

Executive Summary

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

1. Introduction

This Annual Action Plan for the City of Pearland covers Program Year (PY) 2023, which is the City's fiscal year 2024 (October 1, 2023 – September 30, 2024). CDBG funding in Pearland will be expended to meet one or more of the 3 National Objectives:

1. Benefiting low- to moderate-income persons;
2. Preventing, reducing or eliminating slum and blight; or
3. Meeting an urgent community development need as a result of a disaster or other event.

During the next year, the City expects to focus its CDBG entitlement funds on these three objectives by improving the quality of life for those low- to moderate-income households throughout the City and in City neighborhoods with 45% or more low- to moderate-income households (up from the previous percentage of 41.77%) – those households with incomes at or below 80% of the area median income.

Social/public service activities will involve continuing investments in the high-priority efforts involving homeless prevention in the form of emergency subsistence to low- to moderate-income households facing evictions and/or loss of critical utility services, as well as the growing importance of mental health services for uninsured and/or low income individuals/households. In addition, the PY 2023 program will need to provide opportunities for those impacted economically by COVID-19 to return to work, which involves allocation of CDBG funds to aftercare/child-care programs that also offer academic enrichment to students as they return to more traditional, face-to-face, education modalities.

Program administration activities will be critical for PY 2023, as there are a number of coordinating efforts in place that involve a variety of regular community-based action plan items and the local disaster recovery activities in Pearland. Pearland's relatively small allocation of CDBG funds, the voluminous, ongoing impact of Hurricane Harvey, and the looming mitigation activities needed to bring the community back to normal all play a significant role in our assessment that administration and oversight will be substantive. The City's CDBG Exception Criteria status with HUD allows Pearland to utilize Census block groups with less than the regulatory 51% or more low-moderate income composition for area-benefit projects, due to the low poverty rate in the City. That percentage is now 45%.

Specific PY 2023 projects include efforts totaling \$466,162 in CDBG allocations, involving activities involving: Melvin Knapp Senior Center Improvements (\$233,006); Program Delivery Costs of Housing

Rehabilitation - Per Project (\$70,000); Mental Health Services (\$23,308); Youth Aftercare/Child-Care Services (\$23,308); and Rental Assistance - Emergency Subsistence (\$23,308). Program Administration costs associated with program management and oversight will wrap up HUD PY 2023 expenditure plans, totaling \$93,232. These activities are consistent with the history of performance of the Pearland CDBG program and the priorities set forth in the City's 4th 5-Year Consolidated Plan (2022-2026).

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's 4th 5-year Consolidated Plan was submitted in PY 2021 for use during PY 2022-2026, providing objectives and outcomes through the HUD 2026 Program Year.

Broad objectives include the following:

- **Decent Housing** –The City will strive to improve the housing stock city-wide and residential areas within the eligible CDBG area-benefit neighborhoods. It is anticipated that activities will include: Rehabilitating existing housing stock: The City will continue its HERO (Housing Enforcement and Rehabilitation Opportunities) program, to repair, rehabilitate, and/or retrofit houses for accessibility, as well as preserve Pearland's residential neighborhoods within the CDBG areas through code enforcement. Encouraging homeownership opportunities: Encouraging local and regional agencies to provide down-payment and/or closing cost assistance to moderate (low)-income households seeking to move from renting to owning a home. Additionally, encouraging local and regional agencies to provide homeownership and financial counseling to those who plan to purchase their first home. Affirmatively furthering fair housing choice: Identifying and reducing any barriers to fair housing choice and achieving the specific actions set forth in the PY 2022-2026 Fair Housing Plan to affirmatively further fair housing choice.
- **Suitable Living Environment**: The City will fund several activities that benefit the community by improving the living environment through: Preventing, reducing and eliminating blighted conditions: Blending CDBG with other funds the City will conduct code enforcement activities throughout the CDBG areas, and through non-federal funds, identify and demolish abandoned structures within CDBG areas. Improving public facilities and infrastructure: The City will use several funding sources to improve public facilities, including parks, and infrastructure in CDBG Target Areas, particularly Old Townsite. Assessing transportation services: The City will assess existing transportation assistance for elderly, disabled and domestic violence victims and develop a plan to address the need for increased demand response transportation within Pearland and to/from medical services in Houston. Supporting private non-profit public services:

CDBG funds will continue to be used to support public service agencies in better serving the disadvantaged throughout the City.

- **Economic Opportunity:** The City will undertake activities that expand economic opportunities for low- to moderate-income (LMI) persons and businesses through: Supporting private economic advancement activities: The City will respond to funding applications by non-profits and for-profits for the provision of educational and/or job training programs that can advance the employment potential of youth and adults. Striving to meet Section 3 goals: The City will continue to diligently strive to meet all of the hiring, contracting and contractor education goals related to the Section 3 requirements; and making Section 3 compliance a high priority in all contracts using federal funds.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Currently in Progress

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Pending Close of Additional Planning Procedures

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Pending Close of Public Comment Period

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

Pending Close of Public Comment Period

7. Summary

The City of Pearland has used its CDBG funds to address the highest priority needs in the community and make the greatest impact possible on the living environment of low- to moderate-income residents. Efforts are hampered by the limited funds and by the lack of comprehensive services available through non-profit social service, housing, and homeless agencies in Pearland. Due to the relative size, location, and economic stability of the residents, the economies of scale do not exist to justify many social

service, homeless, and affordable housing providers to locate in Pearland. However, the City has continued to address the housing, social service, and economic development needs of the community, particularly those voiced by the residents and stakeholders, through the CDBG program and other funding to the extent possible.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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(l))

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.

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

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

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
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Table 2 – Agencies, groups, organizations who participated

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

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)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The anticipated resources over the life of the 4th Consolidated Plan period are estimated to total approximately \$2.5 million. The City will always attempt to maximize investments in social services, to the tune of the allowable 15% of each year's annual allocation. Due to strong economic forces facing certain unmet needs, the City is open to reducing the need to provide general program administration to the maximum allowable percentage, so that program activities can benefit from those funds.

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	478,854	0	0	478,854	0	Regular allocations of CDBG funding, based on anticipated growth and development factors applicable to HUD Formula Allocation methodology, resulting in an anticipated \$2,537,925 being available over the next five (5) years.

Table 5 - 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

There are no anticipated leverages of additional resources, as the City's policy is to avoid matching funds with CDBG due to its limited oversight and management capacity and the complexity of regulations when adding non-federal resources to federal resources. There are exceptions, but the general consensus is to find projects that can be wholly completed with CDBG funds.

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 City owns property at 2335 North Texas Avenue in Pearland (77581), which is allocated for use to the Pearland Neighborhood Center under the auspices of a \$1 annual lease. The facility and the organization function to serve low-moderate income residents with food pantry services, community medicine, infant supplies, child care services, and emergency subsistence resources.

Discussion

The primary allocation priorities for HUD Program Year 2022 (City of Pearland FY 2023) stem from the need to restore allocation practices to pre-Coronavirus pandemic levels and provide and the necessary traditional CDBG program support. Rental assistance, non-profit facility improvements, youth services, housing rehabilitation, and mental health services make up the expenditures planned for during the applicable program year. The main obstacle to addressing these underserved needs is funding, so the CDBG program resources will be used to address the highlighted unmet needs.

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	Mental Health Services	2022	2026	Non-Homeless Special Needs	Pearland CDBG Target Area	MENTAL HEALTH SERVICES	CDBG: \$26,828	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
4	Owner Occupied Housing Rehabilitation	2022	2026	Affordable Housing	Pearland CDBG Target Area	Owner Occupied Housing Rehabilitation	CDBG: \$67,496	Homeowner Housing Rehabilitated: 30 Household Housing Unit
8	Subsistence Payments	2022	2026	Affordable Housing	Pearland CDBG Target Area	Subsistence Payments	CDBG: \$20,000	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
11	Youth Services	2022	2026	Non-Homeless Special Needs	Pearland CDBG Target Area	Youth Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Mental Health Facility Improvements	2022	2024	Non-Housing Community Development	Pearland CDBG Target Area	MENTAL HEALTH SERVICES	CDBG: \$271,049	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Mental Health Services
	Goal Description	Assist in funding counseling and other mental health services for children, families and adults. In addition, funding for facility improvements to ensure service location is acceptable to provide services to beneficiaries.
4	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	Provide housing rehabilitation and accessibility retrofitting to low- to moderate-income homeowners to address code violations and/or make the house safer and more livable.
8	Goal Name	Subsistence Payments
	Goal Description	Provide funding for one-time rent/utility assistance to those in danger of eviction or utility cut-offs. This will help ensure that the household does not become homeless before they can get back on their feet of secure long-term assistance.
11	Goal Name	Youth Services
	Goal Description	Youth school aftercare/childcare for working low-moderate income households.

14	Goal Name	Mental Health Facility Improvements
	Goal Description	Repair and renovation of a local mental health services facility in Pearland.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City used local surveys and housing assessment data, as well as economic assessments of the community and other social service program information to determine its program priorities during the 2017-21 5-year Consolidated Plan process. The associated Annual Action Plan priorities are consistent with those, and the annual allocations of CDBG funds are used accordingly.

COVID-19 planning activities elevated the concerns for rental assistance resources in FY 19 and FY 20, as indicated via surveys of multifamily landlords and management entities operating rental property in Pearland. Those same surveys were continued for the sake of determining ongoing needs, which demonstrated no need to continue high levels of prioritization for FY 22 regular CDBG funds. The only departure from normal program priorities involves the planned use of funds to delivery youth aftercare services to low-moderate income Pearland households, impacted by COVID-19 and possibly re-entering the workforce.

During PY 2022 (City of Pearland FY 2023), the City will focus its CDBG funds on continuing to improve the housing stock via home repair program activities, increasing resources available to social service agencies meeting local underserved needs, and other small community development activities.

Projects

#	Project Name

Table 7 - Project Information

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

This Plan involves the use allocations of the PY 2022 CDBG HUD allocation to the City of Pearland totaling \$478,854. The local assessment of unmet needs indicate that enough COVID-19 resources are available to the community, via CDBG CARES Act provisions (CV1 and CV2) and the American Rescue Plan Act (ARPA) allocation of \$11.8 million through December 31, 2024. The PY 2022 funds will attempt to begin a reversion to normal uses for CDBG priorities, as the pandemic will hopefully subside. Regular allocations of historically appropriate amounts for emergency subsistence, mental health services, code enforcement activities, housing repair and rehabilitation, and the facility improvements for local non-profit mental health facility are the top priorities. The City will also make an effort to sustain investments into youth services, as one important pandemic response to an unmet need involves aftercare services

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate and that from activ
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AP-50 Geographic Distribution – 91.220(f)

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

All **area-based projects** are located within established CDBG Target Areas with at least 45% low-moderate-income households for work taking place during PY 2022. The primary basis for allocating investments being the City's 4th 5-Year Consolidated Plan, other supportive activities produce specific priorities each year towards meeting longer term goals and objectives. These include the City's Capital Improvement Program (CIP), the Pearland Citizen Survey, Subrecipient funding applications, and demographic indications of the need for specific investments. Therefore, in addition to Fair Housing activities, the City will plan for the implementation of seven projects that serve low-moderate income residents of the City of Pearland. The City proposes to use Community Development Block Grant funds from HUD for:

- Continuation of its single-family housing rehabilitation program for low-moderate income Pearland residential homeowners that occupy such residences;
- Continuation of a program to provide short-term emergency financial assistance to eligible, local, low-moderate income residents that are facing evictions, utility shut-offs, or even prescription medicines for the elderly or mentally disabled adults;
- Mental health services to low-moderate income residents;
- Youth services;
- Improvements to a mental health facility; and
- General Program Administration.

Geographic Distribution

Target Area	Percentage of Funds
Pearland CDBG Target Area	33

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There are no proposed area-benefit projects that involve geographic investments on a target-area basis for PY 2022, but it is estimated that the LMI clientele needs will largely come from Target Area residents. This is mainly due to evidence that the housing stock and other related characteristics indicate that home repair activities could largely represent those that occur in the target area. This may also be the case with other programs and services. Therefore, the City estimates this to be where the indicated 33% of unmet needs in the City will be addressed.

Discussion

The majority of CDBG funds are being used to impact eligible low-moderate income households, which can be located anywhere throughout the City limits. However, if the City's Code Enforcement program is needed during the 5-year Plan, it is designed to impact the community on an area-benefit basis, and is fairly well concentrated within the areas north of FM518/Broadway, east of Cullen Boulevard, south of the northern border of the City limits, and west of State Highway 35. This area includes the Pearland Old Townsite, which is where a large portion of elderly residents live in the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Two programs assist with affordability in housing: Emergency Subsistence and Housing Rehab/Repair. In FY 22 the City will assist **10** households with CDBG rental/utility assistance support and the goal is to repair another 15 single-family, owner-occupied homes within the City limits. Both programs are designed to assist low-moderate income households/individuals. **Mental health services will be used to assist another 15 individuals and/or households. The youth services-aftercare program activities will assist 50 individuals from eligible households, as there may be siblings that are served from the same household in any given situation.**

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	90
Special-Needs	0
Total	90

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	25

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City’s partnership with Counseling Connections for Change will continue to provide mental health counseling services to low-moderate income individuals/households. Rental assistance, youth aftercare, and housing rehab services round out the efforts to serve low-moderate income residents in Pearland.

AP-60 Public Housing – 91.220(h)

Introduction

The City is not a public housing authority and has no funding or authorized presence in the public housing realm in our County. Therefore, this aspect of the CDBG program is beyond our capability. While data suggests there are public housing vouchers being issued within Pearland, these are not being done so by the City, as Pearland is not a Public Housing Authority and is not a HOME grantee. The vouchers being issued may be the derivation of an erroneous allocation of public assistance to Pearland multifamily housing facilities that are private and/or not subject to the ability to accept such assistance.

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

The City is not a public housing authority and has no funding or authorized presence in the public housing realm in our County. Therefore, this aspect of the CDBG program is beyond our capability.

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

The City is not a public housing authority and has no funding or authorized presence in the public housing realm in our County. Therefore, this aspect of the CDBG program is beyond our capability.

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

The City is not a public housing authority and has no funding or authorized presence in the public housing realm in our County. Therefore, this aspect of the CDBG program is beyond our capability.

Discussion

The City is not a public housing authority and has no funding or authorized presence in the public housing realm in our County. Therefore, this aspect of the CDBG program is beyond our capability.

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

Introduction

Pearland has very little if any notable homeless issues, most of which are situational. Even with the coronavirus pandemic, the traditional signs that housing is unavailable for all of its residents are benign. Unfortunately, surveillance systems are lacking, but the City ties its observations of community conditions to public school systems, which have a good perspective about family housing situations and provide access to those perspectives when programs and resources are needed. Consultation with, and data analysis including, TX-700 Continuum of Care, Harris County, and/or Fort Bend County produce limited if not statistically insignificant data regarding homelessness in Pearland.

Based on the formulaic approach to disaggregating homeless person values in HDX PIT-HIMS data for Fort Bend and Harris counties, the statistical calculation for the homeless population in Pearland-Fort Bend comes in at 0.51 and for Pearland-Harris 2.63. The population percentages for the portions of those two counties' Pearland homeless, therefore, calculate to 0.05% and 0.00503%, respectively. It is neither practicable nor feasible to allocate CDBG resources to these limited characteristics, as the data analysis does not represent an assurance that serving those individuals is even possible. In fact, there is a high likelihood that the calculated numbers represent transitional or episodic homelessness, instead of chronic homelessness. The total Pearland homeless percentage calculates to somewhere around 0.0048%. This information is all due to the consultation and data analyses processes associated with our Consolidated Plan process and will be included in the update. However, for the record, our primary population statistics being comprised of Brazoria County factors (94.87%), so it is not uncompromising to the overall priorities set forth by the Plan that the City focus its efforts on Brazoria County concerns.

Conciding with the analysis of Brazoria County information, there is a statistical population of 5 - 6 homeless people in Pearland. These are assumed to be youth, unaccompanied, and a product of a fallacy in the local Brazoria County Child Protective Services office located in Pearland. The plan to address this issue, as the only known homeless issue feasible to address, is described below and in other sections of the Plan involving homeless and other special needs activities.

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

There are very few services for the homeless, and no shelters, in Pearland. While the Gulf Coast Homeless Coalition serves Pearland, its main focus is on Galveston Island, with limited activity in the Angleton area far south of Pearland. Pearland Neighborhood Center, which the City supports with CDBG funds, does provide food and referrals to homeless individuals and families. The Pearland Neighborhood Center (PNC) is a private non-profit agency, but performs social service agency duties consistent with

what many public facility oriented, community-based assistance programs offer. The City allows the entity to be housed in a publicly owned building at a \$1/year annual lease rate, where it offers or houses food pantry services, infant/baby supplies, child-care services, as well as rent and utility assistance. The City continues to support Forgotten Angels which provides permanent supportive housing to disabled adults who would be homeless if not for their group homes and supportive services. The plan to resolve the issue of youth homeless, suspected to be a part of a failing aspect of CPS programs, will be resolved via partnership between the City and Isaiah 117 House, which involves a land acquisition, group home construction, and programming effort that will establish a means to keep these young people in a safe home environment during the transition from CPS administrative intake and the placement into a foster care home.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are no emergency or transitional housing programs in Pearland or the immediate area. Gulf Coast Center provides a limited number of units in Brazoria County relatively far removed from Pearland. Bay Area Turning Point, a domestic violence shelter, can serve Pearland but is located in Webster a significant distance from Pearland.

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

Other than the presence of its resale store, Goodwill Industries no longer has a programmatic presence in Pearland. The services involving rapid rehousing, job training, and supportive services to homeless individuals and families, particularly veterans, are no longer as available in Pearland as they once were, so the emphasis has been placed on services being delivered via the locations in Galveston and three locations in or south of downtown Houston. Though not easily accessible, they are available to provide the services to Pearland residents. City resources are not exactly feasible to allocate to this effort, as there is not a statistically identifiable homeless population in the City. Windsheild observations will be encouraged and continue, so that those in need can be directed to the proper resources in the region and assistance can be provided in getting those individuals access to such help.

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.

The City funds Pearland Neighborhood Center to provide emergency rent/utility assistance and food assistance to needy households to prevent homelessness, but the program does not specifically target or track those who have been discharged from a publicly funded institution or system of care. There is no local HMIS system and no local agencies specifically serving the homeless. Pearland Neighborhood Center tracks the services they provide and that clients receive from other agencies, but the information is self-declared and not in a centralized HMIS system. Those who are accessing health, housing, employment, and other social services are residing in areas close to those services, such as Alvin or Angleton in Brazoria County, or Houston.

The City's HRP (Home Repair Program) helps to prevent low-income homeowners from becoming homeless when their homes are no longer safe or meet City codes. The repairs and rehabilitation activities provide suitable living environments and improve affordability for local, eligible homeowners that would otherwise face challenges sustaining a safe, livable home. The program is now relocated into the Community Development Department, fostering more outreach and with an improved nexus to planning and permits/inspections.

Discussion

All of our efforts culminate into some form of preventative measure, but are difficult to target due to the fact that so few individuals exist. Finding the homeless, approaching them with the resources available "on the street" to capture their willingness and desire for help, and coordinating that assistance is difficult when such a limited number of homeless exist. The best opportunity to address an issue has come in the form of a foster care situation that promises to assist those without homes with placements and temporary housing, but other aspects of the problem continue to evade us.

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

Introduction:

Barriers to Affordable Housing

The primary barrier to affordable housing today is the economic fallout from the Coronavirus pandemic. Housing costs have literally skyrocketed due to unforeseen market forces, largely due to the lack of construction and development during heightened periods of the pandemic, which slowed down progress towards meeting local needs across the country. Unfortunately, for many communities, Pearland included, situational lack of affordability may be a notable impediment to reasonable housing costs at this time. Fortunately, the local economy in Pearland is robust enough to prevent the ancillary impacts of high costs, as poverty rates and unemployment remain lower than most of the surrounding jurisdictions (3.4% and 3.5%, respectively). Aside from those factors, the traditional impediments are relatively benign, as Pearland has a renowned, study-validated level of affordability. Otherwise, non-construction development costs of building residences in the Gulf Coast region are likely the most prevalent factors (permitting, windstorm construction standards, flood elevation requirements, and pre-development requirements). These, fortunately, are designed to protect the community housing stock from vulnerability to hurricane and other severe storm disasters, and ensure a strong economic marketplace of housing that protects the investments of homeowners.

Without the funds that HOME and other HUD programs outside of CDBG provide, and with the very limited CDBG funding, the City can do little to ameliorate the barriers to affordable housing. The City will continue its CDBG-funded owner occupied housing rehabilitation program – HRP – to assist low-income homeowners in remaining in their homes by bringing them up to code, making them accessible, and stemming additional damage from deteriorated roofs or damaged foundations. In addition, CDBG funds will continue to provide assistance to Pearland Neighborhood Center for its rent/utility assistance program. The City will continue to review LIHTC applications and give positive responses to those applications to the State that are feasible and sound, but that target specific, special populations such as the elderly and disabled.

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

As part of the completion of the Fair Housing Plan with the Assessment of Fair Housing, the City will continue to conduct in-depth reviews of the ordinances and policies that drive housing development, code enforcement and the installation of infrastructure. Additionally, the City will revisit the efficacy of adopting a fair housing ordinance that will reduce the barriers to affordable and fair housing choice. The HRP program will help to preserve the property values of residential neighborhoods, by repairing

and rehabilitating damaged, deteriorating homes owned and occupied by low- to moderate-income residents, reducing their maintenance and utility costs and preserving their homes' values.

Discussion:

While the City does not have the funds to provide or assist affordable housing, it will do all it can to preserve housing values, provide improvements at no cost, and improve the infrastructure in low-income neighborhoods. As part of the Fair Housing activities it will be reviewing its residential ordinances for the level of financial and legislative burden placed on developers, builders, and property owners.

AP-85 Other Actions – 91.220(k)

Introduction:

Pearland is dedicated to reducing obstacles that face the City and Pearland agencies in meeting the needs of its residents. The actions to be taken in PY 2022 include developing the institutional structure, improving housing conditions and neighborhood quality, and addressing the social service needs of the community. There are a number of other resources coming to light over the next five years, all of which have promising impacts on our drainage infrastructure, emergency management capabilities, and other potential community development resources. Federal infrastructure funding, as well as ongoing disaster recovery and mitigation in response to Hurricane Harvey.

Actions planned to address obstacles to meeting underserved needs

Coronavirus pandemic impacts continue to represent a healthy challenge for the community, so U.S. Treasury funds will enable other actions to be taken in support of urgent, unmet needs in Pearland. Securing mitigation funding from the General Land Office (Texas) is critical to protecting the CDBG Target Area from future flooding, with a total anticipated \$14.8 million expected to be allocated to the City via CDBG Mitigation funds being distributed to the City via Houston-Galveston Area Council.

Actions planned to foster and maintain affordable housing

In addition to CDBG funding and its compendium of priorities, other actions include the management of our recently developed and well-intended relationship with the Houston Apartment Association (HAA). The impetus for the relationship is to make sure emerging trends in multi-family housing costs can be assessed regularly, to the extent the City can plan and adjust for rental assistance allocations. This is critical, as we will avoid being surprised with unfunded priorities if Coronavirus pandemic levels spike, another set of CDC and/or State and/or local orders/edicts become necessary, and employment impacts occur to the extent unemployment rises.

Actions planned to reduce lead-based paint hazards

Each property subject to the Home Repair Program will be evaluated for lead-based paint and assessed as to the level of rehabilitation and if the work will disturb existing paint in houses built before 1978. Based on the level of rehabilitation, appropriate remediation will take place for those built before 1978. The owners of those homes will be given brochures on the dangers of lead and lead-based paint, along with information on managing future repairs to reduce LBP hazards.

Actions planned to reduce the number of poverty-level families

None of the CDBG-funded activities for PY 2022 will directly reduce the number of poverty-level families, but the City is committed to providing whatever assistance we can through working with local

agencies, community colleges, and UHCL in planning and implementing educational and job training programs that will facilitate beneficiaries in moving out of poverty.

Actions planned to develop institutional structure

The City continually strives to develop and improve institutional structure within our own departments, in other agencies and in collaborative efforts. During PY 2022, the City will ensure that staff members will attend relevant trainings to increase their knowledge of HUD and CDBG regulations and programming. These may be on-site trainings or webinars. The City current collaborates closely with Brazoria County's Community Development office and this will continue in PY 2022. All CDBG-funded agencies will receive one-on-one training during contract negotiations and monitorings to enhance their internal and collaborative structure with the CDBG program.

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

Coordination between the various elements of housing, community development and social service agencies will come in the form of the City's efforts to review and prioritize applicable, feasible, and/or acceptable Low Income Housing Tax Credit properties. The applications submitted by public and/or private entities will be reviewed and considered against the backdrop of statistical and demographic local economic data, the unmet needs for Pearland residents, and the ability to service those needs with social service agency resources. Those efforts will reactively bring resources together, analyze the applicable data, and make recommendations to Council as to the ability to object or issue no objection to applicants' proposed projects. This model is currently in place, but needs minor improvements to be implemented on a regular basis. The City has invested in a no-cost tracking mechanism to record actions regarding LIHTC property proposals, and will use that to track the coordination efforts involving these entities. Brazoria County, Houston Apartment Association, Pearland Neighborhood Center, and the City will make up the core group, with room for additional assets to be included as complexities arise.

Discussion:

With limited resources and limited private-sector institutional structure, Pearland is restricted in the level of collaborative enhancements and capacity-building it can accomplish. However, during PY 2022, it will continue to advocate for more collaboration among local agencies and between local and regional agencies; identify and encourage funding applications from viable local agencies; and, increase the institutional knowledge of agencies and city staff about the CDBG program and its requirements.

Program Specific Requirements

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

Introduction:

The City of Pearland will not be using FY 2022 funding for CDBG Urgent Need activities. The program should be resorting to normal post-pandemic uses, so the traditional programs and services in accordance with Con Plan 2022-26 will resume. The one activity that will have long-term concerns that stem from coronavirus impacts but are also important due to the growth in population of the City, involve the Knapp Senior Center. That facility will be the subject of existing action plan resources, adding to prior year investments, with additional unprogrammed CDBG funds being up for consideration for its expansion.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

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%

The City of Pearland receives no program income and will not be expending funds on urgent need activities. The percentage of CDBG funds that will be used for activities benefitting LMI persons is based on the allocation to public services and housing rehab for which 100% of the beneficiaries are LMI. To the extent necessary and feasible, the City may choose to cautiously assist the portion of non-LMI beneficiaries the CDBG rules allow (30%).

