



AIR-21-177
AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS

AGENDA OF: City Council Regular Meeting - May 10 2021
DATE SUBMITTED: Apr 27 2021 **DEPT. OF ORIGIN:** Administration
PREPARED BY: Joel Hardy

SUBJECT: **Consideration and Possible Action - Resolution No. R2021-98** - A Resolution of the City Council of the City of Pearland, Texas, approving the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) Program Fiscal Year 2021 Annual Action Plan and CDBG Coronavirus Stimulus Plan Amendments, as part of its FY 2018-2022 CDBG 5-Year Consolidated Plan to be submitted to the U.S. Department of Housing and Urban Development.

ATTACHMENTS: [Attachment A - Pearland CDBG and CDBG-CV Stimulus Allocations 98-CDBG Action Plan.98](#)
[Exhibit A - FY 21 Action Plan to Council](#)

FUNDING:

<input checked="" type="checkbox"/> Grant	<input type="checkbox"/> Developer/Other	<input type="checkbox"/> Cash
<input type="checkbox"/> G.O. Bonds To Be Sold	<input type="checkbox"/> G.O. Bonds - Sold	<input type="checkbox"/> Rev. Bonds to Be Sold
<input type="checkbox"/> Rev. Bonds - Sold	<input type="checkbox"/> C.O.'s To Be Sold	<input type="checkbox"/> C.O.'s - Sold

EXPENDITURE REQUIRED: 1,123,616
AMOUNT BUDGETED: Pending Council Action
AMOUNT AVAILABLE: 1,123,616
Account Description: CDBG GRANT FUND 351
PROJECT NO: ZHUD21, ZHUDCV1 and ZHUDCV2

EXECUTIVE SUMMARY

BACKGROUND

In addition to the traditional annual allocation process for disbursing funds to HUD Entitlement Jurisdictions every year, the CARES Act authorized a \$5 billion allocation to the U.S. Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) Program in 2020 to address COVID-19. Of that allocation, \$2 billion was distributed using the existing entitlement jurisdiction formula for allocating funds to metropolitan cities, \$1 billion went to states based on a formula developed by Department of Housing and Urban Development (HUD) for COVID-19. HUD utilizes two formulas for determining allocations of federal entitlement dollars, generally referred to as “Formula A” and “Formula B.”

Formula A is based on the metropolitan area’s share of 3 factors across all US metropolitan areas. The factors are:

- population, weighted at 25 percent;
- people in poverty, weighted at 50 percent; and
- overcrowded housing units, weighted at 25 percent

Formula B is based on the metropolitan area’s share of 3 different factors across all US metropolitan areas. The factors are:

- population growth lag since 1960, weighted at 20 percent;
- people in poverty, weighted at 30 percent; and
- pre-1940 housing units, weighted at 50 percent.

Pearland is allocated entitlement funds based on “Formula A,” as it is considered a small entitlement jurisdiction and does not have the same “housing instability” factor as the pre-1940s housing stock the other formula takes into account when calculating allocation amounts. The formula is the basis for allocating all three CDBG grants applicable to the current request for Council consideration and possible action, totaling \$1,123,616 and break down in the following way:

- \$428,160 in FY 21 HUD Community Development Block Grant (CDBG) Program (regular CDBG) funds;
- \$251,873 in FY 21 HUD CDBG Coronavirus Stimulus (CDBG-CV1) funds; and
- \$443,583 in FY 21 HUD CDBG Coronavirus Stimulus (CDBG-CV2) funds.

FY 21 Action Plan Priorities and Spending Recommendations

Based on prior Council input and discussion, the City's CDBG 5-Year Consolidated Plan priorities, as well as assessments of local unmet needs, many of which relate to COVID-19 pandemic response and recovery, the following expenditure plans are recommended by staff. All of the proposed spending activities fall within historical Consolidated Plan priorities with the exception of the Community Health activity (SEVA Clinic). This activity will need to be inserted into the City's applicable 5-Year Consolidated Plan via amendment to HUD. Staff will conduct the necessary measures to do so prior to issuing any funds to SEVA Clinic.

FY 2021 HUD CDBG (Regular Allocation)

Implementing Entity	Activity/Project	Amount
City of Pearland	Program Administration (20%)	\$85,632.00
City of Pearland	Code Enforcement	\$58,616.00
City of Pearland	Housing Rehabilitation (Admin)	\$18,750.00
City of Pearland	Knapp Center - Expansion	\$244,262.00
Counseling Connections	Mental Health Services	\$21,000.00
Total		\$428,160.00

FY 2021 HUD CDBG-CV1 (Stimulus Allocation No. 1 - \$251,873)

Implementing Entity	Activity/Project	Amount
City of Pearland	Program Administration (10%)	\$25,187.30
City of Pearland	Rental Assistance – Round 3	\$226,685.70
Total		\$251,873.00

FY 2021 HUD CDBG-CV2 (Stimulus Allocation No. 2 - \$443,583)

Implementing Entity	Activity/Project	Amount
City of Pearland	Program Administration (10%)	\$44,358.30
City of Pearland	Rental Assistance – Final Round	\$212,278.30
ActionS of Brazoria	Food/M meal Delivery	\$144,000.00
SEVA Clinic	Community Health	\$42,946.40
Total		\$433,583.00

Action Plan Highlights

Rental Assistance

Funding for additional rounds of rental assistance is the most feasible and disbursement-ready CDBG-CV program in place at this time. All applicants have been through intake, reviewed for qualifications, and are able to be funded at this time. The total allocation of \$438,964 in CDBG-CV funds will close-out the City's plans to assist those with housing cost-burdens during the pandemic by September 30, 2021. Once complete, the City will have issued close to \$1 million in actual rental assistance through HUD and CARES Act funding since October of 2020.

Knapp Center Expansion

Staff propose using CDBG funds to initiate measures and secure resources towards expansion of the local senior center, which may include pre-construction, land acquisition and/or construction costs. Other funding, including CDBG allocations from future year disbursements may be needed for this activity.

Community Health

Staff propose improving local capacity for delivering basic medical services to those in need via the Pearland SEVA Clinic. Staff has met with Dr. Periyannan Vaduganathan ("Dr. Nathan"), a Memorial-Hermann (MH) cardiologist, who started the clinic in 2017 out of the Pearland Neighborhood Center, in a meeting that included MH Director of Physician Resources Rebecca Lilley, to discuss the need for expanded resources for the clinic. As a result, CDBG funds will be used to cover medical care coordinating costs for a growing roster of local Pearland patients in need of services. A total of \$42,946 will be allocated for use through September 30, 2022.

Food/M meal Delivery ("Meals on Wheels")

ActionS of Brazoria has provided a solid and reliable source of food delivery services for the elderly and disabled in Pearland. Staff propose funding this activity for two years at \$144,000 (\$72,000/yr) through September 30, 2022.

Code Enforcement & Housing Rehabilitation

The City began to use HUD funds for code enforcement and completion of small home repairs for low-moderate income residents in FY 2015. Originally, the two began in a tandem approach coordinated by the Fire Department, with one staff member performing coordination of both efforts. Staff will begin the process of administratively separating the two programs, increasing the funding for Code Enforcement personnel in the Fire Department to allow for a full-time (100%) dedicated Officer to patrol and enforce code standards in the CDBG Target Area (\$58,616), and moving the Housing Rehabilitation activities to the City's Community Development department (\$18,750 for quarter 4 of FY 21). FY 22 housing rehab staffing will be included in the FY 22 CDBG

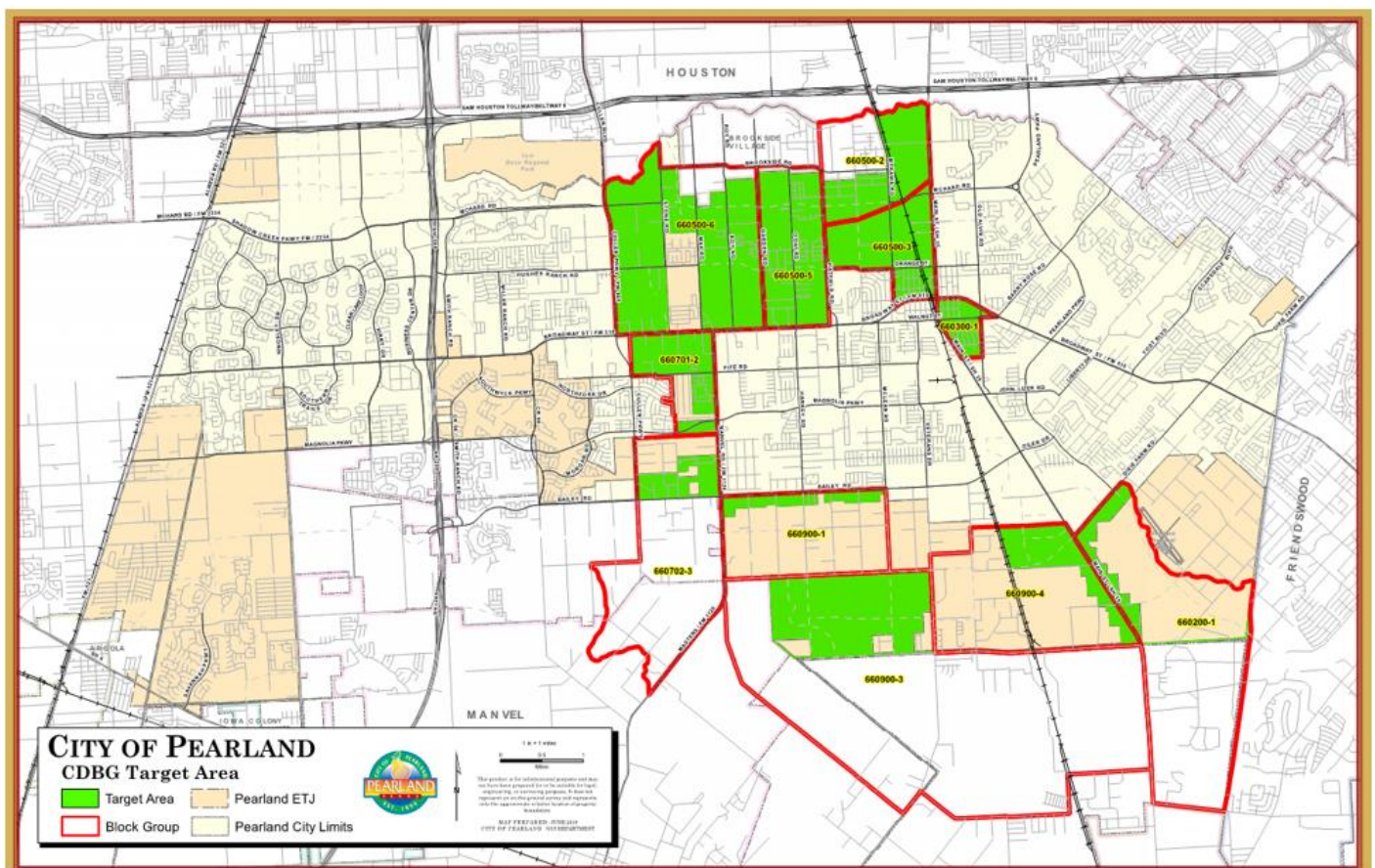
Action Plan, which is pending. These changes will optimize effectiveness of these programs based on the respective missions each department facilitates (enforcement and public safety vs. community development). Other rebranding, outreach and administrative adjustments will be made to increase the presence of the housing rehab program throughout the City.

Mental Health Services

A \$21,000 allocation will be made to Counseling Connections for Change (CCFC). This portion of the CDBG Action Plan will address unmet needs due to un/under-insured Pearland residents that need counseling. Pandemic-related issues have weighted heavily on local residents and many emotional and/or mental health challenges are facing our residents. This service helps those that would otherwise go unserved due to lack of funds and limited or no health insurance coverage.

CDBG Target Area

While no area-benefit projects are included in any of the proposed Action Plans for FY 21, the City's CDBG Target Area map remains the same at this time as depicted below. However, HUD can make annual adjustments to the percentage the City's Census block groups must contain as far as low-moderate income residents, as Pearland has a relatively low poverty rate and is considered to be an "Exception Criteria" grantee. The current percentage is 41.77%, which means our service areas or Census block groups where low-moderate income area-benefit projects are located must be comprised of 41.77% low-moderate income residents. That percentage will change in FY 22, so a new map will be produced for that Plan year to reflect the change in the City's CDBG Target Area. For now, the map below represents the effective target area, with the areas marked in green as the locations we can serve residents with CDBG "area-benefit" projects (drainage improvements, sidewalks, etc...).



HUD Income Limits

HUD annually updates its CDBG eligibility income limits each year. These limits are to be used when determining household or individual eligibility for participation in any CDBG-funded activity (rental assistance, mental health services, etc...), as beneficiaries of those types of programs and services must be 80% or below the local area median income. The current income limits for HUD 2020 (City FY 2021) are provided below and are applicable for any spending activities the City will undertake prior to September 30, 2021.

FY 2020 Income Limit Area	Median Family Income Explanation	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Brazoria County, TX HUD Metro FMR Area	\$104,200	Very Low (50%) Income Limits (\$) Explanation	35,600	40,650	45,750	50,800	54,900	58,950	63,000	67,100
		Extremely Low Income Limits (\$)* Explanation	21,350	24,400	27,450	30,500	32,950	35,400	39,640	44,120
		Low (80%) Income Limits (\$) Explanation	54,950	62,800	70,650	78,500	84,800	91,100	97,350	103,650

Next year in 2022 (HUD Program Year 2021), the limits have changed and will be applicable for any City or subrecipient spending that takes place from October 1, 2021 - September 30, 2022. The table below provides those income levels by household size. It is important to note, possibly due to the economic impacts of the COVID-19 pandemic, that metropolitan statistical area income levels for Brazoria County have gone down by more than \$10,000, which is why the respective income limits have gone down as well.

FY 2021 Income Limit Area	Median Family Income Explanation	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Brazoria County, TX HUD Metro FMR Area	\$93,500	Very Low (50%) Income Limits (\$) Explanation	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
		Extremely Low Income Limits (\$)* Explanation	20,300	23,200	26,100	29,000	31,350	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Explanation	54,150	61,850	69,600	77,300	83,500	89,700	95,900	102,050

Council Concurrence on Action Plan

Should Council concur with staff recommendations, the Action Plan will be removed from draft status and formalized with the necessary additional federal application forms and certifications as the City does each year. In this case, the City and eligible subrecipients will be able to seek reimbursement from HUD for eligible expenses retroactive to October 1, 2020. The FY 21 regular allocation has program administration and social services expenditures that must be administered by September 30, 2021, but other proposed costs such as those related

to the Knapp Center can be carried over for use in later years with no specific deadline to complete. The CDBG-CV funds must be spent in their entirety by September 30, 2022. Upon approval, staff will compile the remaining components of the Plan and submit to HUD prior to June 1. During the HUD review process, Houston Field Office staff may suggest language changes or other small adjustments to the information provided, but there should be no actions requiring revision to the proposed funding of projects and activities.

SCOPE OF CONTRACT/AGREEMENT

The CDBG FY 2021 contracts between the City and HUD will vary by the type of program allocation being provided to the City. The two CDBG-CV allocations of \$251,873 and \$443,583 will have contractual periods of performance from October 1, 2020 - September 30, 2022. The FY 21 regular CDBG allocation will have a start date for eligible expenditures, but those funds do not have contractual end-dates, with the exception of program administration and social services expenditures. The two latter types of expenditures can only be incurred during the actual program year and cannot be carried over for similar uses. Unused portions of those planned expenditures must be carried over for use for infrastructure, construction and/or facility improvements; including but not limited to housing rehabilitation. All procurement activities involving the use of federal, U.S. Department of Housing and Urban Development (HUD), CDBG funds are subject to 24 CFR 570, 2 CFR Part 200 and other federal, State and/or local rules. Staff work diligently to ensure the City complies with the terms and conditions of the Grant Agreement between the City and HUD.

BID AND AWARD

HUD CDBG allocations are non-competitive grant awards to Entitlement Jurisdictions that participate as grantees in the program, qualified by population based on 50,000 or more in a U.S. city. Subrecipient allocations from the City to local non-profits are generally non-competitive, largely due to the fact that our CDBG priorities are the result of local assessments of unmet needs in the community and there are few local agencies offering duplicating services. To the contrary, any contracts for services or construction projects must comply with federal procurement standards in 2 CFR 200, so competition, qualifications, best/lowest price and other purchasing policy practices for selecting vendors would be used in securing vendors that provide professional or construction services.

SCHEDULE

Date	Action
<i>May 5, 2021</i>	Opening of Public Comment Period on Spending Plans
<i>May 10, 2021</i>	Close of Public Comment Period on Spending and Public Hearing
<i>May 10, 2021</i>	Consideration and Possible Action – FY 21 CDBG and CDBG-CV Plans
<i>May 17–19, 2021</i>	Expedited submission of CDBG/CDBG-CV Action Plans to HUD

POLICY/GOAL CONSIDERATION

The Code of Federal Regulations provides the policy basis for all federal grant programs. HUD CDBG projects and activities must meet HUD National Objectives, per federal regulations in 24 CFR 570.208. The City must use HUD CDBG funds to address one of three overall HUD National Objectives: remove slum and blight, meet a local urgent need (disasters, catastrophes, etc...), or serve low-moderate income individuals/households (LMI). All of the proposed projects meet HUD LMI National Objectives.

O&M IMPACT INFORMATION

The three allocations of HUD CDBG funds all contain provisions that allow program administration costs to be covered, which provide some level of support for staff-related expenditures in the form of applicable personnel costs. For FY 21 and a portion of allocations involving FY 22 spending, the total program administration funding available for use comes to \$155,177.00. The City's FY 21 mid-year budget adjustment process and the FY 22 budget planning will serve as the mechanisms to specify how those dollars are to be spent. Historically, in addition to personnel costs, these dollar amounts cover planning and implementation consultants, supplies and materials, professional development, non-profit organizational development and other non-programmatic expenditures. For FY 21, some portion of funds will be dedicated for non-profit organizational development for new CDBG subrecipients (Gathering Outcomes and SEVA Clinic) that have not had prior experience with CDBG funds. The City will provide oversight and management of the funds used for this purpose, but the subrecipients will be the beneficiaries of the outlays (training, technical assistance, management systems, etc...).

Recommended Action

Consideration and Possible Action - Resolution No. R2021-98 - A Resolution of the City Council of the City of Pearland, Texas, approving the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) Program Fiscal Year 2021 Annual Action Plan and CDBG Coronavirus Stimulus Plan Amendments, as part of its FY 2018-2022 CDBG 5-Year Consolidated Plan to be submitted to the U.S. Department of Housing and Urban Development.

Attachment A
FY 21 CDBG and CDBG-CV Allocation Notices



ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

February 18, 2020

The Honorable Tom Reid
Mayor of Pearland
3519 Liberty Drive
Pearland, TX 77581-5416

Dear Mayor Reid:

I am pleased to inform you of your jurisdiction's Fiscal Year (FY) 2020 allocations for the Office of Community Planning and Development's (CPD) formula programs, which provide funding for housing, community and economic development activities, and assistance for low- and moderate-income persons and special needs populations across the country. President Trump signed Public Law 116-94 on December 20th, 2019, which includes FY 2020 funding for these programs. Your jurisdiction's FY 2020 available amounts are as follows:

Community Development Block Grant (CDBG)	\$428,160
HOME Investment Partnerships (HOME)	\$ 0
Housing Opportunities for Persons With AIDS (HOPWA)	\$ 0
Emergency Solutions Grant (ESG)	\$ 0

This letter highlights several important points related to these programs. We remind grantees that CPD seeks to develop viable communities by promoting integrated approaches that provide decent housing and suitable living environments while expanding economic opportunities for low- and moderate-income and special needs populations, including people living with HIV/AIDS. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including both for-profit and non-profit organizations.

Based on your jurisdiction's CDBG allocation for this year, you also have \$2,140,800 in available Section 108 borrowing authority. Since Section 108 loans are federally guaranteed, this program can leverage your jurisdiction's existing CDBG funding to access low-interest, long-term financing to invest in Opportunity Zones or other target areas in your jurisdiction.

Because the funds are not appropriated by Congress, Housing Trust Fund (HTF) formula allocation will be announced at a later date under separate cover.

HUD continues to emphasize the importance of effective performance measurements in all of its formula grant programs. Proper reporting in the Integrated Disbursement and Information System (IDIS) is critical to ensuring grantees are complying with program requirements and policies, providing demographic and income information about the persons that benefited from a community's activities, and allowing HUD to monitor grantees. Your ongoing attention to ensuring

complete and accurate reporting of performance measurement data continues to be an invaluable resource with regard to the impact of these formula grant programs.

The Office of Community Planning and Development is looking forward to working with you to promote simple steps that will enhance the performance of these critical programs and successfully meet the challenges that our communities face. If you or any member of your staff have questions, please contact your local CPD Office Director.

Sincerely,

A handwritten signature in blue ink, reading "David C. Woll, Jr." in a cursive style.

David C. Woll, Jr.
Principal Deputy Assistant Secretary



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

April 2, 2020

The Honorable Tom Reid
Mayor of Pearland
3519 Liberty Drive
Pearland, TX 77581-5416

Dear Mayor Reid:

I am pleased to inform you of a special allocation to your jurisdiction of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The CARES Act made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds. Of this amount, the Department is immediately allocating \$2 billion based on the fiscal year 2020 CDBG formula. The remaining \$3 billion shall be allocated based on needs using best available data, in the following tranches: \$1 billion shall be allocated to States and insular areas within 45 days of enactment of the Cares Act, and \$2 billion shall be distributed to states and local governments at the discretion of the Secretary. Up to \$10 million will be set aside for technical assistance. Given the immediate needs faced by our communities, the Department has announced the first allocation of funds. Your jurisdiction's allocation is \$251,873.

The CARES Act adds additional flexibility for both the CDBG-CV grant and, in some cases, for the annual FY2020 CDBG grants in these unprecedented times. The public comment period is reduced to not less than 5 days, grantees may use virtual public hearings when necessary for public health reasons, the public services cap is suspended during the emergency, and States and local governments may reimburse costs of eligible activities incurred for pandemic response regardless of the date.

In addition, the CARES Act authorizes the Secretary to grant waivers and alternative requirements of statutes and regulations the Secretary administers in connection with the use of CDBG-CV funds and fiscal year 2019 and 2020 CDBG funds (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Waivers and alternative requirements can be granted when necessary to expedite and facilitate the use of funds to prevent, prepare for, and respond to coronavirus.

The Department is developing a notice that will further describes the CARES Act's provisions, a Quick Guide to the CARES Act flexibilities and other provisions, and other resources to enable swift implementation of CDBG-CV grants. As these become available, they will be

posted on HUD's website and distributed to grantees. The Department will also support grantees with technical assistance.

As you develop your plan for the use of these grant funds, we encourage you to consider approaches that prioritize the unique needs of low- and moderate-income persons and the development of partnerships between all levels of government and the private for-profit and non-profit sectors. You should coordinate with state and local health authorities before undertaking any activity to support state or local pandemic response. CDBG-CV grants will be subject to oversight, reporting, and requirements that each grantee have adequate procedures to prevent the duplication of benefits. HUD will provide guidance and technical assistance on DOB and regarding prevention of fraud, waste, and abuse and documenting the impact of this program for beneficiaries.

The Office of Community Planning and Development (CPD) is looking forward to working with you to successfully meet the urgent and complex challenges faced by our communities. If you or any member of your staff has questions, please contact your local CPD Field Office Director or CPDQuestionsAnswered@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Gibbs', is positioned above the printed name.

John Gibbs
Acting Assistant Secretary
for Community Planning and Development
U.S. Department of Housing and Urban Development



ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

September 11, 2020

The Honorable Tom Reid
Mayor of Pearland
3519 Liberty Drive
Pearland, TX 77581-5416

Dear Mayor Reid:

I am pleased to inform you of a special allocation to your jurisdiction of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The CARES Act made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds. Of this amount, the Department immediately allocated \$2 billion on March 27, 2020, the same day President Trump signed the Act, based on the fiscal year 2020 CDBG formula; this constituted the first round of CDBG-CV funds. Next, \$1 billion was required by the Act to be allocated to States and insular areas within 45 days of enactment of the Act; HUD accomplished this on May 11, 2020, and this constituted the second round of CDBG-CV funds. Finally, the remaining \$2 billion in CDBG-CV funds was required by the Act to be allocated to states and local governments at the discretion of the Secretary on a rolling basis; HUD accomplished this on September 11, 2020, and this constituted the third round of CDBG-CV funds. Additionally, up to \$10 million will be set aside for technical assistance.

Accordingly, this letter informs you that your jurisdiction's allocation for the third round is \$443,583. Your cumulative amount for all allocation rounds is \$695,456.

The CARES Act adds additional flexibility for both the CDBG-CV grant and, in some cases, for the annual FY2019 and FY2020 CDBG grants in these unprecedented times. The public comment period is reduced to not less than 5 days, grantees may use virtual public hearings when necessary for public health reasons, the public services cap is suspended during the emergency, and States and local governments may reimburse costs of eligible activities incurred for pandemic response regardless of the date.

In addition, the CARES Act authorizes the HUD Secretary to grant waivers and alternative requirements of statutes and regulations the HUD Secretary administers in connection with the use of CDBG-CV funds and fiscal year 2019 and 2020 CDBG funds (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Waivers and alternative requirements can be granted when necessary to expedite and facilitate the use of funds to prevent,

prepare for, and respond to coronavirus.

The CDBG CARES Act Federal Register Notice (FR-6218-N-01) was released on August 10, 2020. The notice describes the allocations and grant procedures applicable to the CDBG-CV grants. It also describes the program flexibilities, waivers, and alternative requirements that apply to the CDBG-CV grants as well as the fiscal year 2019 and 2020 CDBG grants. As further such flexibilities become available, they will be posted on HUD's website and distributed to grantees. The Department will also support grantees with technical assistance.

As you develop your plan for the use of these grant funds, we encourage you to consider approaches that prioritize the unique needs of low- and moderate-income persons and the development of partnerships between all levels of government and the private for-profit and non-profit sectors. You should coordinate with state and local health authorities before undertaking any activity to support state or local pandemic response. CDBG-CV grants will be subject to oversight, reporting, and the requirement that each grantee have adequate procedures to prevent the duplication of benefits (DOB). HUD will provide guidance and technical assistance on DOB, the prevention of fraud, waste, and abuse, and on documenting the impact of this program for beneficiaries.

Reminder, all CPD Grantees must ensure they maintain active Dun and Bradstreet Numbering System (DUNS) numbers in the System for Award Management (SAM) system. Entities must have an active and unexpired DUNS before execution of grant agreements to avoid delays in the obligation of funds- which will delay your ability to drawdown funds in the Integrated Disbursement & Information System (IDIS). Grantees are required to maintain an active SAMs registration by re-activating their DUNS number annually in the SAM system for the entire drawdown period of their grants. DUNS numbers can be registered and renewed each year at the following website: <https://www.sam.gov/SAM/>.

The Office of Community Planning and Development (CPD) is looking forward to working with you to successfully meet the urgent and complex challenges faced by our communities. If you or any member of your staff has questions, please contact your local CPD Field Office Director or CPDQuestionsAnswered@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Gibbs', is positioned above the printed name.

John Gibbs
Acting Assistant Secretary
for Community Planning and Development
U.S. Department of Housing and Urban Development

RESOLUTION NO. R2021-98

A Resolution of the City Council of the City of Pearland, Texas, approving the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) Program Fiscal Year 2021 Annual Action Plan and CDBG Coronavirus Stimulus Plan Amendments, as part of its FY 2018-2022 CDBG 5-Year Consolidated Plan to be submitted to the U.S. Department of Housing and Urban Development.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

Section 1. That certain Community Development Block Grant Program Annual Action Plan and CDBG Coronavirus Stimulus Plan Amendments, attached hereto as Exhibit "A", are hereby authorized and approved.

PASSED, APPROVED and ADOPTED this the 10th day of May, A.D., 2021.

J. KEVIN COLE
MAYOR

ATTEST:

CRYSTAL ROAN, TRMC, CMC
CITY SECRETARY

APPROVED AS TO FORM:

DARRIN M. COKER
CITY ATTORNEY

Exhibit A



DRAFT

**City of Pearland, Texas
14th Year Annual Action Plan
for the City's
Community Development Block Grant Program
HUD Program Year 2020
(City of Pearland FY 2021)**

DUNS Number: 020796397

Kevin Cole, Mayor

Clay Pearson, City Manager

*Prepared for
U.S. Department of Housing and Urban Development
Houston Field Office
May 2021*

Executive Summary

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

1. Introduction

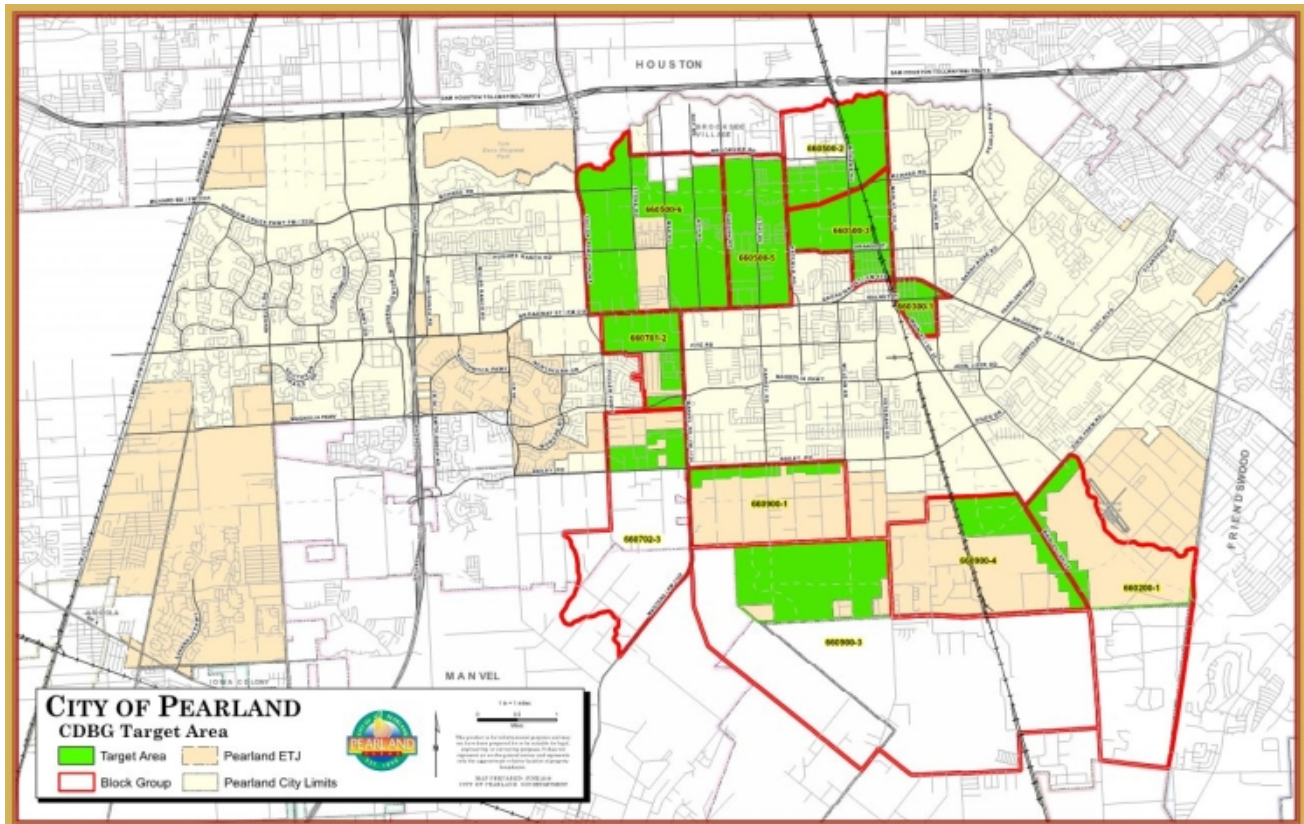
This Annual Action Plan for the City of Pearland covers Program Year (PY) 2020, which is the City's fiscal year 2021 (October 1, 2020 – September 30, 2021). Stimulus funding included in the Action Plan may be used through September 30, 2022. CDBG funding in Pearland will be expended to meet one or more 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 41.77% or more low- to moderate-income households – those households with incomes at or below 80% of the area median income. Pearland will focus most of its PY 2020 resources on rental assistance.

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. The PY 2018 program will need to open solicitation to fill gaps in social services that coincide with other disaster recovery efforts, and an application process will be used to coordinate the CDBG and CDBG-DR activities along these lines. Ideally, this particular effort will emphasize long-term economic resiliency for individuals, households and businesses in Pearland.

Program administration activities will be critical for PY 2018, 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 financial 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 map below shows the location of the CDBG area-benefit neighborhoods.



Map 1 – City of Pearland with CDBG Areas Eligible for Area-wide Benefit

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 41.77% and is reflected in the map above. However, the 2022 Action Plan (HUD Program Year 2021) will require a map change of the target area, as HUD has changed the City's Exception Criteria percentage for FY 21 (City FY 2022) to 45%.

2. Summarize the objectives and outcomes identified in the Plan

The City's 5-year Consolidated Plan was submitted in PY 2017, providing objectives and outcomes through the HUD 2021.

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 2017-2021 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

During the past year (CDBG PY 2019), the City has undertaken a number of measures to meet the priorities established by the Pearland community and program stakeholders; including but not limited to:

- Rental Assistance
- Food/M meal Delivery
- Code Enforcement
- Mental Health Services

4. Summary of Citizen Participation Process and consultation process

The City's Citizen Participation Plan provides Pearland's CDBG program with the parameters for compliance with 24 CFR Part 91.200(b), and was formed in 2007 with the origination of our status as a HUD Entitlement Jurisdiction. It was updated in 2013 and most recently again in 2020.

The applicable processes for developing and completing the City's CDBG Annual Action Plan involves a variety of activities designed to include the public in the planning process, inform the community and stakeholders about the ongoing dynamics of the program, develop the Action Plan itself, and engage local leaders in decision-making as authorized officials that approve the Plan prior to submission to HUD. This process results in short-term and medium-range planning documents - its Annual Action Plan, 5-year Consolidated Plan and Affordable/Fair Housing Plan – all within the framework of meeting applicable long-range HUD goals and National Objectives.

This Action Plan development process began in March of 2020 following the completion of major investments in COVID-19 response and recovery (CARES Act). Upon completion of the City's primary COVID-19 response, a planning process takes effect with the publication and scheduling of Council input and discussion, a public hearing, a 5-day public comment period, stakeholder reviews of priorities and local conditions that drive the selection of new or continuing community-based programs and services, and the budgetary assessment of necessary costs for completing action plan items.

The process generally ties annual action items back to the priorities established in the 5-year Consolidated Plan. However, in 2020 the City was impacted by the COVID-19 pandemic that has affected the entire world and a number of urgent need situations have arisen that constitute making changes to our current plan. Some of these may end up adjusting the course of our future CDBG programmatic priorities.

5. Summary of public comments

No public comments have been received at the time of completion of this Action Plan.

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

None.

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
Lead Management & Oversight	Pearland	Administration
Financial Management	Pearland	Finance
Housing and Code Enforcement	Pearland	Community Development Dept

Table 1 – Responsible Agencies

Narrative (optional)

Soon after the inception of the City’s CDBG Entitlement Jurisdiction status in 2007, the oversight and management of the CDBG program in Pearland was moved from the City Manager’s Office to the Finance Department. A Grants Coordinator was hired, in addition to the ongoing consultancy provided by a subject matter expert in CDBG program management, and the annual planning and program implementation activities were delivered out of that oversight model.

In 2017, to elevate the oversight and management of CDBG funds, program oversight and management was relocated back into the City Manager’s Office (now referred to as Administration), with supportive financial management functions remaining in Finance. The Finance Department is responsible for paying all invoices and reimbursement requests from the U.S. Treasury through HUD’s IDIS on-line system once the funds have been verified as eligible.

The Code Enforcement Division of the Fire Department oversees the City’s CDBG-funded code enforcement activities. Community Development now oversees housing rehabilitation. Infrastructure projects are mostly carried out by the Capital Projects & Engineering or Public Works departments, with Parks and Recreation as a possibility if the scope of work is applicable to that department’s domain. The City Attorney has been instrumental in maintaining Fair Housing compliance, and has participated in all HUD-sponsored training and professional development in that regard.

Consolidated Plan Public Contact Information

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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))

Pearland consults with a number of local and regional agencies throughout the year and works to coordination with all agencies serving the community. Being a relatively small city, Pearland must rely heavily on the services provided by private agencies and Brazoria County, as well as the regional Council of Governments, and neighboring Harris County and Houston.

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.

The Gulf Coast Homeless Coalition (GCHC) is the official homeless coalition for Galveston, Brazoria, Chambers and Liberty Counties. It is located in Galveston but does hold some meetings in Brazoria County, though none in Pearland. Most of the GCHC's activities occur out of the Gulf Coast Center in Galveston, as the primary provider of shelter, transitional housing, and services to the homeless. The GCHC is part of the Balance of State for the Continuum of Care. The City works with Brazoria County who coordinates with Texas Homeless Network, the manager of the Balance of State program.

There are no agencies in Pearland and only a few in Brazoria County that serve the homeless. Most homeless individuals and families must go to Galveston or Houston for services. Gulf Coast Center in Galveston is the primary provider of homeless information, services, and housing. The Salvation Army provides emergency shelter in Freeport, while the Women's Center provides shelter and transitional housing for victims of domestic violence, neither is geographically near Pearland. Forgotten Angels provides permanent housing for those adults with developmental and intellectual disabilities. Most of the residents would be homeless without the services of Forgotten Angels.

The City is engaged in activities that support increases in situational homelessness and homeless prevention efforts due to Hurricane Harvey. These include mental health counseling services, more robust emergency subsistence, and a plan to increase the use of CDBG funds for housing rehabilitation and pending CDBG-DR funds being passed through to Pearland from the State of Texas.

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

The Gulf Coast Homeless Coalition is the group that coordinates programs for serving homeless individuals and families. The Coalition covers Galveston, Brazoria, Chambers and Liberty Counties; however the member agencies are located primarily in Galveston County. The Coalition has moved the Continuum of Care management and oversight to the Texas Homeless Network under the Balance of State. The Galveston agencies are better equipped than the smaller Brazoria County agencies to manage the funding allocations and provide the much needed services to the region's homeless. As a result, no Brazoria County agency has received Continuum of Care funding, other than the fact that Gulf Coast Center receives the bulk of the funding and does have a presence in the County, but not in Pearland. The County staff is not closely involved in the Coalition or the Balance of State program and does not receive consultation from Texas Homeless Network in determining how to allocate its ESG funding, develop performance standards or evaluate outcomes. It is a participant in the THN HMIS system and does receive consultation when necessary for administering its local participation in 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

Pearland contacted a number of stakeholders, including housing, social service agencies, and advocacy groups to provide input into the priority needs in the community, the current services and service gaps, the equal distribution of services geographically and to all population groups, and fair housing issues. Among those participating in the process were: Texas General Land Office, Pearland Neighborhood Center, IMPACT Strategic Consulting, The Odom Group Consultants, Texas Division of Emergency Management, Federal Emergency Management Agency, Counseling Connections for Change, Adult Reading Center, Pearland Independent School District (PISD), Pearland Convention & Visitors Bureau (CVB), Pearland Economic Development Corporation, Brazoria County Housing Authority, Houston-Galveston Area Council (HGAC), and others. Because housing and long-term economic resiliency are a critical component of Pearland's "road to recovery" following the Coronavirus pandemic, the City has included some State agencies in the process..

Table 1 – Agencies, groups, organizations who participated

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

Agencies that duplicate services prioritized in the City’s 5-year Consolidated Plan were not specifically targeted for consultation. However, the City’s citizen participation and public involvement processes do not restrict those perspectives and/or opinions from being provided for the sake of planning and program delivery, or spending.

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?
N/A		

Table 2 – 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

The Citizen Participation process will continue to be an on-going element of the CDBG program. Each year, the City makes a concerted effort to involve the residents in all of its planning activities. In preparation for PY 2020, the City hosted two public hearings and a docketed session for City Council members to provide input and discussion on potential spending priorities. Both public hearings were advertised in the front section of the general circulation newspaper and posted on the City's website.

The two public hearings were conducted at or after 6:00 PM, one on October 12, 2020 and the second on March 22, 2021, to allow participation by residents that work during the day. The public hearings included an overview of the CDBG process with time given to receive the comments of every attendee regarding housing, special population, community development and fair housing issues in Pearland. There was an opportunity for discussion on better ways to collaborate and reach more residents with services and opportunities to become involved in CDBG planning. An abridged 5-day comment period was included in the process, per CDBG CARES Act flexibilities and waivers.

The City has attended various meetings of public service agencies and provided information and contacts for them to share with their staff, volunteers and program participants regarding the CDBG program. The City is committed to working with public service agencies in identifying needs, priorities, funding opportunities and opportunities to collaborate. One of the most effective avenues to involving residents in the planning process is through the agencies that directly serve them. Pearland will continue to encourage citizen participation, with particular emphasis on participation by persons of very-low, low, and moderate income and those who are residents of target areas in which funds are allocated or proposed to be allocated.

Citizen Participation Outreach

The City of Pearland has been involved in the public participation process and has relied on the social service agencies to assist in outreach to the community, particularly minorities, non-English speakers, elderly and persons with disabilities. The social service agencies were asked to provide to their program participants information about CDBG and contact information and notices of public hearings. The City will continue to attempt to host public hearings in different locations around the City in future years, particularly in CDBG Target Areas and/or buildings housing subrecipient agencies. The City will make information available at the public venues and will provide meeting and public hearing notices to agencies for their consumers. The Mayor and City Council are also ambassadors into the community to garner more public participation.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG PY 2020 (City FY 2021)	HUD Entitlement Jurisdiction	Community Development	\$428,160		\$429,719	\$857,879	\$857,879	Regular allocation of CDBG funds.
CDBG – CV1	HUD Entitlement Jurisdiction – CARES Act	Coronavirus Pandemic Community Development –	\$251,873			\$251,873	\$251,873	Pandemic stimulus allocation of CDBG funds.
CDBG – CV2	HUD Entitlement Jurisdiction – CARES Act	Coronavirus Pandemic Community Development –	\$443,583			\$443,583	\$443,583	Pandemic stimulus allocation of CDBG funds.
Totals			\$1,123,616		\$429,719	\$1,553,335	\$1,553,335	

Table 1 - Expected Resources – Priority Table

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

These funds will leverage resource limitations that have failed to fully serve those with mental health service needs and affordable housing. Federal funds will be used to fill in gaps where uninsured/underinsured individuals with mental health needs are concerned, as there are often situations where the beneficiary cannot afford co-pays, full services or other aspects of the costs of service.

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

No publicly owned land or property is being used to address any of the needs identified in the plan at this time.

Projects

AP-35 Projects – 91.220(d)

Introduction

During PY 2020 (City of Pearland FY 2021), the City will focus its CDBG funds on improving the housing stock, increasing resources available to social service agencies meeting local underserved needs, and other small community development activities.

Projects

#	Project Name	HUD National Objective Matrix Code
1	Code Enforcement	15
2	Housing Rehabilitation	14H
3	Mental Health Counseling	05O
4	Emergency Subsistence Payments – Rental Assistance	05Q
5	Health Facilities – SEVA Clinic	05M
6	Food/M meal Delivery	05A
7	Senior Center – Facility Improvements	03A

Table 1 - Project Information

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

The primary allocation priorities for HUD Program Year 2020 (City of Pearland FY 2021) stem from the Coronavirus pandemic and the necessary emergency response for community economic recovery. Rental assistance, community health, senior center facility improvements, youth services, housing rehabilitation, code enforcement, and food/meal delivery make up the expenditures planned for during the applicable program years. The main obstacle to addressing these underserved needs is funding, so the CDBG program resources will be used to address the highlighted unmet needs.

The tables below provide a breakdown of each proposed project by funding allocation and dollar amount to be funded.

FY 2021 HUD CDBG (Regular Allocation)

Implementing Entity	Activity/Project	Amount
City of Pearland	Program Administration (20%)	\$85,632.00
City of Pearland	Code Enforcement	\$58,616.00
City of Pearland	Housing Rehabilitation (Admin)	\$18,750.00
City of Pearland	Knapp Center - Expansion	\$244,262.00
Counseling Connections	Mental Health Services	\$21,000.00
Total		\$428,160.00

FY 2021 HUD CDBG-CV1 (Stimulus Allocation No. 1 - \$251,873)

Implementing Entity	Activity/Project	Amount
City of Pearland	Program Administration (10%)	\$25,187.30
City of Pearland	Rental Assistance – Round 3	\$226,685.70
Total		\$251,873.00

FY 2021 HUD CDBG-CV2 (Stimulus Allocation No. 2 - \$443,583)

Implementing Entity	Activity/Project	Amount
City of Pearland	Program Administration (10%)	\$44,358.30
City of Pearland	Rental Assistance – Final Round	\$212,278.30
ActionS of Brazoria	Food/M meal Delivery	\$144,000.00
SEVA Clinic	Community Medicine	\$42,946.40
Total		\$433,583.00

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

Geographic Distribution

Target Area	Percentage of Funds
CDBG	5.22%

Table 1 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All **area-based projects** are located within established CDBG Target Areas with at least 41.77% low-moderate-income households for work taking place during the City's FY 2021 and 45% during FY 2022. The primary basis for allocating investments being the City's 3rd 5-Year Consolidated Plan, other supportive activities produce specific priorities each year towards meeting longer term goals and objectives. These include observational research by local code enforcement support groups such as the Eyes of Pearland and the Citizen Patrol, 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 Code Enforcement in Low-Moderate Income Target Areas;
- 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;
- Food/M meal Delivery; and
- Improvements to senior facilities or those experiencing excessive wear and tear.

Code Enforcement (CDBG Eligibility Matrix Code 15)

Code Enforcement is an eligible expense under 24 CFR 570.202(c), and will be used to deploy a Code Enforcement Officer to serve low-moderate income areas of town (CDBG Target Area) to identify code violations, improve education and awareness of local standards, cite violators of local ordinances, and encourage violators to self-remediate code infractions to avoid citations. The Census block group areas affected will include:

CDBGU OGID	CDBG NAME	ST	TY	ST	CNTY	COUNTY NAME	TRACT	BLK GRP	LOW MOD	LOW MOD UNIV	LOWMODPCT	GEOID
484080	Pearland	TX	52	48	039	Brazoria County	660200	1	505	540	94%	15000US480396602001
484080	Pearland	TX	52	48	039	Brazoria County	660500	3	1085	1165	93%	15000US480396605003
484080	Pearland	TX	52	48	039	Brazoria County	660900	4	1685	1810	93%	15000US480396609004
484080	Pearland	TX	52	48	039	Brazoria County	660702	3	1500	2070	72%	15000US480396607023
484080	Pearland	TX	52	48	039	Brazoria County	660900	3	1725	2475	70%	15000US480396609003
484080	Pearland	TX	52	48	039	Brazoria County	660300	1	445	655	68%	15000US480396603001
484080	Pearland	TX	52	48	039	Brazoria County	661900	1	3470	5270	66%	15000US480396619001
484080	Pearland	TX	52	48	039	Brazoria County	660701	2	1130	1820	62%	15000US480396607012
484080	Pearland	TX	52	48	039	Brazoria County	660900	1	495	970	51%	15000US480396609001
484080	Pearland	TX	52	48	039	Brazoria County	660500	5	1165	2475	47%	15000US480396605005
484080	Pearland	TX	52	48	039	Brazoria County	660500	2	315	700	45%	15000US480396605002

Total % LMI

69%

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	73
Special-Needs	0
Total	73

Table 1 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	73
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	73

Table 2 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will meet affordable housing objectives by sustaining housing during pandemic economic recovery for 73 low-moderate households within the Entitlement Jurisdiction. These are households economically impacted by COVID-19 and that have either lost jobs, are underemployed, and/or facing the need for continued unemployment benefits.

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

Introduction

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 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.

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.

Goodwill Industries no longer has a presence in Pearland, but does receive clients from Brazoria County, specifically Pearland. They provide rapid rehousing, job training, and supportive services to homeless individuals and families, particularly veterans, at one location 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.

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 HERO (Housing Enforcement & Rehabilitation Opportunities) 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.

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

Introduction:

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

Discussion:

The City of Pearland has reviewed and analyzed the public policies affecting the development, availability, and cost of housing accessible to the low income and protected classes. All relevant city ordinances have been reviewed and none impede fair housing choice. The majority of the city's housing stock was developed by developers in the Pearland Extraterritorial Jurisdiction (ETJ) and then annexed into the City Limits. Therefore, ordinances regarding building type and size were not applicable at the time of construction. New housing developments within the city limits must follow standard 2015 international building codes, with a few local amendments. While the City does have minimum lot size requirements for development, the ordinance is in keeping with the general planning practices throughout Texas. A major barrier to the development of affordable housing is the requirement to meet minimum standards for the construction of windstorm resistant housing. These standards have been set forth by the Texas Department of Insurance Windstorm in Title 28 of the V.T.C.A. Administrative Code, Section 5.4011 and adopted by the City of Pearland. These standards have increased construction costs. Additionally, the regulatory methods of reducing flood losses in new construction can increase the overall cost of multi-family developments and subdivisions.

One regulatory issue that can have a disparate impact on affordable and fair housing is the lack of a fair housing ordinance, and the City is committed to reviewing the viability and benefit of establishing such an ordinance during the next five years.

An additional barrier, not related to public policies, include the relatively high income levels of residents and those choosing to move to Pearland, driving the demand for higher-priced housing. The majority of the housing in Pearland is less than 20 years old, pricing it out of reach for most renters and many homebuyers.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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.

What it can do and has committed to doing is to assist Brazoria County Housing Authority to access landlords and encourage that they accept Section 8 HCVs and encourage Pearland residents who have secured vouchers to seek out housing in Pearland. The City will also work with Brazoria County, to the extent feasible, to identify potential developers who would be willing to become CHDOs and construct affordable housing in the ETJ. The City will continue to review LIHTC applications and give positive responses to those applications to the State that are feasible and sound. The City will continue its owner occupied housing rehabilitation program 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. The City will work with the County or H-GAC when disaster recovery funds for housing are released to ensure that Pearland residents receive equal access to the funds. The City will also be reviewing the current ordinances and policies for any barriers to affordable and fair housing and will be completing a new Fair Housing Plan. In conjunction with the plan will be an investigation into the viability and efficacy of adopting a fair housing ordinance that would indirectly address affordable housing. By improving the infrastructure, especially storm drainage, in older, low-income areas, not only will the homes be better protected against damage but the residents will have a better quality of life.

Program Specific Requirements

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

The City of Pearland receives no program income but will be expending funds on urgent need activities.

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	\$695,456
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%

Discussion:

The City of Pearland receives no program income, but may be expending funds on urgent need activities due to the Coronavirus pandemic. The percentage of CDBG funds that will be used for activities benefitting LMI persons is based on the allocation to public services and other programs, for which 100% of the beneficiaries are LMI. In addition, all of the subrecipients receiving CDBG funds from Pearland's allocation which serves 100% LMI individuals, plus the share of the LMI population in the area-based projects.