



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

July 27, 2023

The Honorable L.M. “Matt” Sebesta Jr.
County Judge
Brazoria County
111 E. Locust Street
Angleton, TX 77515

Re: Brazoria County Method of Distribution Amendment 2 – 2016 Floods CDBG-DR

Judge Sebesta:

The Texas General Land Office (GLO) Community Development and Revitalization program is approving the Brazoria County 2016 Floods Method of Distribution (MOD) Amendment 2. The terms of the approval are noted below:

1. Acceptance of the MOD does not indicate eligibility or approval of funding for any proposed projects.
2. The County’s allocation must meet the requirement that 70 percent of funds benefit low- and moderate-income persons. Projects that do not meet HUD’s national objective for benefitting low- and moderate-income persons may not be approved until this allocation requirement is met.

If you have any questions or require any additional information regarding the approval, please contact Alex Swift at alex.swift.glo@recovery.texas.gov.

Sincerely,

Shawn Strange

Shawn Strange, Policy Development Manager
Community Development and Revitalization
Texas General Land Office

cc: Alexandra “Alex” Gamble, Policy Development Director, GLO-CDR



County Method of Distribution for 2016 Floods CDBG-Disaster Recovery Allocation

Summary Information

Contact Information

County: **Brazoria County**

Principal Contact Name, Title: **Daphne Lemelle, Program Director, Community Development & Welfare**

Principal Contact Telephone: **979-864-1860**

Principal Contact Email: daphnel@brazoriacountytx.gov

Principal Contact Address: **1524 E. Mulberry, Suite 162**

City, State, Zip: **Angleton, TX, 77515**

Allocation Summary

Current County Allocation for All Activities:

Total: \$16,990,534.40

Infrastructure: \$15,291,481

Housing: \$1,699,053.40

Proposed Re-Allocation for All Activities:

Total: \$16,990,534

Infrastructure: \$16,291,480

Housing: \$699,054

Revised

Citizen Participation

Below is a description addressing how the County complied with the Citizen Participation Plan regarding citizen and non-governmental organization outreach, and any efforts exceeding GLO minimum public participation requirements:

Brazoria County, per its Citizen Participation Plan, uses several methods for encouraging citizen participation. Outreach efforts may include newspaper advertisements, postings at the Courthouse and on the County's website, Facebook, Twitter, Public Housing and Welfare office, Cities, non-profits, public hearings, and surveys. Brazoria County Community Development Department also reaches out to the County' non-profits and organizations representing protected classes and low-to-moderate citizens to discuss unmet needs within the community related to CDBG-DR funds.

For this amendment to the method of distribution, the County chose the following activities:

- 1) Posted the notice at the County Courthouse;
- 2) Posted on the County's website
- 3) Circulated notices to several non-profits/community organizations;
- 4) Held a public comment period for fourteen (14) days between 4/18/2023 and 5/19/2023
- 5) Placed on agenda for Commissioner's Court to allow for public notice, comment, and/or discussion

Public Hearing Information – N/A

Date/Time: N/A

Location: Brazoria County Courthouse Courtroom
111 E. Locust, Suite 102 Angleton, TX 77515

Attendance: _____

Revised

Personal Notice. As required, personal notice was sent to eligible entities at least **five** days in advance of the public hearings using the following method(s) (at least one must be selected):

	Method	Date Sent	Documentation
x	Electronic Mail	May 9, 2023	Emailed copies of the notice.*
	Fax		
	Hand Delivery		
	Certified Mail		

**List of those notified:*

- ActionS
1524 East Mulberry, Suite #135
Angleton, Texas 77515
Braeh.knape@ctionsinc.org
- Dream Center
792 Brazosport Blvd.
Clute, Texas 77531
terri@bcdreamcenter.org
- American Legion
P.O. Box 547
Angleton, Texas 77515
Alcd241@gmail.com
- Habitat for Humanity of Southern Brazoria County
12 Circle Way
Lake Jackson, Texas 77566
hfhsbc@gmail.com
- Community Foundation of Brazoria County
104 W. Myrtle #204
Angleton, Texas 77515
cfbr@sbcglobal.net

Internet Notice. As required, public notices were distributed on the Internet at least **five** days in advance using the following method:

	Method	Date Published	Documentation
x	Website Posting	May 9, 2023	Link here: https://www.brazoriacountytx.gov/home/showpublisheddocument/15454/638187859587170000

Published Notice. As required, notice of the public hearings was published in at least one regional newspaper at least **three** days in advance. Notice of public hearing was published in the following regional newspaper(s):

	Newspaper Name	Date Published	Documentation
	N/A		
	N/A		

Citizen Comment Documentation

	The required copy of a sign-in sheet from the public hearing is attached.
	A summary of the citizen comments and meeting discussion is attached.

<p>Describe any efforts to notify and accommodate those with modified communication needs, such as posting information and providing interpretive services for other languages.</p>	<p>The public and local social service organizations were notified in English and Spanish via public posting, the County’s website, and in writing to Community Food Pantry, Actions Inc of Brazoria County, American Legion, Habitat for Humanity of Southern Brazoria County, and Community Foundation of Brazoria County. Vietnamese translation is available upon request.</p> <p>The item was placed on Commissioner’s Court agenda on May 9th, 2023 for the public and all amendment documents made available to commissioners and the public via the agenda packet. This location is ADA compliant. Any special accommodations requested to attend Commissioner’s Court is always granted within the controls of the County, if given reasonable time to do so.</p>
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Long-Term Planning and Recovery

Below is an explanation of how the region’s method of distribution fosters long-term community recovery that is forward-looking and focused on permanent restoration of infrastructure, housing, and the local economy.

<p>Parts of Brazoria County sustained a significant damage during the 2016 flood event because of inadequate streets/roads and drainage systems. The County will focus on mitigating the physical drainage and streets/roads conditions that contributed to regional flooding and related property damage. As a result of these failures to function, the County will prioritize drainage and streets/roads activities in support of housing for infrastructure projects, specifically those that benefit low-and-moderate income areas.</p> <p>Brazoria County’s distribution plan fosters long term community recovery by collectively addressing regional failures to function that affected multiple neighborhoods in both unincorporated and incorporated areas of the County. Drainage and street/roads improvements will reduce the impact of flooding on housing, personal property, and public infrastructure. This plan provides for an efficient, uniform implementation of housing and infrastructure assistance by the County.</p>

Unmet Housing Needs

Below is an explanation of how unmet housing needs will be addressed or how economic revitalization or infrastructure activities will contribute to long-term recovery and restoration of housing in the most impacted and distressed areas.

Brazoria County attempted to provide housing assistance in support of LMI households in the form of rehabilitation assistance. However, once the County held intakes and conducted preliminary inspections, it soon discovered that damage to homes was far worse than anticipated. Thus, the estimated cost of repairs exceeded the state's rehabilitation cap and most, if not all, applicants qualified for replacement/reconstruction. Despite the efforts of the County, only two (2) households qualified for the program for replacement housing. Several reasons factored into this including the COVID-19 pandemic, the availability of the Hurricane Harvey Housing Assistance Program (HAP) and the sheer difficulty in qualifying for the program. Hurricane Harvey impacted the same area as the 2016 Floods and offered better benefits programs. Additionally, most of the homes damaged in the 2016 floods were also impacted by Hurricane Harvey making it almost impossible to determine storm tie-back to 2016 with an inspection. Additionally, since the formation of the original MOD, the County's priorities have shifted toward street improvements mainly for two reasons: shifting priorities and actionable projects. Though flood and drainage is still a priority, the County believes residents' ability to evacuate efficiently on safe roads during disasters is increasingly crucial. Additionally, given the approaching state contract end date for the B352 infrastructure project, street construction is historically faster than flood and drainage and have a higher likelihood of being successfully completed in a timely manner. New streets also drain much better than failing streets and roads.

Due to the difficulties in qualifying applicants for the housing program and subsequent surplus of housing funds and the shifting focus to streets for the aforementioned reasons, the County seeks to amend the method of distribution to reflect the following:

- Update the County's priorities to include single-family housing replacement;
- Update the County's priorities to include street improvements, and;
- Reallocate \$999,999 of the housing surplus to infrastructure to serve the need for street improvements

By reallocating a portion of housing funds to infrastructure and shifting the focus toward actionable, beneficial street improvement projects that ultimately support housing, the County believes it will promote long term recovery in residential areas that were most impacted by high water and the failure to function of targeted drainage systems and street/roads during the 2016 flood event.

Method of Distribution Detail

The County is required to prepare a method of distribution between the eligible entities or projects. The GLO has directed the County to use a direct allocation technique based on objective, verifiable data. The Method of Distribution will identify how it meets benefiting 70% low-to-moderate persons requirement., supports minimum allocation amounts that help ensure project feasibility, and provides an explanation of the distribution factors selected.

Affirmatively Furthering Fair Housing Statement

All subrecipients will certify that they will affirmatively further fair housing ("AFFH") in their grant agreements and will receive GLO training and technical assistance in meeting their AFFH obligations. Additionally, all project applications will undergo AFFH review by GLO before approval. Such review will include assessment of a proposed project's area demography, socioeconomic characteristics, housing configuration and needs, educational, transportation, and health care opportunities, environmental hazards or concerns, and all other factors material to the AFFH determination. Applications should show that projects are likely to lessen area racial, ethnic, and low-income concentrations, and/or promote affordable housing in low-poverty, nonminority areas in response to

natural hazard related impacts.

Distribution Factors

The County has selected the following distribution factors:

The County will administer all local Disaster Recovery funds for both infrastructure and housing projects and will not make distributions to eligible entities. This decision was based on the following: (1) the cities impacted by the disaster events agree that the most significant impacts of the disaster were regional in nature; (2) all parties agree that given the regional extent and systemic interdependence of the impacts and any proposed solutions, the County is the logical entity to administer these funds; and (3) cities with major housing impacts agreed that the county has the experience and capacity necessary to complete housing projects in an efficient and uniform manner.

Distribution Factor*	Weight	Documentation Source	Explanation of Factor Selection and Weighting
Ability to Conduct Regional Projects across multiple jurisdictions	100	Maps of jurisdictional boundaries, and damaged housing units including those with unmet needs derived from FEMA housing damage data.	Brazoria County will use its CDBG-DR infrastructure funds for regional projects that principally benefit low-and-moderate income residents of multiple jurisdictions that contained significant housing damage during the 2016 flood event. These funds will be administered by the County, as the sole entity with jurisdiction across all impacted areas.
Ability to Provide Targeted Housing Assistance across multiple jurisdictions	100	Maps of jurisdictional boundaries and damaged housing units including those with unmet needs derived from FEMA housing damage data.	Brazoria County will use its CDBG-DR housing funds for housing elevation/buyout projects that principally benefit low-and-moderate income residents of jurisdictions that contained significant housing damage during the 2016 flood event. These funds will be administered by the County, as the sole entity with jurisdiction across all impacted areas.

*Add more rows if needed

All allocations must meet or exceed a floor of \$100,000 to help ensure sufficient funds for at least one eligible project.

Eligible Activities

Grantee activities must be specifically related to 2016 disaster(s), and must meet the following criteria:

- Activity must be a CDBG-eligible project.
- Activity must be in response to a 2016 disaster(s)related impact in one of the following ways:
 - Direct verifiable damage from the disaster(s) that requires improvement of conditions, or
 - The facilities must have failed to function in the normal capacity as a result of the disaster(s).
- The County has added a stipulation that projects must meet a regionally established recovery priority.

The County has addressed prioritization of eligible activities as follows:

The County has determined that recurrent flooding due to inadequate regional drainage and street facilities has resulted in an increasing priority of street improvement projects in support of housing, which has been reflected below. In recognition of housing needs, the County has determined that the direct housing assistance allocation should be reduced due the fact that most homeowners were assisted through Hurricane Harvey Housing Assistance Program, insurance, FEMA Individual Assistance and/or SBA loans or lacked adequate tie-back for this program, and to support high-priority and actionable street projects. Additionally, the County has determined that single-family replacement and reconstruction was/is a much higher need in the County versus rehabilitation due to the estimated cost of repairs being so high due to amount of damage as well as escalating construction costs.

<input checked="" type="checkbox"/>	The County has limited Grantees in the region to selecting projects meeting the following regional priority activities:		
Non-			
<input type="checkbox"/>	Water Facilities	<input type="checkbox"/>	Specially Authorized Public Facilities & Improvements
<input type="checkbox"/>	Sewer Facilities	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Other Public Utilities (gas, et al)	<input type="checkbox"/>	Clearance & Demolition Activities
<input checked="" type="checkbox"/>	Street Improvements	<input type="checkbox"/>	Code Enforcement
<input checked="" type="checkbox"/>	Flood and Drainage Improvements	<input type="checkbox"/>	Specially Authorized Assistance to Private
<input checked="" type="checkbox"/>	Debris Removal (riparian)	<input type="checkbox"/>	Economic Development
<input type="checkbox"/>	Community Centers & Emergency Shelters	<input type="checkbox"/>	Planning and Urban Environmental Design
<input type="checkbox"/>	Senior Centers	<input type="checkbox"/>	Fire Protection Facilities and Equipment
<input type="checkbox"/>	Parks, Playgrounds and other Recreational Facilities		
Housing			
<input checked="" type="checkbox"/>	Single-family repair and rehabilitation	<input type="checkbox"/>	Multi-family repair and rehabilitation
<input checked="" type="checkbox"/>	Single-family replacement	<input type="checkbox"/>	Multi-family replacement
<input checked="" type="checkbox"/>	Single-family elevation of homes in flood plains	<input type="checkbox"/>	New Multi-family to replace multi-family
<input type="checkbox"/>	Single family relocation from flood plains or identified environmental		Buyouts
<input type="checkbox"/>	Planning related to housing		

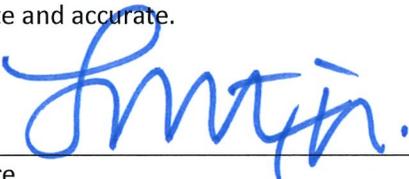
Reallocation of Funds

The county must identify the process of reallocation of funds from de-obligated funds and/or cost savings from completed projects:

Brazoria County experienced cost savings on the flood and drainage activities. Additionally, it experienced a lack of demand and/or unqualified applicants for housing assistance which also resulted in unspent funds. The GLO has approved an amendment to add street improvements projects to the County's infrastructure contract on which the County will expend the surplus from the original flood and drainage facilities projects. Due to high construction costs, an unstable market, and just sheer volume of street work that is needed in the County, the County requests that \$999,999.00 of the unspent housing funds be infused into the infrastructure contract to support streets projects. The County requests that the MOD simply reflect the evolution of needs, priorities, and results of the sealed-bidding process.

Approval and Signatory Authority

A Resolution of the County is attached approving the method of distribution and authorizing its submittal to the Texas General Land Office. I certify that the contents of this document and all related attachments are complete and accurate.



Signature



Date

L.M. "Matt" Sebesta , Jr.

Printed Name

County Judge

Title

MattS@brazoriacountytx.gov

Email Address

979-864-1200

Telephone Number

**Brazoria County Method of Distribution 2016 Floods CDBG-Disaster
Recovery Allocation
Amendment 2**

Summary of Public Comments Received

Notice of the amendment was made publicly available by posting at the County courthouse and posting on the County's website at <http://brazoriacountytx.gov/departments/housing-and-urban-development> from April 18th, 2023 through May 19th, 2023. No comments were received during the 14-day comment period prior to review and approval of the Amendment (and supporting documentation) during an open meeting of the Commissioners Court on May 9th, 2023, and there was no objection to this amendment to the Method of Distribution.

COURT ACTION



**Brazoria County
TX**

Court Order

Passed
May 9, 2023 9:00 AM

2016 Flood Event Method of Distribution (MOD) Amendment

Information

Department: CDBG/HUD/Welfare **Sponsors:**
Category: Amendment

Attachments

Printout
2016 Brazoria County MOD Summary Form - revised 5-3-23
Flood Allocation- Signed

Body

Approve the Method of Distribution (MOD) Amendment for the 2016 Flood Event for the Community Development Block Grant - Disaster Recovery (CDBG-DR) application to the General Land Office (GLO) and authorize the County Judge to sign any and all documents to effectuate these agreements.

Meeting History

May 9, 2023 9:00 AM Media Commissioners' Regular Session Court  **Draft**

RESULT: PASSED [UNANIMOUS]
MOVER: Ryan Cade, Commissioner
SECONDER: Donald "Dude" Payne, Commissioner
AYES: L.M. "Matt" Sebesta, Donald "Dude" Payne, Ryan Cade, Stacy L. Adams, David R. Linder

CITIZEN PARTICIPATION



BRAZORIA COUNTY

WHERE TEXAS BEGAN

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PUBLIC NOTICES

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- [2016 CDBG-DR MOD Amendment](#)
- [PUBLIC NOTICE CDBG-MIT - English](#)
- [PUBLIC NOTICE CDBG-MIT -Spanish](#)
- [HOME-ARP ALLOCATION PLAN Notice - English](#)
- [HOME-ARP ALLOCATION PLAN Notice - Spanish](#)
- [2021 CAPER Notice - English](#)
- [2021CAPER Notice - Spanish](#)
- [FY 2023 Ann PHA Plan Notice \(English\)](#)
- [FY 2023 Ann PHA Plan Notice \(Spanish\)](#)
- [2023 Annual PHA Plan 50075-hcv](#)
- [2020-2021 Action Plan Amendment \(English\)](#)



BRAZORIA COUNTY

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DISASTER RECOVERY

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- [2016 CDBG-DR MOD Amendment](#)
- [Brazoria County CDBG-MIT Draft Application for Public Comment](#)
- [Brazoria County Homeowner Assistance Program flyer](#)
- [Homeowner Assistance Program \(HAP\) Application](#)
- [Harvey Homeowner Assistance Program - English](#)
- [Harvey Homeowner Assistance Program - Spanish](#)
- [2016 CDBG-DR MOD](#)
- [2016 CDBG DR MOD Map](#)
- [2016 CDBG-DR MOD Oyster Creek](#)
- [2016 CDBG-DR MOD Bastrop](#)
- [2016 CDBG-DR MOD Amendment](#)

Filed: 04/10/2023 02:07:34 PM

Joyce Hudman

Joyce Hudman
County Clerk
Brazoria County, Texas

PUBLIC NOTICE
Brazoria County
COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY
METHOD OF DISTRIBUTION AMENDMENT

Brazoria County invites all citizens to review and comment on a proposed amendment to its County Method of Distribution for 2016 Floods CDBG-Disaster Recovery Allocation 2016 CDBG- DR Program Contract No. 19-076-003-B352 and Contract No. 19-076-000-B291.

The County endeavors to redistribute a portion of surplus of housing funds from Contract No. B291 to its infrastructure Contract No. B352. This redistribution will increase the amount of construction funding available for much-needed street reconstruction in the County.

A copy of the proposed amendment is available for review during normal business hours at Brazoria County East Annex, 1524 E. Mulberry, Angleton, TX 77515 as well as on the County website at <https://www.brazoriacountytx.gov/departments/housing-and-urban-development/public-notices>. Written comments may be submitted to the Director of Community Development, Brazoria County East Annex, at 1524 E. Mulberry, Angleton, TX 77515 and emails may be submitted to DaphneL@brazoriacountytx.gov during a 14-day comment period from April 11th, 2023 through April 24th, 2023.

Nếu bạn yêu cầu dịch vụ dịch thuật, xin vui lòng liên hệ trực tiếp với Quận.

AVISO PÚBLICO
El Condado De Brazoria
COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY
METHOD OF DISTRIBUTION AMENDMENT

El condado de Brazoria invita a todos los ciudadanos a revisar y comentar sobre una enmienda propuesta a su Método de distribución del condado para las inundaciones de 2016 Asignación de recuperación de desastres de CDBG 2016 Programa de CDBG-DR Contrato No. 19-076-003-B352 y Contrato No. 19-076-000-B291.

El Condado se esfuerza por redistribuir una parte del excedente de los fondos de vivienda del Contrato No. B291 a su Contrato de infraestructura No. B352. Esta redistribución aumentará la cantidad de fondos de construcción disponibles para la muy necesaria reconstrucción de calles en el Condado.

Una copia de la enmienda propuesta está disponible para su revisión durante el horario comercial normal en el Anexo Este del Condado de Brazoria, 1524 E. Mulberry, Angleton, TX 77515, así como en el sitio web del Condado en <https://www.brazoriacountytx.gov/departments/housing-y-urbanismo/avisos-publicos>. Se pueden enviar comentarios por escrito al Director de Desarrollo Comunitario, Anexo Este del Condado de Brazoria, en 1524 E. Mulberry, Angleton, TX 77515 y se pueden enviar correos electrónicos a DaphneL@brazoriacountytx.gov durante un comentario de 14 días. período del 11 de abril de 2023 al 24 de abril de 2023.