

San Jacinto County Fair Housing Activity Statement – Texas

Recognizing that each jurisdiction is unique, this Fair Housing Activity Statement - Texas is intended to be used in conjunction with the Analysis of Impediments, Phase I as a form to help the applying jurisdictions perform assessments of their impediments to fair housing choice, plan actions to address identified impediments, and communicate their plans to the State of Texas and HUD.

BEFORE beginning to fill out this form, each jurisdiction should:

- (1) Participate in the regional FFAST Form training.
- (2) Review the 2010 Texas Interim Phase I AI in detail;
- (3) Gather relevant information (see instructions in Appendix A);
- (4) Convene a FFAST Working Group to assess the data collected in #2 and fill out the FFAST form (see instructions in Appendix A.)

Impediment #1	Protected classes may experience disparities in home mortgage lending and high cost loans.
----------------------	--

No local action is required at this time.

Impediment #2	There is inadequate information available to the real estate community, governments and the public about fair housing requirements and enforcement procedures.
----------------------	--

No local action is required at this time.

Impediment #3	The public is not sufficiently aware of their Fair Housing rights and how to obtain the assistance necessary to protect those rights.
----------------------	---

1. Consistent with the Fair Housing Act, the State of Texas, and funded sub-recipients should continue to promote and conduct events to celebrate April as Fair Housing Month, and direct sub-recipients to do the same. These events can demonstrate support for fair housing and build awareness.

We will commit to undertake Fair Housing Month activities. (Check all that apply.)

Passage of a resolution by our governing body.

Activities in schools.

Placing posters in public buildings.

Governing body will hold a special hearing to solicit input from the community.

Other. Please specify.

The 2010 Data Set & Housing Data Set Attached

When will you undertake these activities? 2011 **2012** 2013

Not Applicable (Explain)

2. Consistent with the Fair Housing Act, the State of Texas and funded sub-recipients have historically conducted fair housing activities at various times of the year and should continue to fund, depending on sufficient appropriations, or collaborate with public and private agencies, organizations and groups to plan and conduct fair housing activities.

We will conduct/sponsor/fund in fair housing activities at various times of the year other than "April as Fair Housing Month". Attach a description of these activities and identify the organizations and agencies you have worked with.

When will you do this? 2011 **2012** 2013

Agencies Involved: City of Shepherd, City of Point Blank, City of Goldspring along with the Fair Housing Board Will conduct public forum/informative session to address/explain Fair Housing in San Jacinto County

Not Applicable (Explain)

<u>Impediment #4</u> "Not in my Backyard" (NIMBY) may be an impediment to fair housing in Texas communities.

1. NIMBY opposition needs to be anticipated and planning and outreach should occur on the front end of projects. To mitigate defensive and reactive responses, planning should include strategies for education, outreach and marketing that provide accurate information and promote the positive aspects and benefits of affordable housing to build support among community residents.⁽¹⁾
 2. The Department of Housing and Urban Development (HUD) provides extensive information about Fair Housing and examples at www.hud.gov. Generally communities should consider:
 - Working with local officials, editorial boards, religious and civic organizations and other community leaders to initiate education programs.
 - Seeking opportunities to present information to community organizations by requesting to be placed on their meeting agendas.
 - Including a visit to the Group Home residence as part of an education program.
 - Answering all questions.
-

- Talking with local neighborhood leaders, including elected representatives, and setting up a neighborhood meeting.
 - Setting up a liaison committee consisting of advocates, group residents, and neighborhood residents to discuss issues.
 - Identifying areas that meet AFFH targets where the community supports development, has worked with community groups and potentially uses funds to assist the development of multi-family affordable housing.
- We have developed an anti-NIMBYism action plan. [Attach a copy or description]
- We will develop an anti-NIMBYism action plan. [Designate who will be responsible for developing this plan.] **We will seek services from an outside consultant to assist in the development of this plan**

When will you do this? 2011 **2012** 2013

- Not Applicable (Explain)

Impediment #5 Certain governmental policies and practices may not meet current HUD policy concerning affirmatively furthering fair housing. Jurisdictions should act to ensure that their policies and procedures affirmatively further fair housing, address mal-distribution of resources, and that they do not unnecessarily impact housing choice.

1. As part of certifying that a community is affirmatively furthering fair housing, jurisdictions that have long-term infrastructure plans should review them to determine if the plan promotes racial concentrations or otherwise inadvertently results in disparate treatment of members of protected classes. While not intended to direct a community to hire a consultant, it is anticipated that a community will review its long-term infrastructure plans as part of this recommended action. In reviewing the project list (Appendix F of the Phase 1 AI) there are many projects that are listed as being of community-wide benefit. The records do not indicate the actual location of projects or provide adequate discussion of how the projects benefit the entire community.

- We have a long-term infrastructure plan and will review the plan to determine if it promotes racial concentrations or otherwise inadvertently results in disparate treatment of members of protected classes as it relates to the availability of housing.

When will you do this? 2011

- Not Applicable (Explain)

As indicated in the current Citizen Participation plan, We will look at where infrastructure needs benefit low to moderate income

- We have already collected information on the locations of protected populations and have adequate information for insuring that new projects with "countywide benefits" will not perpetuate illegal differences in treatment.

- We will use the information in the AI to ensure that proposed projects do not perpetuate illegal differences in treatment.

When will you do this? 2011

- Not Applicable (Explain)

2. As it has been determined under federal law that Fair Housing applies to all federal housing and community development funds, to reduce "siloining" the fair housing component into only housing-related programs, fair housing should be considered in all activities for all local community planning staff.

- We have determined that consideration of Fair Housing implications has already been incorporated into all aspects of planning in this jurisdiction. [Please attach supporting documentation.]

- We will review and insure that Fair Housing implications are addressed in all aspects of planning in this jurisdiction in a manner consistent with the guidelines provided by the state at the FFAST form training and maintain documentation of that review.

When will you do this? 2011 2012 2013

- Not Applicable (Explain)

3. It would be beneficial for local elected officials to require senior staff of any subrecipient such as a city or county—including managers and attorneys—to receive available Fair Housing training within the first 12 months of their employment or engagement.

- We have a policy in place providing for all senior staff – including managers and attorneys – to receive Fair Housing training within their first 12 months on the job, and for long-term senior staff to receive regular updated training. [Attach copy of policy]

- We do not have such a policy and will develop and implement one.

When will you do this? 2011 2012 2013

- Not Applicable (Explain)

San Jacinto County will appoint an individual to attend fair housing events and stay abreast of current laws and new legislation in connection with fair housing.

4. As part of what is usually a common initial training by the associations that provide education opportunities for newly-appointed board members or newly-elected council or commissioners court members of cities and counties, the state should request that training include specific information on the Fair Housing Act—with a discussion of affirmatively furthering fair housing obligations.

No local action is required at this time.

5. Local communities should consider limiting the concentration of infrastructure improvements like wastewater treatment, solid waste disposal, or similar necessary but not desirable infrastructure projects in residential areas where there are concentrations of protected classes.

- We have an official policy that limits the concentration of certain infrastructure improvements. [Attach a copy.]
- We have official policies and procedures that take the location of protected classes into account when deciding where to locate undesirable infrastructure improvements. [Attach a copy.]
- We do NOT have limits on the concentration of undesirable infrastructure improvements or policies and procedures that take the residential location of members of protected classes into account, but will develop formal limits or official policies and procedures.

When will you do this? 2011 2012 2013

Not Applicable (Explain)

There are no situations to impact the concentration of infrastructure where there are concentrations of protected classes.

6. Communities electing to provide publicly financed housing incentives should be requested to call for recipients to engage in affirmative marketing.

- We have a policy requiring Affirmative Marketing Plans from developers seeking tax abatements or other supports for new housing.
- We do not have such a policy and will develop and implement one.

When will you do this? 2011

Not Applicable (Explain)

San Jacinto County is not in the business of marketing housing, however we will extend infrastructure funding in support of housing

7. If a jurisdiction is a non-entitlement community, when working in LMI areas to replace roads or other infrastructure, the jurisdiction should consider making application for additional sources of funding to provide assistance to repair substandard housing associated with the project (i.e., TDHCA or HUD.)

- We formally consider accessing supplementary funds when infrastructure proposals are developed. [Attach policies.]

- We have not consistently done this in the past and we will develop a process to formally consider making housing funding applications when funds for infrastructure projects are sought.

When will you do this? 2011 2012 2013

- Not Applicable (Explain)

Due to insufficient funding, San Jacinto County will seek assistance from DETCOG to provide housing and San Jacinto County will support with Infrastructure

8. Most infrastructure projects take into account items like curb cuts, sidewalks, hearing and visually impaired indicators at intersections. When approving non-federally funded projects, similar special needs construction should be required for infrastructure improvements. Projects should also address other legacy discrimination issues, such as accessibility in public areas like courthouses, community centers and other high traffic areas.

- We currently require that applications for non-federally-funded infrastructure projects are ADA compliant and address other legacy discrimination issues.
- We do not have such a requirement. We will develop one.

When will you do this? 2011

- Not Applicable (Explain)

All plans and specifications for any proposed new constructed, substantially renovated, or modified building or facility with a construction value of \$50,000 be submitted to Texas Department of Licensing and Regulation (TDLR) Engineer and architect shall confirm that the project is in compliance with the Architectural Barriers Act and Texas Accessibility standards.

9. Each jurisdiction applying for Community Development Block Grant funds or other federal housing and community development funds should submit a Fair Housing Activities Statement – Texas (FHA-STS) with their application, reviewing their infrastructure needs and housing needs and how the proposed activity promotes fair housing or results in more equitable treatment of protected classes. Projects with community-wide benefits should be accompanied by explicit commitments on the part of the local jurisdictions to undertake additional activities to affirmatively further fair housing along with a monitoring and reporting process.

- We submit a FHA-STS form.

When will you begin to do this? **2011**

- Not Applicable (Explain)

10. As part of the non-housing disaster recovery program, jurisdictions should consider low-income areas and areas populated principally by members of protected classes to determine the potential for flooding and consider making infrastructure expenditures to help protect the impacted communities—including colonias.

- We have reviewed LMI areas and areas populated principally by members of protected classes, and prioritized infrastructure expenditures to help protect the impacted communities—including colonias.
- We have not done this in the past but will conduct such a review and consider these infrastructure projects in the future.

When will you do this? 2011

- Not Applicable (Explain)

11. If applicable, all policies should be reviewed regarding denying applicants' access to disaster recovery CDBG funds if their residence is located in the flood plain. If the policy does not allow participation by restricting building in flood plains, then the policy should be assessed to see if alternative housing programs could be implemented for the residents. Local jurisdictions should analyze the results and see if protected classes are more frequently harmed by flood plain restrictions. This action does not apply to the GLO CDBG Disaster Relief Fund that limits property purchase "unless TXCDBG receives satisfactory evidence that the property to be purchased was not constructed or purchased by the current owner after the property site location was officially mapped and included in a designated flood plain."

- We have completed this review and analysis and will take action on our findings.
- We have not completed this review and analysis. We will do so and take appropriate actions based on our findings for Round 2 programs.

When will you do this? 2011

- Not Applicable (Explain)

The county in its entirety is not located within a flood zone. We will continue to follow the flood plain management guidelines and the subdivision rules and regulations that are currently in effect.

12. When an entire community is in a flood plain, the community should establish clear standards that allow for proper elevation or relocation, and that also allows for visitability/special needs considerations consistent with state^[9] and federal law.

- We have established clear standards that allow for proper elevation of homes or for relocation, and also allow for visitability/special needs considerations consistent with state and federal law. [Attach documentation.]

^[9] Texas Government Code Section 2306.514

- We have not developed these standards but will do so for Round 2 programs.

When will you do this? 2011

- Not Applicable (Explain)

The County in its entirety is not located within a flood plain. We have implemented drainage projects within the county in the past and will potentially implement additional projects in the future.

13. Local jurisdictions that accommodated the relocation of disaster survivors resulting in concentrations of protected class survivors in specific areas should establish Moving to Opportunity Programs and include renters in their Moving to Opportunity Programs as defined under Round 2.

- This action step applies to our jurisdiction. We will establish a Moving to Opportunity Program for disaster survivors as part of our Round 2 housing recovery program.

When will you do this? 2011

- Not Applicable (Explain)

San Jacinto County does not operate Section 8 programs. We will work with DETCOG with infrastructure - Detcog is in process of obtaining additional section 8 vouchers

14. Consistent with the process established in the Conciliation Agreement, local jurisdictions and state agencies should work together to determine a demographic and economic profile of victims of the natural disaster and establish goals for assisting these populations in no less that the proportions they were impacted by the disaster. These goals should be performance goals and disaster recovery funds should be extended incrementally in a manner to ensure that these populations are equitably assisted with benefits.

- We will cooperate with state agencies to carry out this action step.

When will you do this? 2011 & 2012

- Not Applicable (Explain)

15. All infrastructure programs funded with disaster recovery funds should be designed so that any publicly accessible infrastructure projects and associated facilities are fully accessible to persons with disabilities.

- We have established clear policies and procedures to insure that all infrastructure programs funded with disaster recovery funds will be designed so that any publicly accessible infrastructure projects and associated facilities are fully accessible to persons with disabilities. [Attach documentation.]

- We have not developed these standards and policies; we will do so for Round 2 infrastructure projects. The person or entity responsible for developing these standards will be _____.

When will you do this? 2011

Not Applicable (Explain)

All plans and specifications for any proposed new constructed, substantially renovated, or modified building or facility with a construction value of \$50,000 be submitted to Texas Department of Licensing and Regulation (TDLR) Engineer and architect shall confirm that the project is in compliance with the Architectural Barriers Act and Texas Accessibility standards.

16. Consistent with the Conciliation Agreement, family and elderly public housing units damaged or destroyed by the disaster should be reconstructed or repaired in a manner that affirmatively furthers fair housing utilizing disaster recovery funds within 24 months of approval of the initial application for disaster recovery assistance for the local jurisdiction.

- We affirm that family and elderly public housing units damaged or destroyed by the disaster will be reconstructed or repaired in a manner that affirmatively furthers fair housing utilizing disaster recovery funds within 24 months of submission of the initial application for disaster recovery assistance by the local jurisdiction.

Not Applicable (Explain)

There is not currently a Public Housing Authority located within San Jacinto County

Impediment #6

Governmental entities at all levels do not appear to have been proactive in the enforcement of both the Fair Housing Act and the obligation to affirmatively further fair housing. The State and subrecipients should implement a robust and effective structure for identifying and pursuing suspected violations.

1. Given the potential for increase in Fair Housing enforcement action by federal and state agencies and private organizations, an ongoing fair housing testing program for areas that receive federal housing and community development funds could be beneficial to protect state agencies and sub-recipients from potential repayment. Fair housing enforcement is a valid use of CDBG funding and can be used to establish testing programs by agencies trained in HUD testing procedures. The state, or local jurisdictions combining together, should consider conducting tests in areas that include the following: steering in sales and rental; the denial of and different terms and conditions based on race, national origin, familial status, and disability in sales and rental; predatory and disparate terms and conditions in lending and insurance; and

foreclosure modification schemes targeting minority neighborhoods. The state should also consider education to applicable entities on self-testing and self-correction.

- We currently have a testing program for Fair Housing violations. For more information.
- We do not have a testing program for Fair Housing violations and plan to establish one.

When will you do this? 2011 2012 2013

Not Applicable (Explain)

Due to a limited budget, San Jacinto County will not establish a program for fair housing violations however we will work with DETCOG to implement a testing program.

2. TDHCA should, as a pilot program, allocate funds to independent third parties or a combined jurisdiction team identified in point 1 of this section to provide similar testing to determine if additional enforcement is necessary.

No local action is required at this time.

3. Impacted agencies that provide certification that they are affirmatively furthering fair housing as required by federal law, should consider publishing a public document on enforcement that provides the public and communities with a clear description (and chart) of the state and Federal Fair Housing Act.

On documents concerning housing and community development programs that are provided to the public, we will list fair housing enforcement contacts and procedures consistent with the State suggested language when it is provided in 2011.

When will you do this? **2012**

Not Applicable (Explain)

4. Each community should place on its website (if one is available) the contact, at the local, state, and federal levels, for reporting a Fair Housing complaint, if citizens believe they were victims of housing discrimination.

We have published the contact information – at the local, state and federal levels – for reporting a Fair Housing complaint. [Attach a copy or URL.]

We have not done so but will do so.

When will you do this? **2012**

Not Applicable (Explain)

5. Each local jurisdiction should publish on its website a clear statement, approved jointly by TDHCA, expressing the jurisdiction's obligation to affirmatively further fair housing and providing a method for reporting suspected noncompliance to the state and to HUD. The jurisdiction's contact person should be able to refer to clear local Fair Housing procedures for the complaint process, keep logs and records of all inquiries, allegations, complaints and referrals. These reports should be sent to the appropriate funding agency. Where these reports show that a jurisdiction has administered programs inconsistently with the AI and had the effect of discouraging applications from members of protected classes who are deemed eligible under the plan for assistance, affirmative marketing plans should be developed and submitted to the appropriate agency.

- We have published a policy statement expressing our jurisdiction's obligation to Affirmatively Further Fair Housing. [Attach a copy or URL.]
- We will publish a policy statement consistent with the language the State provides in 2011.

When will you do this? X 2012

- Not Applicable (Explain)
- We have developed clear procedures for the Fair Housing complaint process. [Attach a copy]
- We will develop clear procedures for the Fair Housing complaint process once more guidance is given by the State in 2011.

When will you do this? X 2012

- Not Applicable (Explain)
- We keep complete logs and records of all Fair Housing inquiries, allegations, complaints and referrals and have a policy statement about these legal records.
- We will begin keeping required logs and records.

When will you do this? X 2012

- Not Applicable (Explain)
- We have remedial procedures for developers, landlords, home sellers and others whose actions may be inconsistent with Fair Housing laws and regulations.
- We do not have remedial procedures but will develop them. The agency or person who will be responsible for developing these procedures is _____.

When will you do this? 2011

Not Applicable (Explain)

San Jacinto County will through an Interlocal Agreement participate in Fair Housing Projects Sponsored by DETCOG

Impediment #7

Many local jurisdictions have zoning codes, land use controls, and administrative practices that may impede fair housing choice and fail to affirmatively further fair housing.

1. The law anticipates that ordinances creating disparate impact should also be reviewed for change. If a disparate impact is determined to exist by the local jurisdiction, it could repeal or amend the restriction, use public funds to offset the cost through homebuyer assistance programs, or waive fees or other offsets to make the home more affordable.
 - We recently conducted or updated a Fair Housing Review of our ordinances and codes.
 - We have not done so but will conduct a review
 - We have a policy statement/guidance for those responsible for developing codes/ordinances that reminds them to consider and document the Fair Housing/AFFH implications of any new rule.
 - We do not have such a policy/guidance but will develop one when suggested guidelines are provided by the State in 2011.

When will you do this? 2011

Not Applicable (Explain)

The County currently has in place Subdivision Rules and Regulations, and works in conjunction with the National Flood Plain Insurance program. We do not currently have zoning requirements in effect. All policies in effect run in accordance within the guidelines.

2. To help limit concentrations that could be considered impediments to affirmatively furthering fair housing, jurisdictions that have long term planning documents for housing growth or redevelopment, or revitalization plans, should consider allowing or encouraging mixed income affordable housing in the plan and provide incentives for development of this type of housing in areas that are not concentrated.
 - We recently conducted a Fair Housing Review and took/are taking appropriate action concerning our planning documents. [Attach a list of plans reviewed, a summary of findings, and actions you will take to remove impediments]

- We have not done so but will conduct a Fair Housing Review after the State provides suggested guidelines in 2011.

When will you do this? 2012

- Not Applicable (Explain)
- We have identified residential areas that show concentrations or underrepresentation of protected groups, and we encourage mixed-income affordable housing and other strategies to widen housing choice throughout our jurisdiction.
- We have not done so but will include this in our FFAST plan once guidelines are provided by the State in 2011.

When will you do this? 2011 2012 2013

- Not Applicable (Explain)
3. Local jurisdictions seeking CDBG Disaster Recovery funds from the state should consider offering expedited permitting and review processes for affordable housing projects within high opportunity target zones.
- We currently offer incentives to developers to locate affordable housing projects in high opportunity neighborhoods and prevent overconcentration.
- We have not done so but will.

When will you do this? 2011 2012 2013

- Not Applicable (Explain)

San Jacinto County issues Building Permits as expeditious as possible and all guidelines are complied with.

<u>Impediment #8</u>	Inadequate planning for re-housing after an emergency situation creates a situation where persons who are uninsured or under-insured, low income, or special needs can be displaced for long periods of time.
-----------------------------	---

1. Some legislators, the Sunset Commission, and communities acknowledge that while temporary disaster housing is a federal program, Texas should continue to provide guidance to local governments on additional planning that needs to be done as part of the emergency preparedness planning to most efficiently work with FEMA.

No local action is required at this time.

2. As much of what FEMA has previously offered is travel trailers or manufactured housing, local governments should review their zoning requirements or other land use provisions that restrict temporary housing or housing on an existing lot during the

building process and look at potential waivers that do not risk or negatively impact health, safety, and welfare during a period after disasters so that low income persons can move back to their existing communities with temporary housing while waiting for redevelopment.

- We have reviewed our zoning requirements and other land use provisions and have provided waivers or other accommodations for post-disaster housing.
- We have not done so but will review our zoning and look at potential waivers.

When will you do this? 2011 2012 2013

Not Applicable (Explain)

No zoning requirements in unincorporated areas of San Jacinto County and no restrictive land use controls are in effect.

Impediment #9	There are impediments in public and private actions and private attitudes to housing choice for persons with disabilities.
----------------------	--

1. To meet federal Fair Housing requirements for zoning and neighborhood uses, jurisdictions should look to determine if there are direct or indirect limitations in codes that would prevent facilities or personal residences from providing assistance or communities of choice or service-enriched environments that directly impact special needs persons.
2. Local jurisdictions should work to ensure that zoning or code requirements do not unnecessarily impose stricter commercial building requirements, such as emergency access or protection services, on group homes, thereby dramatically increasing housing costs for persons with special needs.
 - We have reviewed our codes and ordinances and have addressed/are addressing any impediments relating to special needs persons, including (1) rules that might prevent facilities or personal residences from providing assistance or communities of choice or service-enriched environments that directly impact special needs persons, and (2) rules that might unfairly increase the costs to special needs persons.
 - We have not done so but will conduct a review and address any impediments identified once guidelines are provided by the State in 2011.

When will you do this? 2011

Not Applicable (Explain)

No undue restrictions currently in place

3. Local jurisdictions should consider coordinating with the legislatively created Housing and Health Services Coordination Council for best practices on working with supportive services.

We agree to coordinate with the legislatively created Housing and Health Services Coordination Council staffed by TDHCA for best practices on working with supportive services.

When will you do this? 2011 2012 or 2013

Not Applicable (Explain)

Impediment #10	There are barriers to mobility and free housing choice for Housing Choice Voucher holders including: inadequate tenant counseling services and mobility assistance, failure of PHAs to apply for the FMR pilot demonstration funds, and government policies, procedures, and regulations that tend to decrease participation by private housing providers and to restrict available housing to "racially or low-income populated neighborhoods" with little access to economic, educational, or other opportunity.
-----------------------	--

No local action beyond compliance with Round 2 Housing Guidelines is currently required but communities are encouraged to work with local public housing authorities to understand and overcome these impediments.

Impediment #11	Loss of housing stock in Hurricanes Dolly and Ike compounded the shortage of affordable housing in disaster recovery areas. This shortage is particularly acute in safe, low-poverty neighborhoods with access to standard public services, job opportunities and good schools.
-----------------------	---

No local action is required at this time. TDHCA will develop a statewide strategic plan including guidance for local jurisdictions on the following Action Steps in 2011.

1. To help offset the costs of developments that feature reduced rents without government support, local jurisdictions should consider establishing density bonuses to allow for higher levels of units per site for multifamily developments and single-family developments that propose increased affordability.
2. TDHCA and HUD have developed programs that preserve affordable housing. Continuing in this vein, the state and local jurisdictions should work to preserve existing affordable housing development and discourage them from converting to market rate housing. Requirements should be included in all publicly funded developments providing tenants with early and clear notification of the intention of management to convert to market rate housing and providing first right of refusal to nonprofit and public entities and organizations to purchase units to maintain affordability.

3. The state and local jurisdictions should consider using CDBG funds to buy down the cost of land in high-cost and high-opportunity development areas to increase affordable housing options in these areas.

Impediment #12

Lack of financial resources for both individuals and housing providers limits Fair Housing choice. Using an effective program under Section 3 of the Housing and Urban Development Act of 1968 may help members of protected classes gain economic opportunities necessary to allow them to exercise fair housing choice.

1. The state is maximizing its resources in Round 2 of the Ike/Dolly funding to affirmatively further fair housing in single family and multi-family developments. As called for in the Conciliation Agreement, the state is looking to provide more integrated housing options for persons in racially concentrated or poverty concentrated neighborhood groups. In single-family programs, the state should require subrecipients to offer the opportunity to relocate out of floodplain areas, concentrations of racial minorities, or concentrations of poverty—through the Homeowner Opportunity Program. Any relocation should be into an area that does not result in simply relocating the high-concentration from one area to another.

Local jurisdictions will be responsible for complying with Section 3 as part of their contract with the state.

2. Jurisdictions receiving federal funds from HUD, directly or indirectly, should ensure they have a compliant Section 3 program to meet HUD requirements regarding notification to LMI eligible persons of potential job creation at the impacted neighborhood level with federal funds.
- We have in place a Section 3 program that meets the requirements of federal law and regulations regarding potential job creation at the impacted neighborhood level and the use of federal funds to hire local LMI eligible persons. We confirm that appropriate staff persons in this jurisdiction have already received training on Section 3, regarding job creation for local LMI persons including members of protected classes. [Attach Section 3 plan and list of staff names and training dates]

Section 3 plan attached. Staff Names: Waxman & Associates

- We have not done so but will develop a Section 3 program that meets the requirements of federal law and regulations and that ensure appropriate staff receive training.

When will you do this? 2011

Impediment #13

Location and lack of housing accessibility and visitability standards within political jurisdictions limits fair housing choice for persons with disabilities.

1. Local jurisdictions should consider establishing incentives for affordable housing applicants to create an increased set-aside of housing units for persons with disabilities or persons who are elderly without violating the existing TDHCA integrated housing rule.

2. TDHCA and local jurisdictions should consider adding proximity to medical facilities as a scoring incentive for competitive programs using federal funds for proximity to medical facilities.
3. TDHCA should require that all federally funded housing construction be built to accessibility standards found in Texas Government Code §2306.514.

- We have formally considered: 1) establishing incentives for affordable housing developers to create an increased set-aside of housing units for persons with disabilities or persons who are elderly without violating the existing TDHCA Integrated Housing Rule; 2) providing point incentives for units in proximity to medical facilities for competitive programs using federal funds; and 3) requiring new housing built with federal funds to be built with structures that allow for accessible features, regardless of whether the original occupant needs the features, as called for by state law. [Attach documentation of the review and resulting actions.]
- We have not undertaken the above review, but plan to do so.

When will you do this? 2011 2012 2013

Not Applicable (Explain)

San Jacinto County will request funding from DETCOG to assist disabled home owners in the removal of architectural barriers. This will allow persons with disabilities to remain in their home.

Impediment #14

Many colonias residents live in developments that have insufficient infrastructure and protections against flooding and are impacted by flooding beyond events like Hurricanes Dolly and Ike.

1. The state, COGs, and local jurisdictions should examine the infrastructure needs in colonias, in particular the use of CDBG disaster recovery funds to provide drainage improvements to correct flooding problems in the wake of Hurricane Dolly, and the historical provision of public infrastructure and housing assistance to meet those needs in border and non-border colonias.

- We have identified the unserved infrastructure needs of colonias within our jurisdiction and whether these infrastructure improvements are eligible for disaster recovery funding and, if so, whether those projects will be funded.
- We have not undertaken the above review, but plan to do so.

When will you do this? 2011

Not Applicable (Explain)

No Concentration of Colonias In San Jacinto County

Impediment #15

Minority neighborhoods in disaster areas are primarily served by non-regulated insurance companies that do not adhere to underwriting guidelines and may be discriminated against in the provision of insurance. Texas has passed aggressive statutes to prevent insurance "redlining." National research indicates that protected classes face unwarranted disparities in the cost of insurance, the amount of coverage, and cancellation of policies without notice to the homeowner.

No local action is required at this time.

Impediment #16

Many jurisdictions do not have adequate Analysis of Impediments to Fair Housing or Fair Housing Plans, and do not keep sufficient records of their activities.

1. Recipients of CDBG funds from HUD for housing should maintain records as required by the Fair Housing Act, HUD regulations, and the Conciliation Agreement in order to document that they are carrying out their commitments and affirmatively furthering fair housing.

- We currently maintain all required records to document our AFFH actions and compliance with Fair Housing laws, HUD and State regulations, and the Conciliation Agreement. [Attach details of the records now kept and identify the person or entity responsible for keeping these records.]

- We have not done so but will do so in compliance with GLO guidance.

When will you do this? 2011 2012 2013

- Not Applicable (Explain)

2. As required under the Conciliation Agreement, the State will conduct a new Statewide AI after HUD approval of the Phase 1 AI. Entitlement communities should conduct new AIs or update current AIs to ensure that they address all recommended data and issues and specifically address issues related to all protected classes under the Fair Housing Act. Race and national origin, as well as the other protected classes, must be identified independent of low and moderate-income categories in order to understand the impact of actions, practices, regulations, ordinances, and other factors on them.

- We recently completed a formal Analysis of Impediments, are currently updating an existing AI, or are conducting our first AI. [Attach most recent AI or draft.]

- We are using the FFAST form process to analyze our impediments to fair housing and plan how to address them.

When will you do this? 2012

- Not Applicable (Explain)

Alternative or additional Local Action Steps developed by this jurisdiction: To address unique impediments to fair housing within each community, local jurisdictions are encouraged to develop alternative action steps to be adopted in lieu of or in addition to those set out in the State of Texas Interim Analysis of Impediments to fair housing. If your jurisdiction elects to propose alternative or additional action steps, please describe them below.

- We plan to take additional Action Steps, described in an Attachment.
- We will not take additional FH Action Steps at this time.

When will you do this? 2011 **2012** **2013**

- Not Applicable (Explain)



CHAPTER 10 CIVIL RIGHTS REQUIREMENTS

Section 3 Policy

In accordance with 12 U.S.C. 1701u, (Section 3), the COUNTY OF SAN JACINTO agrees to implement the following steps, which, to *the greatest extent feasible*, will provide job training, employment and contracting opportunities for Section 3 residents and Section 3 businesses of the areas in which the program/project is being carried out.

- A. Introduce and pass a resolution adopting this plan as a policy to strive to attain goals for compliance to Section 3 regulations by increasing opportunities for employment and contracting for Section 3 residents and businesses.
- B. Assign duties related to implementation of this plan to the designated Equal Rights Officer.
- C. Notify Section 3 residents and business concerns of potential new employment and contracting opportunities as they are triggered by TDRA-DR grant awards through the use of: Public Hearings and related advertisements; public notices; bidding advertisements and bid documents; notification to local business organizations such as the Chamber(s) of Commerce or the Urban League; local advertising media including public signage; project area committees and citizen advisory boards; local HUD offices; regional planning agencies; and all other appropriate referral sources. Include Section 3 clauses in all covered solicitations and contracts.
- D. Maintain a list of those businesses that have identified themselves as Section 3 businesses for utilization in TDRA-DR funded procurements, notify those businesses of pending contractual opportunities, and make this list available for general Grant Recipient procurement needs.
- E. Maintain a list of those persons who have identified themselves as Section 3 residents and contact those persons when hiring/training opportunities are available through either the grantee or contractors.
- F. Require that all Prime contractors and subcontractors with contracts over \$100,000 commit to this plan as part of their contract work. Monitor the contractors' performance with respect to meeting Section 3 requirements and require that they submit reports as may be required by HUD or TDRA-DR to the grantee.
- G. Submit reports as required by HUD or TDRA-DR regarding contracting with Section 3 businesses and/or employment as they occur; and submit reports within 20 days of calendar year end which identify and quantify Section 3 businesses and employees.
- H. Maintain records, including copies of correspondence, memoranda, etc., which document all actions taken to comply with Section 3 regulations.

As officers and representatives of San Jacinto County, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.


Signature

San Jacinto County Judge
Title

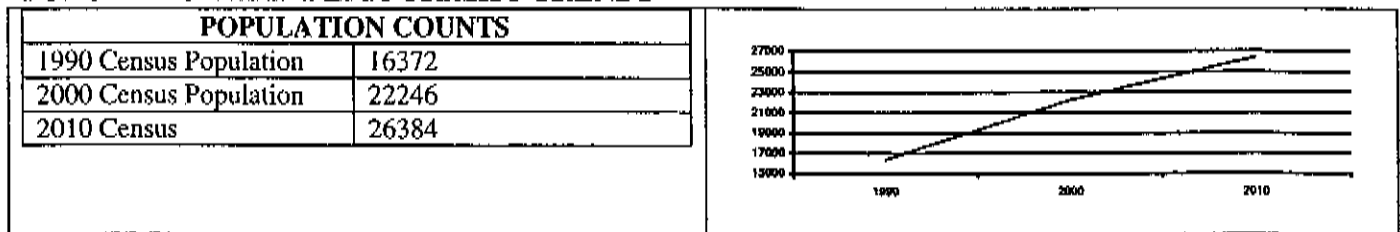
9/15/2011
Date

San Jacinto County

2010 Demographic and Housing Data Sets

POPULATION AND DEMOGRAPHIC TRENDS	3
AGE DISTRIBUTION	3
INCOME DATA	3
EMPLOYMENT AND UNEMPLOYMENT DATA	8
RENTAL HOUSING DATA	9
HOMEOWNERSHIP DATA	13
OCCUPANCY CHARACTERISTICS	13
RACE / ETHNICITY CHARACTERISTICS	13
HOUSEHOLD TYPE DATA	14

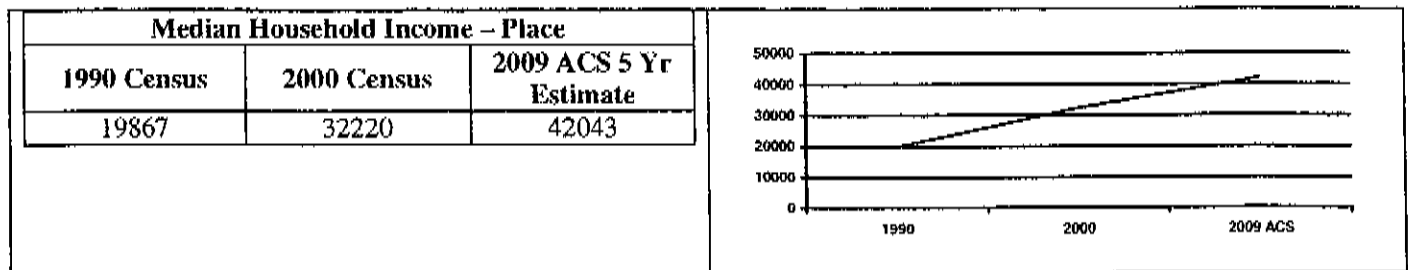
POPULATION AND DEMOGRAPHIC TRENDS



Age Distribution

1990 Census		2000 Census		2010 Census	
< 5	1007	< 5	1358	< 5	1602
5 - 9	1332	5 - 9	1534	5 - 9	1707
10 - 14	1242	10 - 14	1753	10 - 14	1868
15 - 19	1151	15 - 19	1560	15 - 19	1814
20 - 24	787	20 - 24	1001	20 - 24	1290
25 - 29	1006	25 - 29	1093	25 - 29	1253
30 - 34	1117	30 - 34	1230	30 - 34	1307
35 - 39	907	35 - 39	1728	35 - 39	1448
40 - 44	1035	40 - 44	1530	40 - 44	1507
45 - 49	988	45 - 49	1523	45 - 49	1894
50 - 54	1102	50 - 54	1572	50 - 54	2191
55 - 59	966	55 - 59	1499	55 - 59	1985
60 - 64	1170	60 - 64	1304	60 - 64	1946
65 - 69	894	65 - 69	1212	65 - 69	1701
70 - 74	759	70 - 74	1067	70 - 74	1188
75 - 79	413	75 - 79	612	75 - 79	849
80 - 84	271	80 - 84	409	80 - 84	503
85 and older	225	85 and older	261	85 and older	331

Income Data



Income By Household Race - 2009 ACS 5 Year Estimate		
Household Race	Income Range	Count
White Alone	Total	7212
White Alone	< \$10,000	490
White Alone	\$10,000 - \$14,999	521
White Alone	\$15,000 - \$19,999	648
White Alone	\$20,000 - \$24,999	324
White Alone	\$25,000 - \$29,999	412
White Alone	\$30,000 - \$34,999	416
White Alone	\$35,000 - \$39,999	231
White Alone	\$40,000 - \$44,999	441
White Alone	\$45,000 - \$49,999	395

White Alone	\$50,000 - \$59,999	543
White Alone	\$60,000 - \$74,999	888
White Alone	\$75,000 - \$99,999	1061
White Alone	\$100,000 - \$124,999	304
White Alone	\$125,000 - \$149,999	203
White Alone	\$150,000 - \$199,999	230
White Alone	>= \$200,000	105
Black/African American Alone	Total	1012
Black/African American Alone	< \$10,000	364
Black/African American Alone	\$10,000 - \$14,999	62
Black/African American Alone	\$15,000 - \$19,999	84
Black/African American Alone	\$20,000 - \$24,999	116
Black/African American Alone	\$25,000 - \$29,999	58
Black/African American Alone	\$30,000 - \$34,999	54
Black/African American Alone	\$35,000 - \$39,999	81
Black/African American Alone	\$40,000 - \$44,999	68
Black/African American Alone	\$45,000 - \$49,999	5
Black/African American Alone	\$50,000 - \$59,999	30
Black/African American Alone	\$60,000 - \$74,999	8
Black/African American Alone	\$75,000 - \$99,999	40
Black/African American Alone	\$100,000 - \$124,999	30
Black/African American Alone	\$125,000 - \$149,999	0
Black/African American Alone	\$150,000 - \$199,999	0
Black/African American Alone	>= \$200,000	12
American Indian/Alaskan Native Alone	Total	13
American Indian/Alaskan Native Alone	< \$10,000	0
American Indian/Alaskan Native Alone	\$10,000 - \$14,999	0
American Indian/Alaskan Native Alone	\$15,000 - \$19,999	13
American Indian/Alaskan Native Alone	\$20,000 - \$24,999	0
American Indian/Alaskan Native Alone	\$25,000 - \$29,999	0
American Indian/Alaskan Native Alone	\$30,000 - \$34,999	0
American Indian/Alaskan Native Alone	\$35,000 - \$39,999	0
American Indian/Alaskan Native Alone	\$40,000 - \$44,999	0
American Indian/Alaskan Native Alone	\$45,000 - \$49,999	0
American Indian/Alaskan Native Alone	\$50,000 - \$59,999	0
American Indian/Alaskan Native Alone	\$60,000 - \$74,999	0
American Indian/Alaskan Native Alone	\$75,000 - \$99,999	0
American Indian/Alaskan Native Alone	\$100,000 - \$124,999	0
American Indian/Alaskan Native Alone	\$125,000 - \$149,999	0
American Indian/Alaskan Native Alone	\$150,000 - \$199,999	0
American Indian/Alaskan Native Alone	>= \$200,000	0
Asian Alone	Total	1
Asian Alone	< \$10,000	0
Asian Alone	\$10,000 - \$14,999	0
Asian Alone	\$15,000 - \$19,999	0
Asian Alone	\$20,000 - \$24,999	0
Asian Alone	\$25,000 - \$29,999	0
Asian Alone	\$30,000 - \$34,999	0
Asian Alone	\$35,000 - \$39,999	0
Asian Alone	\$40,000 - \$44,999	0
Asian Alone	\$45,000 - \$49,999	0
Asian Alone	\$50,000 - \$59,999	0
Asian Alone	\$60,000 - \$74,999	0

Asian Alone	\$75,000 - \$99,999	1
Asian Alone	\$100,000 - \$124,999	0
Asian Alone	\$125,000 - \$149,999	0
Asian Alone	\$150,000 - \$199,999	0
Asian Alone	>= \$200,000	0
Native Hawaiian / Other Pacific Islander Alone	Total	0
Native Hawaiian / Other Pacific Islander Alone	< \$10,000	0
Native Hawaiian / Other Pacific Islander Alone	\$10,000 - \$14,999	0
Native Hawaiian / Other Pacific Islander Alone	\$15,000 - \$19,999	0
Native Hawaiian / Other Pacific Islander Alone	\$20,000 - \$24,999	0
Native Hawaiian / Other Pacific Islander Alone	\$25,000 - \$29,999	0
Native Hawaiian / Other Pacific Islander Alone	\$30,000 - \$34,999	0
Native Hawaiian / Other Pacific Islander Alone	\$35,000 - \$39,999	0
Native Hawaiian / Other Pacific Islander Alone	\$40,000 - \$44,999	0
Native Hawaiian / Other Pacific Islander Alone	\$45,000 - \$49,999	0
Native Hawaiian / Other Pacific Islander Alone	\$50,000 - \$59,999	0
Native Hawaiian / Other Pacific Islander Alone	\$60,000 - \$74,999	0
Native Hawaiian / Other Pacific Islander Alone	\$75,000 - \$99,999	0
Native Hawaiian / Other Pacific Islander Alone	\$100,000 - \$124,999	0
Native Hawaiian / Other Pacific Islander Alone	\$125,000 - \$149,999	0
Native Hawaiian / Other Pacific Islander Alone	\$150,000 - \$199,999	0
Native Hawaiian / Other Pacific Islander Alone	>= \$200,000	0
Other Alone	Total	104
Other Alone	< \$10,000	0
Other Alone	\$10,000 - \$14,999	24
Other Alone	\$15,000 - \$19,999	0
Other Alone	\$20,000 - \$24,999	13
Other Alone	\$25,000 - \$29,999	50
Other Alone	\$30,000 - \$34,999	0
Other Alone	\$35,000 - \$39,999	0
Other Alone	\$40,000 - \$44,999	17
Other Alone	\$45,000 - \$49,999	0
Other Alone	\$50,000 - \$59,999	0
Other Alone	\$60,000 - \$74,999	0
Other Alone	\$75,000 - \$99,999	0
Other Alone	\$100,000 - \$124,999	0
Other Alone	\$125,000 - \$149,999	0
Other Alone	\$150,000 - \$199,999	0
Other Alone	>= \$200,000	0
Other Multi-Racial	Total	59
Other Multi-Racial	< \$10,000	7
Other Multi-Racial	\$10,000 - \$14,999	7
Other Multi-Racial	\$15,000 - \$19,999	0
Other Multi-Racial	\$20,000 - \$24,999	0
Other Multi-Racial	\$25,000 - \$29,999	0
Other Multi-Racial	\$30,000 - \$34,999	0
Other Multi-Racial	\$35,000 - \$39,999	0
Other Multi-Racial	\$40,000 - \$44,999	9
Other Multi-Racial	\$45,000 - \$49,999	21
Other Multi-Racial	\$50,000 - \$59,999	13
Other Multi-Racial	\$60,000 - \$74,999	2
Other Multi-Racial	\$75,000 - \$99,999	0
Other Multi-Racial	\$100,000 - \$124,999	0

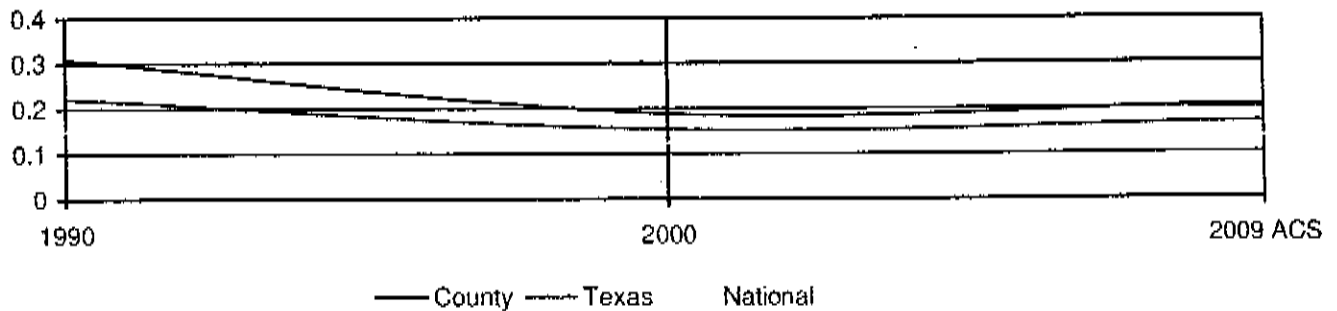
Other Multi-Racial	\$125,000 - \$149,999	0
Other Multi-Racial	\$150,000 - \$199,999	0
Other Multi-Racial	>= \$200,000	0

Income By Household Race - 2000 Census		
Household Race	Income Range	Count
White Alone	Total	7416
White Alone	< \$10,000	1064
White Alone	\$10,000 - \$14,999	544
White Alone	\$15,000 - \$19,999	490
White Alone	\$20,000 - \$24,999	563
White Alone	\$25,000 - \$29,999	530
White Alone	\$30,000 - \$34,999	566
White Alone	\$35,000 - \$39,999	521
White Alone	\$40,000 - \$44,999	431
White Alone	\$45,000 - \$49,999	459
White Alone	\$50,000 - \$59,999	700
White Alone	\$60,000 - \$74,999	660
White Alone	\$75,000 - \$99,999	512
White Alone	\$100,000 - \$124,999	157
White Alone	\$125,000 - \$149,999	75
White Alone	\$150,000 - \$199,999	48
White Alone	>= \$200,000	96
Black/African American Alone	Total	1027
Black/African American Alone	< \$10,000	364
Black/African American Alone	\$10,000 - \$14,999	109
Black/African American Alone	\$15,000 - \$19,999	103
Black/African American Alone	\$20,000 - \$24,999	77
Black/African American Alone	\$25,000 - \$29,999	76
Black/African American Alone	\$30,000 - \$34,999	63
Black/African American Alone	\$35,000 - \$39,999	31
Black/African American Alone	\$40,000 - \$44,999	41
Black/African American Alone	\$45,000 - \$49,999	18
Black/African American Alone	\$50,000 - \$59,999	46
Black/African American Alone	\$60,000 - \$74,999	51
Black/African American Alone	\$75,000 - \$99,999	25
Black/African American Alone	\$100,000 - \$124,999	6
Black/African American Alone	\$125,000 - \$149,999	4
Black/African American Alone	\$150,000 - \$199,999	13
Black/African American Alone	>= \$200,000	0
American Indian/Alaskan Native Alone	Total	41
American Indian/Alaskan Native Alone	< \$10,000	16
American Indian/Alaskan Native Alone	\$10,000 - \$14,999	0
American Indian/Alaskan Native Alone	\$15,000 - \$19,999	0
American Indian/Alaskan Native Alone	\$20,000 - \$24,999	0
American Indian/Alaskan Native Alone	\$25,000 - \$29,999	4
American Indian/Alaskan Native Alone	\$30,000 - \$34,999	12
American Indian/Alaskan Native Alone	\$35,000 - \$39,999	3
American Indian/Alaskan Native Alone	\$40,000 - \$44,999	0
American Indian/Alaskan Native Alone	\$45,000 - \$49,999	0
American Indian/Alaskan Native Alone	\$50,000 - \$59,999	0
American Indian/Alaskan Native Alone	\$60,000 - \$74,999	2
American Indian/Alaskan Native Alone	\$75,000 - \$99,999	0

American Indian/Alaskan Native Alone	\$100,000 - \$124,999	0
American Indian/Alaskan Native Alone	\$125,000 - \$149,999	0
American Indian/Alaskan Native Alone	\$150,000 - \$199,999	4
American Indian/Alaskan Native Alone	>= \$200,000	0
Asian Alone	Total	18
Asian Alone	< \$10,000	0
Asian Alone	\$10,000 - \$14,999	0
Asian Alone	\$15,000 - \$19,999	7
Asian Alone	\$20,000 - \$24,999	0
Asian Alone	\$25,000 - \$29,999	0
Asian Alone	\$30,000 - \$34,999	0
Asian Alone	\$35,000 - \$39,999	0
Asian Alone	\$40,000 - \$44,999	0
Asian Alone	\$45,000 - \$49,999	0
Asian Alone	\$50,000 - \$59,999	0
Asian Alone	\$60,000 - \$74,999	0
Asian Alone	\$75,000 - \$99,999	11
Asian Alone	\$100,000 - \$124,999	0
Asian Alone	\$125,000 - \$149,999	0
Asian Alone	\$150,000 - \$199,999	0
Asian Alone	>= \$200,000	0
Native Hawaiian / Other Pacific Islander Alone	Total	2
Native Hawaiian / Other Pacific Islander Alone	< \$10,000	0
Native Hawaiian / Other Pacific Islander Alone	\$10,000 - \$14,999	0
Native Hawaiian / Other Pacific Islander Alone	\$15,000 - \$19,999	0
Native Hawaiian / Other Pacific Islander Alone	\$20,000 - \$24,999	0
Native Hawaiian / Other Pacific Islander Alone	\$25,000 - \$29,999	2
Native Hawaiian / Other Pacific Islander Alone	\$30,000 - \$34,999	0
Native Hawaiian / Other Pacific Islander Alone	\$35,000 - \$39,999	0
Native Hawaiian / Other Pacific Islander Alone	\$40,000 - \$44,999	0
Native Hawaiian / Other Pacific Islander Alone	\$45,000 - \$49,999	0
Native Hawaiian / Other Pacific Islander Alone	\$50,000 - \$59,999	0
Native Hawaiian / Other Pacific Islander Alone	\$60,000 - \$74,999	0
Native Hawaiian / Other Pacific Islander Alone	\$75,000 - \$99,999	0
Native Hawaiian / Other Pacific Islander Alone	\$100,000 - \$124,999	0
Native Hawaiian / Other Pacific Islander Alone	\$125,000 - \$149,999	0
Native Hawaiian / Other Pacific Islander Alone	\$150,000 - \$199,999	0
Native Hawaiian / Other Pacific Islander Alone	>= \$200,000	0
Other Alone	Total	76
Other Alone	< \$10,000	12
Other Alone	\$10,000 - \$14,999	10
Other Alone	\$15,000 - \$19,999	2
Other Alone	\$20,000 - \$24,999	0
Other Alone	\$25,000 - \$29,999	8
Other Alone	\$30,000 - \$34,999	12
Other Alone	\$35,000 - \$39,999	0
Other Alone	\$40,000 - \$44,999	9
Other Alone	\$45,000 - \$49,999	0
Other Alone	\$50,000 - \$59,999	7
Other Alone	\$60,000 - \$74,999	6
Other Alone	\$75,000 - \$99,999	0
Other Alone	\$100,000 - \$124,999	0
Other Alone	\$125,000 - \$149,999	10

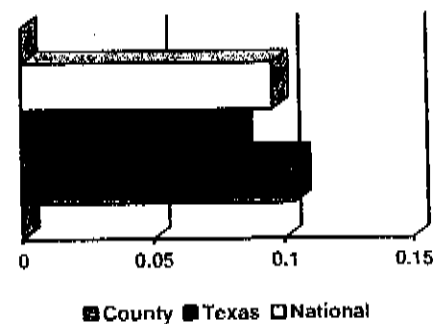
Other Alone	\$150,000 - \$199,999	0
Other Alone	>= \$200,000	0
Other Multi-Racial	Total	93
Other Multi-Racial	< \$10,000	0
Other Multi-Racial	\$10,000 - \$14,999	5
Other Multi-Racial	\$15,000 - \$19,999	3
Other Multi-Racial	\$20,000 - \$24,999	10
Other Multi-Racial	\$25,000 - \$29,999	8
Other Multi-Racial	\$30,000 - \$34,999	16
Other Multi-Racial	\$35,000 - \$39,999	7
Other Multi-Racial	\$40,000 - \$44,999	10
Other Multi-Racial	\$45,000 - \$49,999	14
Other Multi-Racial	\$50,000 - \$59,999	4
Other Multi-Racial	\$60,000 - \$74,999	9
Other Multi-Racial	\$75,000 - \$99,999	0
Other Multi-Racial	\$100,000 - \$124,999	7
Other Multi-Racial	\$125,000 - \$149,999	0
Other Multi-Racial	\$150,000 - \$199,999	0
Other Multi-Racial	>= \$200,000	0

Poverty Rate			
Geography	1990 Census	2000 Census	2009 ACS 5 Year Estimate
San Jacinto County	.3084	.1882	.2060
Texas	.2210	.1537	.1677
National	.1510	.1238	.1347



Employment and Unemployment Data

Labor Force	Employment	Unemployment	Unemployment Rate
County Data			
10358	9282	1076	.104
Texas			
12136384	11141903	994481	.082
National			
153889000	139064000	14825000	.096



Profession Data (2009 ACS 5 Year Estimate)		
Profession	Count	
Management, Professional, and Related Occupations	2224	
Service Occupations	1627	
Sales and Office Occupations	2197	
Farming, fishing, and forestry occupations	54	
Construction, extraction, maintenance, and repair occupations	1511	
Production, transportation, and material moving occupations	1323	

Rental Housing Data

Rental Data (2010 Decennial Census SF1)	
Characteristics	Total
Renter Population	1750
Occupied Rental Units	1606
Vacant Rental Units	144

Race / Ethnicity Renter – Occupied Housing Units (2010 Decennial Census SF1)		
Characteristic	Count	Percentage
Renter-occupied housing units	1,606	15.9
Not Hispanic or Latino householder	1,463	14.5
White alone householder	1,192	11.8
Black or African American alone householder	226	2.2
American Indian and Alaska Native alone householder	9	0.1
Asian alone householder	13	0.1
Native Hawaiian and Other Pacific Islander alone householder	0	0.0
Some Other Race alone householder	2	0.0
Two or More Races householder	21	0.2
Hispanic or Latino householder	143	1.4
White alone householder	71	0.7
Black or African American alone householder	7	0.1
American Indian and Alaska Native alone householder	5	0.0
Asian alone householder	1	0.0
Native Hawaiian and Other Pacific Islander alone householder	0	0.0
Some Other Race alone householder	53	0.5
Two or More Races householder	6	0.1

Renter Occupied Housing Units – Household Size (2010 Decennial Census SF1)		Renter Occupied Housing Units – Age Distribution (2010 Decennial Census SF1)	
Household Size	Count	Age Range	Count
1-person household	500	15 to 24 years	155
2-person household	382	25 to 34 years	313
3-person household	274	35 to 44 years	303
4-person household	215	45 to 54 years	309
5-person household	136	55 to 64 years	254
6-person household	59	65 years and over	272
7-person household or more	40		

*The following rental data was obtained using the 2009 American Community Survey (ACS) 5 Year Estimates. While the total number of occupied and available rental units differs from the 2010 Decennial Census SFI data, the ACS data characteristics serve as a guide for current decision-making requirements.

Contract Rent (2009 Rental Units)		Gross Rent (2009 ACS 5 Year Estimate)	
> \$100	59	> \$100	18
\$100 to \$149	12	\$100 to \$149	16
\$150 to \$199	73	\$150 to \$199	68
\$200 to \$249	134	\$200 to \$249	35
\$250 to \$299	101	\$250 to \$299	32
\$300 to \$349	69	\$300 to \$349	55
\$350 to \$399	151	\$350 to \$399	58
\$400 to \$449	78	\$400 to \$449	80
\$450 to \$499	66	\$450 to \$499	98
\$500 to \$549	54	\$500 to \$549	89
\$550 to \$599	59	\$550 to \$599	22
\$600 to \$649	26	\$600 to \$649	133
\$650 to \$699	13	\$650 to \$699	38
\$700 to \$749	83	\$700 to \$749	60
\$750 to \$799	2	\$750 to \$799	50
\$800 to \$899	13	\$800 to \$899	56
\$900 to \$999	17	\$900 to \$999	67
\$1,000 to \$1,249	0	\$1,000 to \$1,249	35
\$1,250 to \$1,499	0	\$1,250 to \$1,499	0
\$1,500 to \$1,999	0	\$1,500 to \$1,999	0
\$2,000 or more	0	\$2,000 or more	0

Bedrooms by Gross Rent (2009 ACS 5 Year Estimate)			Gross Rent as Percentage of HH Income (2009 ACS 5 Year Estimate)	
Bedroom Size	Gross Rent	HU Quantity		
0	< \$200	50	< 10.0 Percent	58
0	\$200 to \$299	0	10.0 to 14.9 Percent	176
0	\$300 to \$499	0	15.0 to 19.9 Percent	129
0	\$500 to \$749	13	20.0 to 24.9 Percent	41
0	\$750 to \$999	0	25.0 to 29.9 Percent	157
0	\$1,000 or more	0	30.0 to 34.9 Percent	25
1	< \$200	27	35.0 to 39.9 Percent	73
1	\$200 to \$299	48	40.0 to 49.9 Percent	101
1	\$300 to \$499	18	50.0 Percent or More	185
1	\$500 to \$749	14		
1	\$750 to \$999	0		
1	\$1,000 or more	0		
2	< \$200	25		
2	\$200 to \$299	19		
2	\$300 to \$499	148		
2	\$500 to \$749	196		
2	\$750 to \$999	50		
2	\$1,000 or more	0		
3 or more	< \$200	0		
3 or more	\$200 to \$299	0		
3 or more	\$300 to \$499	125		
3 or more	\$500 to \$749	119		
3 or more	\$750 to \$999	123		
3 or more	\$1,000 or more	35		

Median Gross Rent as Percentage of HH Income		
Place	Texas	National
272	.294	.30

Household Income by Gross Rent (2009 ACS 5 Year Estimate)		
Income	Cash Rent	HU Quantity
< \$10,000	< \$100	18
< \$10,000	\$100 to \$199	20
< \$10,000	\$200 to \$299	20
< \$10,000	\$300 to \$399	58
< \$10,000	\$400 to \$499	0
< \$10,000	\$500 to \$599	4
< \$10,000	\$600 to \$699	17
< \$10,000	\$700 to \$799	15
< \$10,000	\$800 to \$899	13
< \$10,000	\$900 to \$999	0
< \$10,000	\$1,000 to \$1,249	13
< \$10,000	\$1,250 to \$1,499	0
< \$10,000	\$1,500 to \$1,999	0
< \$10,000	\$2000 or more	0
\$10,000 to \$19,999	< \$100	0
\$10,000 to \$19,999	\$100 to \$199	14
\$10,000 to \$19,999	\$200 to \$299	41
\$10,000 to \$19,999	\$300 to \$399	34
\$10,000 to \$19,999	\$400 to \$499	111
\$10,000 to \$19,999	\$500 to \$599	24
\$10,000 to \$19,999	\$600 to \$699	98
\$10,000 to \$19,999	\$700 to \$799	23
\$10,000 to \$19,999	\$800 to \$899	0
\$10,000 to \$19,999	\$900 to \$999	0
\$10,000 to \$19,999	\$1,000 to \$1,249	5
\$10,000 to \$19,999	\$1,250 to \$1,499	0
\$10,000 to \$19,999	\$1,500 to \$1,999	0
\$10,000 to \$19,999	\$2000 or more	0
\$20,000 to \$34,999	< \$100	0
\$20,000 to \$34,999	\$100 to \$199	50
\$20,000 to \$34,999	\$200 to \$299	6
\$20,000 to \$34,999	\$300 to \$399	21
\$20,000 to \$34,999	\$400 to \$499	26
\$20,000 to \$34,999	\$500 to \$599	16
\$20,000 to \$34,999	\$600 to \$699	35
\$20,000 to \$34,999	\$700 to \$799	11
\$20,000 to \$34,999	\$800 to \$899	0
\$20,000 to \$34,999	\$900 to \$999	8
\$20,000 to \$34,999	\$1,000 to \$1,249	0
\$20,000 to \$34,999	\$1,250 to \$1,499	0
\$20,000 to \$34,999	\$1,500 to \$1,999	0
\$20,000 to \$34,999	\$2000 or more	0
\$35,000 to \$49,999	< \$100	0
\$35,000 to \$49,999	\$100 to \$199	0
\$35,000 to \$49,999	\$200 to \$299	0
\$35,000 to \$49,999	\$300 to \$399	0
\$35,000 to \$49,999	\$400 to \$499	40
\$35,000 to \$49,999	\$500 to \$599	18
\$35,000 to \$49,999	\$600 to \$699	6

Age of Householder by Gross Rent (2009 ACS 5 Year Estimate)		
Age	Percent	HU Quantity
15-24	< 20%	14
15-24	20.0 to 24.9%	0
15-24	25.0 to 29.9%	26
15-24	30.0 to 34.9%	7
15-24	35.0 % or more	11
25-34	< 20%	134
25-34	20.0 to 24.9%	36
25-34	25.0 to 29.9%	81
25-34	30.0 to 34.9%	5
25-34	35.0 % or more	121
35-64	< 20%	153
35-64	20.0 to 24.9%	3
35-64	25.0 to 29.9%	26
35-64	30.0 to 34.9%	13
35-64	35.0 % or more	223
>= 65	< 20%	62
>= 65	20.0 to 24.9%	2
>= 65	25.0 to 29.9%	24
>= 65	30.0 to 34.9%	0
>= 65	35.0 % or more	4

\$35,000 to \$49,999	\$700 to \$799	20
\$35,000 to \$49,999	\$800 to \$899	22
\$35,000 to \$49,999	\$900 to \$999	57
\$35,000 to \$49,999	\$1,000 to \$1,249	0
\$35,000 to \$49,999	\$1,250 to \$1,499	0
\$35,000 to \$49,999	\$1,500 to \$1,999	0
\$35,000 to \$49,999	\$2000 or more	0
\$50,000 to \$74,999	< \$100	0
\$50,000 to \$74,999	\$100 to \$199	0
\$50,000 to \$74,999	\$200 to \$299	0
\$50,000 to \$74,999	\$300 to \$399	0
\$50,000 to \$74,999	\$400 to \$499	1
\$50,000 to \$74,999	\$500 to \$599	49
\$50,000 to \$74,999	\$600 to \$699	7
\$50,000 to \$74,999	\$700 to \$799	41
\$50,000 to \$74,999	\$800 to \$899	21
\$50,000 to \$74,999	\$900 to \$999	2
\$50,000 to \$74,999	\$1,000 to \$1,249	0
\$50,000 to \$74,999	\$1,250 to \$1,499	0
\$50,000 to \$74,999	\$1,500 to \$1,999	0
\$50,000 to \$74,999	\$2000 or more	0
\$75,000 to \$99,999	< \$100	0
\$75,000 to \$99,999	\$100 to \$199	0
\$75,000 to \$99,999	\$200 to \$299	0
\$75,000 to \$99,999	\$300 to \$399	0
\$75,000 to \$99,999	\$400 to \$499	0
\$75,000 to \$99,999	\$500 to \$599	0
\$75,000 to \$99,999	\$600 to \$699	0
\$75,000 to \$99,999	\$700 to \$799	0
\$75,000 to \$99,999	\$800 to \$899	0
\$75,000 to \$99,999	\$900 to \$999	0
\$75,000 to \$99,999	\$1,000 to \$1,249	17
\$75,000 to \$99,999	\$1,250 to \$1,499	0
\$75,000 to \$99,999	\$1,500 to \$1,999	0
\$75,000 to \$99,999	\$2000 or more	0
\$100,000 or more	< \$100	0
\$100,000 or more	\$100 to \$199	0
\$100,000 or more	\$200 to \$299	0
\$100,000 or more	\$300 to \$399	0
\$100,000 or more	\$400 to \$499	0
\$100,000 or more	\$500 to \$599	0
\$100,000 or more	\$600 to \$699	8
\$100,000 or more	\$700 to \$799	0
\$100,000 or more	\$800 to \$899	0
\$100,000 or more	\$900 to \$999	0
\$100,000 or more	\$1,000 to \$1,249	0
\$100,000 or more	\$1,250 to \$1,499	0
\$100,000 or more	\$1,500 to \$1,999	0
\$100,000 or more	\$2000 or more	0

Year Structures Built (2009 ACS 5 Year Estimate)	
2005 or later	0
2000 to 2004	56
1990 to 1999	217
1980 to 1989	358
1970 to 1979	452
1960 to 1969	211
1950 to 1959	4
1940 to 1949	86
1939 or earlier	4

HOMEOWNERSHIP DATA

Occupancy Characteristics

Homeownership Occupancy Characteristics (2010 Decennial Census SF1)	
Total Housing Units	13187
Owner Occupied Housing Units	8490
Vacant Non-Rental Housing Units	2947
Vacant - For Sale Only	177

Owner Occupied Housing Units - Household Size (2010 Decennial Census SF1)		Owner Occupied Housing Units - Age Distribution (2010 Decennial Census SF1)	
1-person household	1944	15 to 24 years	146
2-person household	3382	25 to 34 years	694
3-person household	1219	35 to 44 years	1148
4-person household	943	45 to 54 years	1838
5-person household	555	55 to 64 years	1961
6-person household	251	65 years and over	2703
7-person household or more	196		

Race / Ethnicity Characteristics

Owner Occupied Race / Ethnicity (Non-Hispanic) Characteristics (2010 Decennial Census SF1)		Owner Occupied Race / Ethnicity (Hispanic) Characteristics (2010 Decennial Census SF1)	
White Alone NH Householder	6960	White Alone Hisp Householder	292
Black or African American Alone NH Householder	828	Black or African American Alone Hisp Householder	5
American Indian and Alaska Native Alone NH Householder	42	American Indian and Alaska Native Alone Hisp Householder	12
Asian Alone NH Householder	17	Asian Alone Hisp Householder	0
Native Hawaiian and Other Pacific Islander Alone NH Householder	4	Native Hawaiian and Other Pacific Islander Alone Hisp Householder	0
Some Other Race alone NH Householder	1	Some Other Race alone Hisp Householder	224
Two or More Races NH Householder	89	Two or More Races Hisp Householder	16

Household Type Data

Owner-Occupied Household Type (Decennial Census 2010 SF1)			
Family Households		Non-Family Households	
Family: Householder 15 to 64	4464	Non-Family: Householder 15 to 64	1323
Family: Householder >= 65	1733	Non-Family: Householder >= 65	970
Family: Husband-Wife Family	4934	Non-Family: Male Householder Alone	1017
Family: Male Householder No Wife	440	Non-Family: Male Householder >= 65 Alone	383
Family: Female Householder, No Husband	823	Non-Family: Male Householder With Others	218
		Non-Family: Female Householder Alone	927
		Non-Family: Female Householder >= 65 Alone	502
		Non-Family: Female Householder With Others	131

Year Structure Built (2009 ACS 5 Year Estimate)	
2005 or later	181
2000 to 2004	537
1990 to 1999	1696
1980 to 1989	1814
1970 to 1979	1813
1960 to 1969	315
1950 to 1959	308
1940 to 1949	103
1939 or earlier	246

San Augustine County

Broadus CCD																	
CCDNAME	GEODESC	GEOID2	Pov Pct - White	Pov Pct - BAA	Pov Pct - AIAN	Pov Pct - Asian	Pov Pct - NHOPi	Pov Pct - Other	Pov Pct - OMR	Pov Rate - Female Head-of-Household	Pov Rate - Household						
Broadus CCD	Remainder of Broadus CCD	484059045599999200300	0.1356	0.0396	0	0.0053	0	0	0.009	0.1055	0.1991						

San Augustine CCD																	
CCDNAME	GEODESC	GEOID2	Pov Pct - White	Pov Pct - BAA	Pov Pct - AIAN	Pov Pct - Asian	Pov Pct - NHOPi	Pov Pct - Other	Pov Pct - OMR	Pov Rate - Female Head-of-Household	Pov Rate - Household						
San Augustine CCD	Remainder of San Augustine CCD	48405934159999950100	0.186	0.0371	0	0	0	0	0	0.111	0.266						
San Augustine CCD	Remainder of San Augustine CCD	48405934159999950200	0.1554	0.2244	0	0	0	0	0	0.1342	0.3899						

San Jacinto County

Coldspring CCD																	
CCDNAME	GEODESC	GEOID2	Pov Pct - White	Pov Pct - BAA	Pov Pct - AIAN	Pov Pct - Asian	Pov Pct - NHOPi	Pov Pct - Other	Pov Pct - OMR	Pov Rate - Female Head-of-Household	Pov Rate - Household						
Coldspring CCD	Remainder of Coldspring CCD	484079077599999200200	0.1995	0.0033	0	0	0	0	0	0.0531	0.1314						

Point Blank CCD																	
CCDNAME	GEODESC	GEOID2	Pov Pct - White	Pov Pct - BAA	Pov Pct - AIAN	Pov Pct - Asian	Pov Pct - NHOPi	Pov Pct - Other	Pov Pct - OMR	Pov Rate - Female Head-of-Household	Pov Rate - Household						
Point Blank CCD	Remainder of Point Blank CCD	484079308099999200300	0.097	0.0828	0	0	0	0	0	0.0826	0.1488						

San Jacinto County

Shepherd-Evergreen CCD

CCDNAME	GEODESC	GEOID2	Pov Pct - White	Pov Pct - BAA	Pov Pct - ALAN	Pov Pct - Asian	Pov Pct - NHOP	Pov Pct - Other	Pov Pct - OMR	Pov Rate - Female Head-of-Household	Pov Rate - Household
Shepherd-Evergreen CCD	Remainder of Shepherd-Evergreen CCD	48407936559999200101	0.1213	0.0804	0	0	0	0.0361	0.0022	0.0155	0.2371
Shepherd-Evergreen CCD	Remainder of Shepherd-Evergreen CCD	48407936559999200102	0.1305	0.0361	0	0	0	0	0.0092	0.072	0.1868

Tyler County

Colmesneil-Chester CCD

CCDNAME	GEODESC	GEOID2	Pov Pct - White	Pov Pct - BAA	Pov Pct - ALAN	Pov Pct - Asian	Pov Pct - NHOP	Pov Pct - Other	Pov Pct - OMR	Pov Rate - Female Head-of-Household	Pov Rate - Household
Colmesneil-Chester CCD	Remainder of Colmesneil-Chester CCD	48457907859999950100	0.1871	0	0	0	0	0	0	0.0542	0.1127

Spurger CCD

CCDNAME	GEODESC	GEOID2	Pov Pct - White	Pov Pct - BAA	Pov Pct - ALAN	Pov Pct - Asian	Pov Pct - NHOP	Pov Pct - Other	Pov Pct - OMR	Pov Rate - Female Head-of-Household	Pov Rate - Household
Spurger CCD	Spurger CCD	48457937109999950400	0.1886	0.0018	0	0	0	0	0.0127	0.0961	0.2133

Warren CCD

CCDNAME	GEODESC	GEOID2	Pov Pct - White	Pov Pct - BAA	Pov Pct - ALAN	Pov Pct - Asian	Pov Pct - NHOP	Pov Pct - Other	Pov Pct - OMR	Pov Rate - Female Head-of-Household	Pov Rate - Household
Warren CCD	Warren CCD	48457940759999950500	0.1522	0.0324	0	0	0	0	0	0.093	0.1521

Designee for Chief Elected Official

Laddie McAnally
Commissioner Pct. One
P.O. Box 997
Coldspring, Texas 77331
936-653-5045 – Office
pct1mcanallyl@eastex.net

Planning Staff

Tracy Conroy
Court Coordinator
1 State Hwy. 150 Room 5
Coldspring, Texas 77331
936-653-4331
tracy.conroy@co.san-jacinto.tx.us

Local School Board Member

Berlin Bradford
641 Mack Wheatley Road
Coldspring, Texas 77331
936-653-2671 – Home
936-446-0170 – Cell

School District Leadership

Carolyn Jefferson
DAEP Coordinator for COCISD
P.O. Box 142
Coldspring, Texas 77331
936-653-1193 – Work
936-223-1039 – Cell
cjefferson@cocisd.org

Devlopers of Affordable Housing

Jerry Strouse
Habitat for Humanity -& Emergency Service District
670 Southwood Shores
Coldspring, Texas 77331
936-653-2612 – Home
936-328-9558 – Cell
pstrouse@eastex.net

Community Based improvement Association

Rayfield Jefferson
P.O. Box 142
Coldspring, Texas 77331
936-446-0170 – Cell
rayfieldjefferson@gmail.com