	0	3,857
percent	29.46%	35.92%	#DIV/0!	
	<b>46.90%</b>	<b>53.10%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Black/ African American</b>	1,067	896	0	1,963
percent	17.38%	15.71%	#DIV/0!	
	<b>54.36%</b>	<b>45.64%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Asian</b>	953	735	0	1,688
percent	15.52%	12.89%	#DIV/0!	
	<b>56.46%</b>	<b>43.54%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>American Indian, Alaska Native</b>	0	4	0	4
percent	0.00%	0.07%	#DIV/0!	
	<b>0.00%</b>	<b>100.00%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Pacific Islander</b>	0	0	0	0
percent	0.00%	0.00%	#DIV/0!	
	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Subtotal</b>	3,829	3,683	0	7,512
percent	62.36%	64.59%	#DIV/0!	
	<b>50.97%</b>	<b>49.03%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Hispanic</b>	2,226	1,993	0	4,219
percent	36.25%	34.95%	#DIV/0!	
	<b>52.76%</b>	<b>47.24%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Total</b>	6,055	5,676	0	11,731
percent	98.62%	99.54%	#DIV/0!	
	<b>51.62%</b>	<b>48.38%</b>	<b>0.00%</b>	<b>100.00%</b>

Table 19

<b>Table 19: Disproportionally Greater Need: Severe Housing Problems 50 to 80% AMI</b>				
Housing Problems	Has one or more of 4 Housing Problems	Has none of the four housing problems	Hh has no or negative income, but no other housing problems	Total
<b>Jurisdiction as whole</b>	5,195	14,620	0	19,815
percent	26.22%	73.78%	0.00%	100.00%
<b>White</b>	1,766	4,410	0	6,176
percent	33.99%	30.16%	#DIV/0!	
	<b>28.59%</b>	<b>71.41%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Black/ African American</b>	1,128	2,755	0	3,883
percent	21.71%	18.84%	#DIV/0!	
	<b>29.05%</b>	<b>70.95%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Asian</b>	908	2,288	0	3,196
percent	17.48%	15.65%	#DIV/0!	
	<b>28.41%</b>	<b>71.59%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>American Indian, Alaska Native</b>	0	23	0	23
percent	0.00%	0.16%	#DIV/0!	
	<b>0.00%</b>	<b>100.00%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Pacific Islander</b>	0	0	0	0
percent	0.00%	0.00%	#DIV/0!	
	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Subtotal</b>	3,802	9,476	0	13,278
percent	73.19%	64.82%	#DIV/0!	
	<b>28.63%</b>	<b>71.37%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Hispanic</b>	1,279	4,969	0	6,248
percent	24.62%	33.99%	#DIV/0!	
	<b>20.47%</b>	<b>79.53%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Total</b>	5,081	14,445	0	19,526
percent	97.81%	98.80%	#DIV/0!	
	<b>26.02%</b>	<b>73.98%</b>	<b>0.00%</b>	<b>100.00%</b>

Table 20

<b>Table 20: Disproportionally Greater Need: Severe Housing Problems 80 to 100% AMI</b>				
Housing Problems	Has one or more of 4 Housing Problems	Has none of the four housing problems	Hh has no or negative income, but no other housing problems	Total
<b>Jurisdiction as whole</b>	1,479	11,874	0	13,353
percent	11.08%	88.92%	0.00%	100.00%
<b>White</b>	494	4,575	0	5,069
percent	33.40%	38.53%	#DIV/0!	
	<b>9.75%</b>	<b>90.25%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Black/ African American</b>	225	1,799	0	2,024
percent	15.21%	15.15%	#DIV/0!	
	<b>11.12%</b>	<b>88.88%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Asian</b>	385	1,584	0	1,969
percent	26.03%	13.34%	#DIV/0!	
	<b>19.55%</b>	<b>80.45%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>American Indian, Alaska Native</b>	0	0	0	0
percent	0.00%	0.00%	#DIV/0!	
	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Pacific Islander</b>	0	0	0	0
percent	0.00%	0.00%	#DIV/0!	
	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Subtotal</b>	1,104	7,958	0	9,062
percent	74.65%	67.02%	#DIV/0!	
	<b>12.18%</b>	<b>87.82%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Hispanic</b>	380	3,584	0	3,964
percent	25.69%	30.18%	#DIV/0!	
	<b>9.59%</b>	<b>90.41%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Total</b>	1,484	11,542	0	13,026
percent	100.34%	97.20%	#DIV/0!	
	<b>11.39%</b>	<b>88.61%</b>	<b>0.00%</b>	<b>100.00%</b>

race

<b>Race and Ethnicity, Income and Severe Housing Problems Summary.</b>			Table 17	Table 18	Table 19	Table 20	
			Percent of Total Pop.*	0% to 30% AMI	30% to 50% AMI	50% to 80% AMI	80% to 100% AMI
	Total Pop.	Percent of Total Pop.*	Housing Problem	1 or more Housing Problem	1 or more Housing Problem	1 or more Housing Problem	1 or more Housing Problem
<b>Total</b>	711,421						
<b>Hispanic</b>	171,949	<b>24.17%</b>		<b>37.71%</b>	<b>36.25%</b>	<b>24.62%</b>	<b>25.69%</b>
<b>Non-Hispanic</b>	539,472	<b>75.83%</b>		<b>61.23%</b>	<b>61.89%</b>	<b>73.18%</b>	<b>74.64%</b>
WHITE ALONE	244,432	34.36%		28.37%	29.46%	33.99%	33.40%
BLACK OR AA ALONE	143,866	20.22%		19.93%	17.38%	21.71%	15.21%
AMERICAN INDIAN & ALASKA NATIVE ALONE	1,351	0.19%		0.05%	0.00%	0.00%	0.00%
ASIAN ALONE	136,748	19.22%		12.88%	15.05%	17.48%	26.03%
NATIVE HAWIIAN AND OTHER PACIFIC ISLANDER ALONE	117	0.02%		0.00%	0.00%	0.00%	0.00%

Source: \*DP05. ACS DEMOGRAPHIC AND HOUSING ESTIMATES. 2013-52017 ACS 5-year estimates.

Table 21

<b>Table 21: Disproportionally Greater Need: Housing Cost Burdens</b>					
<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No/negative income</b>	<b>Total</b>
<b>Jurisdiction as whole</b>	126,418	23,319	17,748	1,775	169,260
percent	74.69%	13.78%	10.49%	1.05%	100.00%
<b>White</b>	60,684	8,103	6,442	589	75,818
percent	48.00%	34.75%	36.30%	33.18%	
	<b>80.04%</b>	<b>10.69%</b>	<b>8.50%</b>	<b>0.78%</b>	100.00%
<b>Black/ African American</b>	16,459	5,080	3,600	507	25,646
percent	13.02%	21.78%	20.28%	28.56%	
	<b>64.18%</b>	<b>19.81%</b>	<b>14.04%</b>	<b>1.98%</b>	100.00%
<b>Asian</b>	22,195	4,348	2,961	285	29,789
percent	17.56%	18.65%	16.68%	16.06%	
	<b>74.51%</b>	<b>14.60%</b>	<b>9.94%</b>	<b>0.96%</b>	100.00%
<b>American Indian, Alaska Native</b>	268	30	4	0	302
percent	0.21%	0.13%	0.02%	0.00%	
	<b>88.74%</b>	<b>9.93%</b>	<b>1.32%</b>	<b>0.00%</b>	100.00%
<b>Pacific Islander</b>	35	0	0	0	35
percent	0.03%	0.00%	0.00%	0.00%	
	<b>100.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	100.00%
<b>Subtotal</b>	99,641	17,561	13,007	1,381	130,209
percent	78.82%	75.31%	73.29%	77.80%	
	<b>76.52%</b>	<b>13.49%</b>	<b>9.99%</b>	<b>1.06%</b>	101.06%
<b>Hispanic</b>	25,376	5,126	4,411	369	35,282
percent	20.07%	21.98%	24.85%	20.79%	
	<b>71.92%</b>	<b>14.53%</b>	<b>12.50%</b>	<b>1.05%</b>	100.00%
<b>Total</b>	125,017	22,687	17,418	1,750	166,872
percent	98.89%	97.29%	98.14%	98.59%	
	<b>74.92%</b>	<b>13.60%</b>	<b>10.44%</b>	<b>1.05%</b>	100.00%

race

<b>Race and Ethnicity, Income and Housing Cost Burden Summary.</b>				Table	Table	Table
				21	21	21
			<b>Percent</b>	0% to	30% to	50% and
			<b>of Total</b>	30% AMI	50% AMI	greater
			<b>Pop.*</b>	with	with	with
	<b>Total</b>	<b>Percent</b>	<b>Cost</b>	<b>Cost</b>	<b>Cost</b>	<b>Cost</b>
	<b>Pop.</b>	<b>of Total</b>	<b>Burden</b>	<b>Burden</b>	<b>Burden</b>	<b>Burden</b>
		<b>Pop.*</b>				
<b>Total</b>	711,421					
<b>Hispanic</b>	171,949	<b>24.17%</b>		<b>20.07%</b>	<b>21.98%</b>	<b>24.85%</b>
<b>Non-Hispanic</b>	539,472	<b>75.83%</b>		<b>78.82%</b>	<b>75.31%</b>	<b>73.28%</b>
WHITE ALONE	244,432	34.36%		48.00%	34.75%	36.30%
BLACK OR AA ALONE	143,866	20.22%		13.02%	21.78%	20.28%
AMERICAN INDIAN & ALASKA NATIVE ALONE	1,351	0.19%		0.21%	0.13%	0.02%
ASIAN ALONE	136,748	19.22%		17.56%	18.65%	16.68%
NATIVE HAWIIAN AND OTHER PACIFIC ISLANDER ALONE	117	0.02%		0.03%	0.00%	0.00%

Source: \*DP05. ACS DEMOGRAPHIC AND HOUSING ESTIMATES. 2013-52017 ACS 5-year estimates.

Table 26

<b>Table 26: Residential Properties by Unit Number</b>			
<b>Property Type</b>	<b>Number</b>	<b>%</b>	<b>Percent</b>
1-unit detached structure	149,530	84%	83.94%
1-unit attached structure	2,823	2%	1.58%
2-4 units	1,473	1%	0.83%
5-19 units	10,805	6%	6.07%
20 or more units	6,390	4%	3.59%
Mobile Home, boat, RV, van, etc...	7,122	4%	4.00%
<b>Total</b>	<b>178,143</b>	<b>101.00%</b>	<b>100.00%</b>
occupied units	169,286		
	8,857		

Table 27

Table 27: Unit Size by Tenure									
	Owners:			Renters:			Total		
	Number	%	Percent	Number	%	Percent	Number	Percent	
No bedroom	481	0%	0.36%	884	3%	2.53%	1,365	0.81%	
1 bedroom	385	0%	0.29%	7170	20%	20.49%	7,555	4.46%	
2 bedrooms	5,662	4%	4.22%	10193	29%	29.13%	15,855	9.37%	
3 or more bedrooms	127,767	95%	95.14%	16744	48%	47.85%	144,511	85.37%	
<b>Total</b>	134,295	99%	100.00%	34,991	100.00%	100.00%	169,286	100.00%	169,286
	79.33%			20.67%			100.00%		

**Table 28: Cost of Housing**

	<b>2009</b>	<b>2015</b>	<b>2017</b>	<b>2009 2015 % Change</b>	<b>2009 2017 % Change</b>
Median Home Value	168	200200		19%	
Median Contract Rent	824	994		21%	

Table 29

<b>Table 29: Rent Paid</b>			
<b>Rent Paid</b>	<b>Number</b>	<b>%</b>	
Less than \$500	5,209	14.91%	
\$500-\$999	13,216	37.82%	52.73%
\$1,000-\$1,499	11,087	31.73%	84.46%
\$1,500-\$1,999	3,329	9.53%	93.99%
\$2,000 or more	2,100	6.01%	
Total	34,941	100.00%	

Table 30

<b>Table 30: Housing Affordability</b>			
<b>% of Units to HHS earning</b>	<b>Renter</b>	<b>Owner</b>	<b>Total</b>
<b>30% HAMFI</b>	1,090	No Data	1,090
<b>Percent</b>	5.93%	0.00%	1.41%
<b>% of income</b>	100.00%	0.00%	<b>100.00%</b>
<b>50% HAMFI</b>	3,923	6,282	10,205
<b>Percent</b>	21.33%	10.63%	13.17%
<b>% of income</b>	38.44%	61.56%	<b>100.00%</b>
<b>80% HAMFI</b>	13,379	21,055	34,434
<b>Percent</b>	72.74%	35.61%	44.42%
<b>% of income</b>	38.85%	61.15%	<b>100.00%</b>
<b>100% HAMFI</b>	No Data	31,787	31,787
<b>Percent</b>	0.00%	53.76%	41.01%
<b>% of income</b>	0.00%	100.00%	<b>100.00%</b>
<b>TOTAL</b>	18,392	59,124	77,516
<b>Percent</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>
<b>% of income</b>	23.73%	76.27%	<b>100.00%</b>

Table 32

Table 32: Condition of Units							
	Owner Occupied:			Renter Occupied		Total Occupied	
Condition of Units	Number	%		Number	%	Number	%
<b>With 1 selected condition</b>	30,525	23.00%		13,048	37.00%	43,573	25.74%
%	70.05%			29.95%		100.00%	
<b>With 2 selected condition</b>	901	1.00%		1,038	3.00%	1,939	1.15%
%	46.47%			53.53%		100.00%	
<b>With 3 selected condition</b>	50	0.00%		20	0.00%	70	0.04%
%	71.43%			28.57%		100.00%	
<b>With 4 selected condition</b>	50	0.00%		0	0.00%	50	0.03%
%	100.00%			0.00%		100.00%	
<b>No selected Conditions</b>	102,760	77.00%		20,879	60.00%	123,639	73.04%
%	83.11%			16.89%		100.00%	
<b>Total</b>	134,286	101.00%		34,985	100.00%	169,271	100.00%
%	79.33%			20.67%		100.00%	

Table 33

<b>Table 34: Risk of LBP</b>								
	Owner-Occupied			Renter-Occupied			Total-Occupied	
Risk of LBP	Number	%		Number	%		Number	%
Total Number of Units Built Before 1980	16,127	12%		6,441	18%		22,568	35.06%
Housing Units built before 1980 with children present	36,161	27%		28,213	81%		64,374	

Table 39

<b>Table 39: Business Activity</b>					
Business By Sector	No. of Workers	No. of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	12,991	5,267	6	4	-2
Percent	6.38%	4.47%			
Arts, Entertainment, Accommodations	22,368	17,728	10	14	4
Percent	10.99%	15.06%			
Construction	14,438	10,366	7	8	2
Percent	7.10%	8.81%			
Education and Health Care Services	33,829	20,875	15	17	1
Percent	16.63%	17.73%			
Finance, Insurance, and Real Estate	13,841	4,997	6	4	-2
Percent	6.80%	4.25%			
Information	3,689	1,520	2	1	0
Percent	1.81%	1.29%			
Manufacturing	18,402	14,998	8	12	4
Percent	9.04%	12.74%			
Other Services	6,249	3,863	3	3	0
Percent	3.07%	3.28%			
Professional, Scientific, Mgmt. Services	28,440	1,025	13	8	-5
Percent	13.98%	0.87%			
Public Administration	0	0	0	0	0
Percent	0.00%	0.00%			
Retail Trade	26,686	17,221	12	14	2
Percent	13.12%	14.63%			
Transportation and Warehousing	7,328	2,732	3	2	-1
Percent	3.60%	2.32%			
Wholesale Trade	15,202	7,895	7	6	-1
Percent	7.47%	6.71%			
<b>Total</b>	<b>203,463</b>	<b>117,712</b>			
	<b>100.00%</b>	<b>92.16%</b>			

Table 40

<b>Table 40: Labor Force</b>			
Total Population in the Civilian Labor Force	270,946		
Civilian Employed Population 16 years and over	259,060		
Unemployment Rate	4.41		
Unemployment Rate for Ages 16-24	10.06		
Unemployment Rate for Ages 25-65	2.76		
<b>Table 41: Occupations by Sector</b>			
	<b>No.</b>	<b>%</b>	
Management, business, and financial	91,748	44.33%	
Farming, fisheries, and forestry occupations	9,655	4.67%	
Service	18,856	9.11%	
Sales and office	60,194	29.09%	
Construction, extraction, maintenance and repair	16,419	7.93%	
Production, transportation and material moving	10,086	4.87%	
Total	206,958	100.00%	
<b>Table 42: Travel Time</b>			
< 30 minutes	105,103	43%	43.19%
30-59 minutes	109,032	45%	44.81%
"60 or more minutes	29,202	12%	12.00%
Total	243,337	100%	100.00%

Table 43

<b>Table 43: Educational Attainment by Employment Status</b>					
Educational Attainment	In Labor Force:		Not in Labor Force	Total	
	Civilian Employed	Unemployed			
Less than high school graduate	17,803	515	10,774	29,092	
Percent	7.93%	6.29%	16.70%	<b>9.79%</b>	
% of Educational Attainment	61.20%	1.77%	37.03%	100.00%	
H.S. graduate (includes equivalency)	33,323	1,415	13,248	47,986	
Percent	14.85%	17.29%	20.53%	<b>16.15%</b>	
% of Educational Attainment	69.44%	2.95%	27.61%	100.00%	
Some college or Associate's Degree	60,260	2,984	18,812	82,056	
Percent	26.85%	36.46%	29.15%	<b>27.62%</b>	
% of Educational Attainment	73.44%	3.64%	22.93%	100.00%	
Bachelor's degree or higher	113,031	3,270	21,700	138,001	
Percent	50.37%	39.96%	33.63%	<b>46.44%</b>	
% of Educational Attainment	81.91%	2.37%	15.72%	100.00%	
Total	224,417	8,184	64,534	297,135	297,135
Percent	100.00%	100.00%	100.00%	<b>100.00%</b>	
% of Educational Attainment	75.53%	2.75%	21.72%	100.00%	

Table 44

<b>Table 44: Educational Attainment by Age</b>						
	<b>Age:</b>					<b>Total</b>
	<b>18-24 yrs</b>	<b>25-34 yrs</b>	<b>35-44 yrs</b>	<b>45-65 yrs</b>	<b>65+ yrs</b>	
<b>Less than 9th grade</b>	<b>567</b>	1,363	3,569	7,580	6,346	19,425
Percent of age	1.28%	2.00%	4.16%	5.29%	13.51%	5.00%
% by age group	2.92%	7.02%	18.37%	39.02%	32.67%	100.00%
<b>9th to 12 th grade, no diploma</b>	<b>6,152</b>	4,665	4,558	7,330	3,118	25,823
Percent	13.91%	6.85%	5.32%	5.11%	6.64%	6.65%
% by age group	23.82%	18.07%	17.65%	28.39%	12.07%	100.00%
<b>High school graduate, GED, or alternative</b>	<b>12,316</b>	12,097	11,429	24,488	10,370	70,700
Percent	27.84%	17.76%	13.33%	17.07%	22.08%	18.20%
% by age group	17.42%	17.11%	16.17%	34.64%	14.67%	100.00%
<b>Some college, no degree</b>	<b>19,496</b>	15,990	16,211	28,719	9,512	89,928
Percent	44.07%	23.48%	18.91%	20.02%	20.25%	23.15%
% by age group	21.68%	17.78%	18.03%	31.94%	10.58%	100.00%
<b>Associate's degree</b>	<b>1,783</b>	4,860	6,407	9,838	1,954	24,842
Percent	4.03%	7.14%	7.47%	6.86%	4.16%	6.39%
% by age group	7.18%	19.56%	25.79%	39.60%	7.87%	100.00%
<b>Bachelor's degree</b>	<b>3,575</b>	20,374	27,234	41,274	9,376	101,833
Percent	8.08%	29.92%	31.77%	28.78%	19.96%	26.21%
% by age group	3.51%	20.01%	26.74%	40.53%	9.21%	100.00%
<b>Graduate or professional degree</b>	<b>350</b>	8,755	16,319	24,192	6,295	55,911
Percent	0.79%	12.86%	19.04%	16.87%	13.40%	14.39%
% by age group	0.63%	15.66%	29.19%	43.27%	11.26%	100.00%
<b>Total</b>	<b>44,239</b>	68,104	85,727	143,421	46,971	388,462
Percent	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
% by age group	11.39%	17.53%	22.07%	36.92%	12.09%	100.00%

Table 45

<b>Table 45: Median Earnings in the Past 12 Months</b>			
<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>	<b>Total Change</b>	<b>Percent Change</b>
Less than high school graduate	\$ 837,900.00		
High School graduate (include equivalency)	\$ 1,177,707.00	\$ 339,807.00	40.55%
Some college or Associate's degree	\$ 1,517,880.00	\$ 340,173.00	28.88%
Bachelor's degree	\$ 1,994,638.00	\$ 476,758.00	31.41%
Graduate or professional degree	\$ 2,123,307.00	\$ 128,669.00	6.45%