



City of Brownsville

Consolidated Annual Performance and Evaluation Report

CAPER

FY 2008/2009

October 1, 2008 – September 30, 2009

(CPMP Version 2.0)

Brownsville



2001



Contact:

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December 21, 2009

Mr. Richard L. Lopez
U.S. Department of Housing and Urban Development
106 South St. Mary's, Suite 405
San Antonio, Texas 78205

RE: 2008-2009 CAPER

Dear Mr. Lopez:

Enclosed is one original and two copies of the City of Brownsville's CAPER for the October 1, 2008 to September 30, 2009 program year.

If you have any questions or require additional information, please call me at (956) 548-6150 or my cell, (956) 459-1400. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Ben Medina Jr." with a stylized flourish at the end.

Ben Medina, Jr., Director
Planning and Community Development

Enclosures: Original & 2 Copies - CAPER

CONSOLIDATED ANNUAL PLAN PERFORMANCE AND EVALUATION REPORT

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

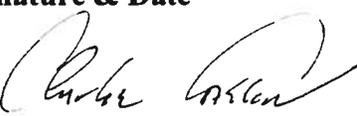
Name of Jurisdiction <i>City of Brownsville</i>	Type of Submission: <input checked="" type="checkbox"/> Performance Report for FY 2008
Name of Contact Person: <i>Ben Medina, Jr.</i> <i>Director of Planning & Community Development Department</i>	Telephone Number: <i>(956) 548-6150</i>
Address: <i>Planning & Community Development Department</i> <i>P.O. Box 911</i> <i>Brownsville, Texas 78522-0911</i>	(mark one) <input checked="" type="checkbox"/> Initial Submission <input type="checkbox"/> Revised Submission
The Jurisdiction Name of Authorized Official <i>Charlie Cabler</i> <i>City Manager</i>	HUD Approval Name of Authorized Official
Signature & Date X  12-21-2009	Signature & Date X

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Fourth Program Year CAPER

The CPMP Fourth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the year.

Program Year 4 (2008-2009) CAPER Executive Summary response:

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual performance and evaluation report required by the U.S. Department of Housing and Urban Development Department (HUD). The report for FY 2008-2009 identifies the level of progress and accomplishments in meeting the priorities (goals) and objectives of the City of Brownsville's Consolidated Plan over a 12-month period. The Consolidated Plan is a five-year strategic planning document. To the degree feasible, the data collection effort required by the CAPER reflects information for housing and community development projects that occurred in the City's jurisdiction.

The CAPER also reflects information from three federal entitlements that the City receives from HUD on an annual basis. For Fiscal Year (FY) 2008-2009, the City's Housing and Community Development expenditures came from the following three federal programs - CDBG, HOME/ADDI, and ESG. In addition, the City of Brownsville also received funding from the Texas Department of Housing and Community Affairs for the Emergency Shelter Grant Program (ESGP). Table 1 below summarizes the funding sources and amounts awarded/available for FY 2008-2009:

**Table 1
FY 2008 Funding Sources**

Source	Amount	Other Funding Sources (PI)	Total Funding
CDBG	\$3,245,338	\$93,400	\$3,338,738
HOME	\$1,170,800	\$80,000	\$1,255,831
ADDI	\$5,031		
ESG	\$144,657		\$144,657
ESGP	\$240,000		\$240,000
Total	\$4,805,826	\$173,400	\$4,979,226

Additionally, the CAPER reflects the accomplishments and leverage of resources from matching funds. Using the City's HUD funds, over \$408,342 was leveraged from the subrecipients in the execution of the social services program in the last reporting period (leverage ratio is about 1 to 1). Although the City of Brownsville is not required to have match with its HOME funds, it leveraged over \$2 million.

In order to receive HUD entitlement funds, the City annually submits a one-year Action Plan (proposed projects) and federal certifications. The Action Plan is developed in accordance with the City of Brownsville's Citizens' Participation Plan. After submission, projects are implemented in accordance with the approved one-year budget and certifications. An Annual report card (CAPER) is submitted after a publicly noticed fifteen-day review period.

The City has identified priorities in four general categories:

- Affordable Housing
- Homelessness
- Community Development
- Non-homeless Special Needs

Within each of these four categories are specific priority needs. Below is a table that summarizes those priorities with FY 2008/2009 accomplishments (the table reflects needs with a high priority as identified in the Con Plan):

**Table 2
Priority and Accomplishments Summary**

Priority	FY 08/09 Progress
Affordable Housing	
Single Family Home Owners/Buyers (0-80%)	<ul style="list-style-type: none"> • Assisted 42 1st-time homebuyers • Assisted 10 Homeowners. The units rehabilitated are occupied by elderly and/or disabled homeowners. • Assisted 1 Homeowner – family of 3. The family assisted included a veteran that was wounded in war and thus currently disabled.
Multi-Family Rental Housing (0-80%)	<ul style="list-style-type: none"> • City assisted in the rehabilitation of a 132-unit building to continue providing affordable rental housing to low-income families.
Homelessness	
(1) Good Neighbor Settlement House	(1) The Good Neighbor Settlement House provided supported services to 4,604 unduplicated individuals with hot meals, showers, clothes & after school tutoring.
(2) Emergency Shelters <ul style="list-style-type: none"> • Friendship of Women • Ozanam Center) 	(2) The two Emergency Shelters assisted 7,883 unduplicated individuals with 24hr. emergency shelter & supported services, (referrals, food pantry, meals, transportation & case management.

Community Development	
Infrastructure Improvements	Residents benefited: 36,042
Parks/Recreation/Neighborhood Facilities	3 Streets Improved or New Construction
Public Services	17 Non- Profit agencies were funded.
Planning	Developed & Submitted FY 08-09 Action Plan. Provided technical assistance and assisted with up - dating and writing the Continuum of Care for Supportive Housing Program, Transitional Housing Grant and Texas Department of Housing and Community Affairs - Emergency Shelter Grant Program; and administered the HUD and TDHCA-ESGP grants.
Non-homeless Special Needs	
The elderly and Frail	Residents benefited (meals): 36 Residents benefited Home Rehab:10 households
Adult Literacy	Residents benefited: 112
Developmentally & Physically Disable	Residents benefited: 177
Substance Abuse	Residents benefited: 349
Persons with AIDS	Residents benefited: 947
Health Services	Residents benefited: 2473
Child Abuse Services	Residents benefited: 1601
Youth Services	Residents benefited: 345
Family Services	Residents benefited: 841
Housing Counseling	Residents benefited: 301
Employment Training	Residents benefited: 301

No low priority needs received HUD funding.

General Questions

Program Year 4 (2008-2009) CAPER General Questions response:

1. *Assessment of the one-year goals and objectives:*

a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*

The City of Brownsville's vision for developing viable urban communities for low- and moderate-income individuals and families included the following objectives: (1) Creating suitable living environments; (2) Providing decent affordable housing; and (3) Creating economic opportunities. During this reporting period, it also searched to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, to create new housing and community development opportunities.

Furthermore, the City of Brownsville aggressively pursued these goals through the projects described in its 2008-2009 One-Year Action Plan. These were directed toward public facilities and improvements, clearance and demolition, affordable housing programs, public services, and planning and administration, which lead to the following outcomes:

- i. Improved availability/accessibility to suitable living environments;
- ii. Improved availability/accessibility to decent affordable housing;
- iii. Improved sustainability of decent affordable housing; and
- iv. Improved availability /accessibility to economic opportunities.

The City of Brownsville created suitable living environments by purchasing a new fire engine to provide enhanced fire/emergency services to Brownsville residents. It also improved streets and added sidewalks within the City Limits of Brownsville. Moreover, the City of Brownsville provided various social/public services through various non-profit organizations to benefit low and moderate income families. These services included: meals for the elderly; provided fuel expenses for a Mobile Learning Lab that uses multi-media technology to deliver various educational programs, such as ESL, keyboarding, developmental reading, career assessments, and other life and work skills, including GED classes; diabetic services, community outreach, health services, child advocacy, education programs, housing counseling, dental services, domestic violence, camping opportunities, essential services, computer upgrades, emergency shelter, drug & alcohol recovery services, family services, and financial stability services.

In addition, the City of Brownsville provided decent affordable housing through its housing programs that were funded not only this fiscal year, but included funding available from previous years. The City of Brownsville replaced the home of a veteran of war to make it ADA accessible, through its 2007 Veteran's Replacement Housing program and other private funds. It also provided assistance to first-time homebuyers through its Energy Efficient Homes program (new construction) and its Down Payment Assistance Program (existing homes). Lastly, the City of Brownsville also rehabilitated homeowner-occupied homes to help improve sustainability of decent housing.

Furthermore, the City of Brownsville provided Economic Opportunities by funding programs for agencies such as the Brownsville Adult Literacy Center that provided educational services, Consumer Credit Counseling Services and United Way that provided financial services, and various other agencies that provided other similar services for improved availability /accessibility to economic opportunities.

Table 3 below summarizes the accomplishments in attaining the goals and objectives for the 2008-2009 One-Year Action Plan:

**Table 3
One-Year Goals and Objectives Accomplishments Summary**

CREATING SUITABLE LIVING ENVIRONMENTS		
Project Name	Beneficiaries	Outcome
Public Facilities & Improvements: Streets, Sidewalks, Fire Improvemnts	40,000	Improved availability/accessibility to suitable living environments
CREATING SUITABLE LIVING ENVIRONMENTS and CREATING ECONOMIC OPPORTUNITIES		
Project Name	Beneficiaries	Outcome
Public/Social Services: Elderly Meals; Literacy and Education Services; Diabetic and other Health Services; Child Advocacy/Abuse Serv. and Domestic Violence; Soup Kitchen, Dental, Housing, and Financial Services; computer services and Camping opportunities.	7,182	Improved availability/accessibility to suitable living environments; and Improved availability /accessibility to economic opportunities.
PROVIDING DECENT AFFORDABLE HOUSING and CREATING SUITABLE LIVING ENVIRONMENTS		
Project Name	Housing Units Completed	Outcome
Housing: New Construction, Resale of Existing Homes, Rehabilitation of Homeowner Occupied SF Housing Units for the elderly and handicap; Replacement Homes for families with Veterans of War; Rehabilitation of Multi-family Housing for LI families.	93	Improved availability/accessibility to suitable living environments Improved availability/accessibility to decent affordable housing; and Improved sustainability of decent affordable housing.

- b. *Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*

The City of Brownsville identified Capital Improvements (CIP) as one of the priorities in the 2005-2010 Consolidated Plan. This fiscal year (2008-2009), the City Commission allocated \$1,760,469 of CDBG funds to CIP projects, which includes \$287,350 for the enhancement of Fire services, \$1,231,380 for

streets reconstruction, \$164,200 for sidewalk construction, and \$77,539 for the repayment of a Section 108 Loan (Linear Park, located in the west side of Brownsville's CDBG area). It also allocated \$486,801 of CDBG funds to provide social services to low/mod income families and \$1,091,468 (includes \$93,400 of Projected Program Income) for Code Enforcement activities, Indirect Costs, and Administration. Total CDBG expenditures spent on these grant activities is \$1,892,506. The total CDBG expenditures, including these CIP expenditures is \$3,481,840.

Furthermore, the City of Brownsville also allocated \$144,657 of ESG funds to provide Domestic Violence, Soup Kitchen, and Emergency Shelter services for the Homeless Individuals and Families identified in Brownsville, Texas. Total ESG expenditures spent on these grant activities is \$139,200.

Additionally, the City of Brownsville identified Affordable Housing as one of the priorities in the 2005-2010 Consolidated Plan. For this reporting period (2008-2009), the City Commission allocated \$1,053,720 of HOME funds and \$5,031 of ADDI funds to provide funding for various housing programs targeted to low-income families. Also, funds allocated from previous years were also used during this reporting period to provide additional funds toward these efforts. These programs were available for the elderly and handicap. The new construction and down payment assistance program, including the rehabilitation of the multi-family rental complex, was available to all families with an income at or below 80% of the median family income. In addition, the City of Brownsville continued using the \$945,000 of CDBG funds that were allocated for the rehabilitation of homeowner-occupied housing units during fiscal years 2006 and 2007. All allocated funds for housing continue to be used in following fiscal years. Total HOME and ADDI expenditures spent on these housing grant activities is \$1,415,881 and \$207,518 in CDBG funds.

Table 4 below summarizes the breakdown of the CPD formula grant funds spent on grant activities for each goal and objective for 2008-2009:

**Table 4
Breakdown of CPD Formula Grant Funds Spent**

CREATING SUITABLE LIVING ENVIRONMENTS, PROVIDING DECENT AFFORDABLE HOUSING, and CREATING ECONOMIC OPPORTUNITIES	
CPD Formula Grant	Amount of Funds Spent
CDBG	\$3,481,840
ESG	\$139,200
HOME	\$1,415,881
ADDI	\$5,031

- c. *If applicable, explain why progress was not made towards meeting the goals and objectives.*

There was progress made during this reporting period (2008-2009) for most of the funded programs. Programs that did not make progress towards meeting the goals and objectives were those that provided affordable housing (new construction). The housing market slowed down and affected the production of new housing units. Although new housing units continue to be built and sold, it has slowed down new developments tremendously. The status of the economy had a negative impact in this area.

The latest date from the Texas Workforce Commission puts unemployment in Brownsville-Harlingen at 9.1 percent, up from 9.1 percent for the same month a year ago.

2. *Describe the manner in which the recipient would change its program as a result of its experiences.*

The City of Brownsville Planning & Community Development Department will continue working with the Brownsville Citizens Advisory Committee (BCAC), non-profit organizations, and private sector, during the application process, in order to distribute the entitlement grant allocations in the most fair and efficient manner. The City will also continue submitting the HOME contracts to HUD for their review and approval, as has been required by HUD. In addition, the City has also increased its desk monitoring of its current and past funded programs, and its review of the reimbursement requests submitted by its funding recipients (i.e., Subrecipients, CHDO, Developers, and Contractors). Furthermore, the City of Brownsville will also conduct additional analysis towards the development of its programs.

Consequently, as a result of the City's experiences, the City of Brownsville will increase its focus on IDIS reporting requirements, on-site monitoring, and improved communication with all parties involved in the carrying out of its funded programs, including the hiring of additional staff to assist with all funding received by the Planning & Community Development Department and with the development and implementation of programs.

3. *Affirmatively Furthering Fair Housing:*

- a. *Provide a summary of impediments to fair housing choice.*

Impediments to Fair Housing Choice is defined by HUD as- "any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin."

We have found that due to our city's demographics, socioeconomic levels, etc. that there are no known documented cases of this occurring. Though the city cannot be considered perfect and cannot claim that these behaviors are not exhibited, our finds are such.

The U.S. Department of Housing and Urban Development (HUD) has determined that a household experiences a cost burden when gross housing costs are more than 30 percent of gross income. Using HUD's definitions, a household experiences a severe cost burden when gross housing costs are more than 50 percent of gross income.

The cost of homeownership can affect the level of property maintenance, the ability of the household to pay property taxes, and ultimately the household's ability to retain its home. Likewise, high rents can make it difficult, if not impossible for low-income renters to afford safe and decent housing.

As indicated in the RGVECs' CPS, the barriers to affordable housing in the Brownsville region are primarily economic. However, according to a report by the Texas Low-Income Housing Information Service, rising construction costs are not creating the housing affordability problems that are found in border communities.

The City has a variety of municipal building codes and regulations, subdividing fees, and environmental assessments. However, the City does not believe that these regulations constitute significant barriers to fair and affordable housing. The majority of these regulations or policies cannot be considered excessive, exclusionary, discriminatory, or duplicative. It is not unreasonable for local cities to charge fees for development, especially pertaining to land preparation costs. The City of Brownsville has studied land use controls, zoning ordinances and subdivision regulations, growth limits, building codes, building fees and charges, and found that these practices do not pose significant barriers to affordable housing development, until now with the increase of the impact fees to an additional \$2,000 and determination status of the economy.

However, it does need to be acknowledged that for the development of affordable housing, these costs can be potentially prohibitive. Windstorm building code provisions add \$2,000 to the price of a house, which may make homeownership prohibitive for some low-income residents. Other barriers are economic, including unreachable down payment requirements for first-time homebuyers, as well as high closing costs.

The continuing increase of homeowners' insurance policies continue to be yet another barrier to affordable housing. These insurance policies have increased by 50 percent. Local taxing districts have also seen increases. Altogether, these additional costs may have caused housing payments to increase by 25 percent, making housing units unaffordable to many households.

b. Identify actions taken to overcome effects of impediments identified.

To address these issues and to assist First-Time Homebuyers, the City of Brownsville set aside \$494,696 of HOME funds, and received and used \$5,031 in ADDI funds to continue its down payment and closing costs program for the purchase of a newly constructed home or existing homes. The City has increased its Participation Agreements with four additional lenders for a total of eighteen (18) different Mortgage companies and Banks, to assure that the funds are used as quickly and efficiently as possible. Unfortunately this number has fluctuated due to the continuous amount of lenders shutting down their mortgage departments because of the current economic conditions the nation is currently facing. Consequently, the City has been able to continue networking and signing up other existing lenders that had not previously signed on as Participating Lenders.

The 18 Participants interview and qualify the applicants, and then send completed packets with income verification for review to the City. City Staff sends out a commitment letter to the lender for down payment assistance, and closing cost if needed. The lender closes on the permanent loan and provides the City with documentation of the Second lien position. The homebuyers must meet the HUD income eligible guidelines and may be eligible for assistance up to \$14,500. By setting up this process the administrative costs are kept at a minimum, allowing more funds to be used for downpayment assistance.

The City of Brownsville continues to work with its CHDO(s) to reduce the cost of building fees and to continue developing affordable housing units. This continues to serve as an additional incentive to develop affordable housing—and ensure that such developments “pencil out.”

In addition, the City explores and adopts new and innovative measures for overcoming regulatory barriers to providing affordable housing to low- and moderate-income households. Specifically, the City could utilize new ideas for barriers removal gathered from two newly created HUD resources, the Regulatory Barriers Clearinghouse and America’s Affordable Communities Initiative.

Lastly, the City continues collaborating with any entity to hold informational seminars/meetings/open houses to inform the public of the affordable housing opportunities available to them using City resources as well as other funding sources. It also continues to support programs designed to increase the educational attainment and job skill levels of its residents, in order to increase their wages and be able to afford rents and/or become eligible for homeownership programs available in the area. As funds are becoming scarce there were no funds available to award to any organizations providing any educational opportunities.

4. *Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.*

No other actions taken at this time.

5. *Leveraging Resources*

- a. *Identify progress in obtaining “other” public and private resources to address needs.*
- b. *How Federal resources from HUD leveraged other public and private resources.*

The HOME and ADDI funds that were allocated towards the City of Brownsville’s Down Payment Assistance Program were utilized by lenders in providing assistance to thirty five (35) families to purchase their homes with permanent financing loans. In addition, the State of Texas – Texas Department of Housing & Community Affairs provides additional down payment assistance funds and lower interest rates to families that would not be eligible if they had not qualified for the program. The HUD funds leveraged with private funding totaled \$4,805,826, which include the following:

Community Development Block Grant:	\$3,245,338
HOME Investment Partnerships Program:	\$1,170,800
American Dream Down-payment Initiative:	\$ 5,031
Emergency Shelter Grant:	\$ 144,657
<u>Texas Department of Housing & Community Affairs (ESGP)</u>	<u>\$ 240,000</u>
TOTAL FUNDS:	\$4,805,826

Projected Program Income (CDBG + HOME) \$ 173,400

c. *How matching requirements were satisfied.*

The City Brownsville is not required to match the HOME funds.

**Table 5
CDBG**

Row #	(1) PGM YR/ HUD Matrix Code/ Activity Number	(2) Agency	(3) Project Title	(4) Amount Awarded	(5) Amount Leveraged	Beneficiaries		(8) Unit of Measure
						(6) Proposed	(7) Actual	
1	2008/35 1839	Section 108 Payment	Linear Park	230,400				
2	2008/4 1797	Section 108 Payment	Cabler Park	77,539				
3	2008/3 1796	COB	Sidewalks	164,200				
4	2008/2 1795	COB	Streets	1,231,380				
5	2008/1 1793	COB	Fire	287,350				
6	2008/28 1791	COB	Finance	38,000				
7	2008/30 15/ 1789	COB	Code Enforcement	130,000				
8	2008/23 05M/ 1775	Valley Aids Council	Valley Aids Council	55,000	65,000	77	947	People
9	2008/22 05/ 1774	United Way of Southern Cameron County	United Way	5,000	5,000	50	597	People
10	2008/21 05N/ 1773	Tip of Texas Family Outreach	Tip of Texas Family Outreach	30,000	30,000	507	302	People
11	2008/20 05M/ 1772	Sunshine Haven	Hospice Service	45,000	43,587	36	45	People
12	2008/19 05/ 1771	Ronald McDonald House of Charity	Ronald McDonald House of Charity	19,000	19,000	306	244	People
13	2008/18 05M/ 1770	Planned Parenthood	Planned Parenthood	20,000	25,431	476	1226	People
14	2008/17 05F/ 1769	Palmer Drug Abuse Program	PDAP	25,000	25,000	1538	349	People

15	2008/16 05/ 1768	Brownsville Public Library	Brownsville Public Library	22,000	22,000	134	19,155	People
16	2008/15 05M/ 1767	Infant Nutrition Program	Infant Nutrition Program	5,000	4,583	260	699	People
17	2008/14 05D/ 1766	Girl Scouts	Girl Scouts	2,081	1,020	112	201	People
18	2008/12 31I/ 1764	Consumer Credit Counseling	Consumer Credit Counseling	28,000	29,017	120	301	People
19	2008/11 05N/ 1763	Monica's House	Monica's House	30,000	21,757	2750	1601	People
20	2008/10 05N/ 1762	Court Appointed Special Advocates	CASA	45,000	45,000	100	89	People
21	2008/9 05B/ 1761	Moody Clinic	Moody Clinic	65,000	66,663	250	177	People
22	2008/8 05D/ 1760	Brownsville Weed & Seed Drug Education	Brownsville Weed & Seed	25,000	25,000	150	144	People
23	2008/7 05H/ 1759	Brownsville Community Health Clinic	Glucometer	20,000	19,299	1400	503	People
24	2008/6 05H/ 1758	Brownsville Adult Literacy Center	Brownsville Adult Literacy Center	10,000	10,000	100	112	People
25	2008/5 05A/ 1757	Amigos Del Valle	Amigos del Valle	30,000	22,985	29	36	People

**Table 6
HOME**

Row #	PGM YR/ HUD Matrix Code/ Activity Number	Agency	Project Title	Amount Awarded	Amount Leveraged	Beneficiaries		Unit of Measure
						Proposed	Actual	
1	2008/33 1840	CHDO	Energy Efficient Homes	393,751	0	22	26	Housing Units
2	2008/32 1815	COB	Down Payment Assistance	500,000	2,053,690	50	35	Housing Units

**Table 7
ESG**

Row #	HUD Matrix Code	Agency	Project Title	Amount Awarded	Amount Leveraged	Beneficiaries		Unit of Measure
						Proposed	Actual	
1	05G	Friendship of Women Inc.	Children's Program	43,846	43,846	325	208	People
2	03T	Good Neighbor Settlement House, Inc	Food Pantry	31,412	32,709	6,700	4,604	People
3	03T	Ozanam Center	Homeless Shelter	69,399	83,318	5,700	7,675	People

Table 8
Texas Department of Housing and Community Affairs
Emergency Shelter Grant Program

Row #	HUD Matrix Code	Agency	Project Title	Awarded	Amount Leveraged	Beneficiaries		Unit of Measure
						Proposed	Actual	
1	N/A	Friendship of Women	Children's Shelter Program	43,846				People
2	N/A	Good Neighbor Settlement House, Inc.	Food Pantry	31,412				People
3	N/A	Ozanam Center	Homeless Shelter	69,399				People

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 4 CAPER Managing the Process response:

In order to ensure compliance with program and comprehensive planning requirements, the City of Brownsville undertook several actions last year. First, it pursued to comply with regulation 24 CFR91.105 – Citizen Participation Plan for local governments as outlined, as required by HUD's rules and regulations. The City of Brownsville adopted this plan a few years back that sets forth the City's policies and procedures for citizen participation. Secondly, the City of Brownsville allowed Planning & Community Development Department staff to attend various trainings, conferences, and meetings that relate to its day-to-day assignments and activities. Another action taken was the increase of inspections and improved environmental review records for its funded programs and activities.

Citizen Participation

1. Provide a summary of citizen comments.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 CAPER Citizen Participation response:

The City of Brownsville advertised with the Brownsville Herald on the following dates:

- A. November 15, 2009
- B. November 22, 2009

The CAPER was made available Monday, November 23, 2009 to the public at the following locations:

- Planning and Community Development Office – 1150 E. Adams St.
- Brownsville Public Library – 2600 Central Blvd.
- Brownsville Southmost Public Library – 4320 Southmost Road
- Garden Park Police Substation – 1763 Highway 281
- The Brownsville Housing Authority – 24 Elm St.
- City of Brownsville's Website – www.cob.us

Public Hearing: December, 15, 2009 at 6:00 p.m., at City Hall located 1001 E. Elizabeth St, Brownsville, Texas 78520.

{No comments were received during the 15-Day Comment Period nor during the Public Hearing.}

- In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

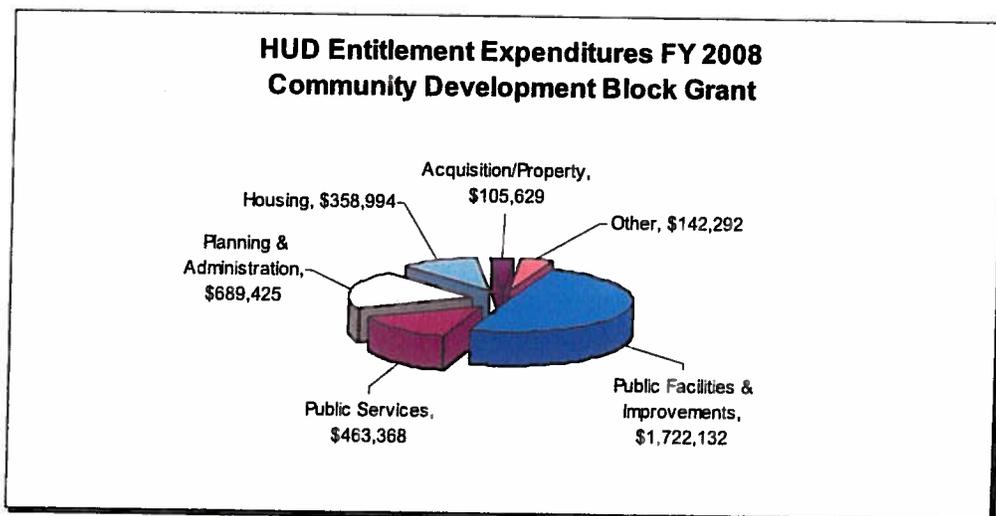
Total amounts of funding reported (including program income) as of September 30, 2009 are below:

Table 9

Source	Grant Amount	Program Income	Total Funding	Amount Expended (Including previous years)
CDBG	\$3,338,738	\$171,988	\$3,510,726	\$3,481,840
HOME	\$1,250,800	\$129,582	\$1,380,382	\$1,907,514
ADDI	\$5,031	0	\$5,031	\$5,031
ESG	\$144,657	0	\$144,657	\$139,205
ESGP	\$240,000	0	\$240,000	\$223,859
Total	\$4,979,226	\$301,570	\$5,280,796	\$5,757,449

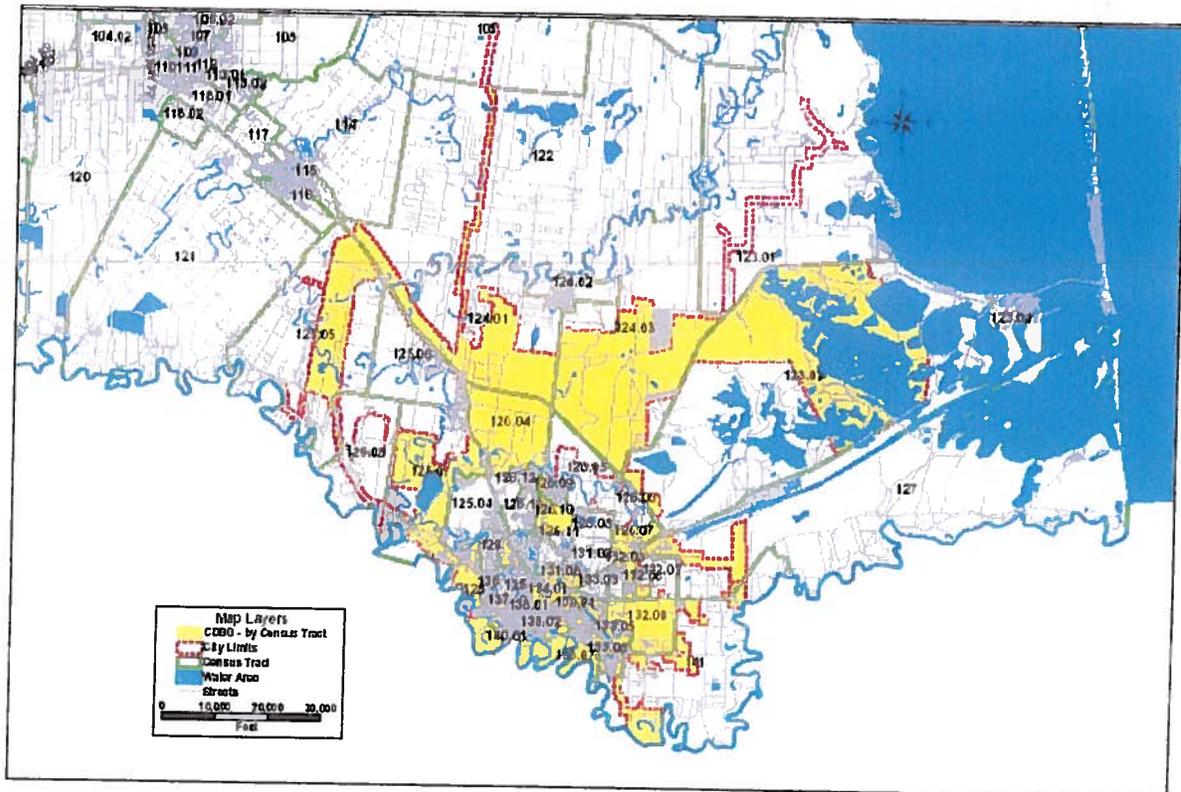
Chart 1 below show expenditures during the 34th CDBG Year.

Chart 1



Map 1 Geographic Distribution

Below is a map of the City which shows the CDBG eligible areas. CDBG and ESG funding was focused on this area; the HOME and ADDI funding was focused on the entire city of Brownsville.



Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 4 (2008-2009) CAPER Institutional Structure response:

The City of Brownsville's Planning and Community Development Department has the primary responsibility for all functions associated with the City's participation in the RGVEC's Consolidated Plan and its own Action Planning/Budgeting process, including the development, implementation, monitoring, and reporting of activities. The Department's staff develops insight and expertise regarding community needs through daily interactions with individual citizens, neighborhood organizations, non-profit housing agencies, public service agencies, and the financial industry. The Department is responsible for planning and organizing neighborhood meetings and public hearings, in coordination with the Brownsville Citizens Advisory Committee (BCAC), to gather public input and to establish priorities for housing and community development activities. Planning staff assures that all of the activities supported and recommended by the BCAC and approved by the City Commission benefit the low- and moderate-income residents of Brownsville.

The strength of the City's institutional structure is derived from the variety of public agencies and community organizations that work diligently toward one common mission: to provide affordable housing, supportive services, and community development assistance to benefit low- and moderate-income individuals and families. Local agencies, community-based organizations, and social service providers coordinate their activities in response to the region's and community's urgent needs. Each stakeholder in the delivery system contributes valuable resources and expertise.

The City of Brownsville has been, and will continue to be, involved in the administrative development of the Brownsville Affordable Housing Corporation (BAHC) by providing technical assistance. The City of Brownsville, with the support and approval of the U.S. Department of Housing and Urban Development, was also assisting the BAHC during inception and its infancy stage of the non-profit by providing office space. This organization is a fairly new Community Housing Development Organization (CHDO), with approximately five years in operations. The creation of the new CHDO approximately five years ago was a welcome addition to the City of Brownsville in which only one CHDO previously existed. Within these five years, the BAHC has established itself and has been providing affordable housing to citizens who earn less than 80 percent of the median income, focusing on Public Housing Authority (PHA) residents who qualify for the program. The BAHC is now operating from its own office located at 896 Ridgewood, Suite C, Brownsville, TX, and has upgraded to building Energy Efficient Homes, rated and certified with a score at or below a 70 Home Energy Rating Scale (HERS). The BAHC is also involved with a local homeless shelter in the development and construction of a new transitional housing program that will be used to provide a type of hands-on homeownership training. The transition will be from homeless to a transitional home to the American dream of becoming a homeowner. Furthermore, the BAHC has entered the Builders Challenge. This challenge was posed by the U.S. Department of Energy to the homebuilding industry to build 220,000 high performance homes by 2012. The qualified homes must achieve a 70 or better on the Energy Smart Home Scale (E-Scale), meaning that they will use at least 30% less energy than a typical new home built to code. The affordable housing arena is now looking into the creation of still another CHDO. A non-profit organization, Architects for Charity of Texas Inc., is currently seeking to attain the status of CHDO by developing and meeting the requirements to obtain its CHDO certification. The City is currently working with this non-profit as a Contractor to develop five affordable and energy efficient housing units in five properties located within the City Limits of Brownsville.

In the area of Capital Improvement Projects, the Planning and Community Development Department has established good lines of communication to better coordinate and leverage resources with the City's Engineering Department and the Public Works Department. This endeavor has already yielded dividends in the reconstruction of streets and drainage improvements in low-income areas of the city. Generally speaking, on every project undertaken in conjunction with these departments, there has been a one-to-one dollar match with CDBG funds in the form of manpower and equipment.

To further strengthen the institutional structure of the region, the City of Brownsville undertook a more collaborative approach to develop a common vision for housing and community development activities for the entire Rio Grande Valley region. Commitment and coordination among different levels of local government,

community organizations, and the public has been essential, and has resulted in a broad-based approach to putting HUD funds to work throughout the Rio Grande Valley – a Rio Grande Valley approach and coordination effort.

Monitoring

1. *Describe how and the frequency with which you monitored your activities.*
2. *Describe the results of your monitoring including any improvements.*
3. *Self Evaluation*
 - a. *Describe the effect programs have in solving neighborhood and community problems.*
 - b. *Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*
 - c. *Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.*
 - d. *Indicate any activities falling behind schedule.*
 - e. *Describe how activities and strategies made an impact on identified needs.*
 - f. *Identify indicators that would best describe the results.*
 - g. *Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*
 - h. *Identify whether major goals are on target and discuss reasons for those that are not on target.*
 - i. *Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

Program Year 4 (2008-2009) CAPER Monitoring response:

The following is a description of the standards and procedures adopted by the City of Brownsville to monitor activities authorized under the CDBG, HOME, ESG and ADDI programs to ensure long-term compliance with the provisions of the programs.

1. Monitoring

Monitoring is an ongoing process involving continuous communication and evaluation of sub-recipients services. The process involves frequent telephone contacts, written communications, and periodic meetings. The goal of the monitoring process is to identify deficiencies and promote corrective measures in order to improve and reinforce the sub-recipients' performance. The monitoring process is two-fold, consisting of a combination of monthly desk monitoring and yearly on-site monitoring. It is the City of Brownsville's intent to formally monitor at least fifty percent of the activities undertaken with HUD funds during the grant period. The City's Program Monitors perform formal monitoring visits. The purpose of the monitoring process is to determine compliance with the executed CDBG Agreement, HUD requirements, and other applicable Federal requirements, and applicable State codes or statutes. The formal visit is preceded by a desk review of all pertinent project information and documentation. The Program Monitors review the project file and associated documentation to determine the project's progress and adherence with the proper regulations. After the desk review is completed, an on-site review of the project is undertaken. This process enables the City to verify the efficiency of the project. Pre- and post-interviews are also conducted with sub-recipient personnel. These interviews serve two functions: one is to inform the sub-recipient of the monitoring goals and purpose, the other is to articulate any areas of concern prior to dissemination of the formal written report as well as to acknowledge areas of

good performance. The formal written report is routed to the Planning and community Development Director for review and consent prior to distribution. A copy of the report is then mailed to the sub-recipient, executive director. The City of Brownsville allows a 30-day response timeframe. The monitoring process has proven to be successful tools in ensuring projects are adhering to the City agreement and HUD requirements. The frequency of monitored activities is determined by risk factors to target certain program areas or organizations for in-depth monitoring each year. New sub-recipients and sub-recipients that receive a high risk score are scheduled to undergo more extensive on-site monitoring before visits to those receiving lower scores. During the on-site review, monitoring staff use a checklist to identify the program performance, assess compliance with program requirements, determine if record keeping is adequate, and determine if a follow up visit is required. In addition to the formal monitoring process outlined above, the City monitors the operations of sub-recipient assigned projects on a monthly basis. This process is accomplished through frequent telephone contacts, written and electronic correspondence, periodic meetings, and reviews of monthly financial and performance progress reports to identify deficiencies and reinforce the sub-recipient performance.

HOME:

To summarize what was mentioned above, the HOME-funded projects are monitored on an on-going basis and include desk monitoring, as well as on-site monitoring. Status reports are also submitted with a reimbursement request either on a monthly or quarterly basis, with an end of the year status report.

2. Monitoring Results

The monitoring results in 2009 revealed most sub-grantees being overall compliant with only minor accuracy errors, which were addressed, as a result of inconsistent reporting practices.

Table 10
SUBRECIPIENT MONITORING SCHEDULE
October 1, 2008 – September 31, 2009

	Project/Sub-recipient Monitoring	Month
1.	Brownsville Museum of Fine Arts	March
2.	Dentists Who Care	March
3.	Brownsville Weed and Seed	March
4.	Infant Nutrition Program	April
5.	Consumer Credit Counseling	April
6.	Valley Association for Independent Living	May
7.	Library	May
8.	Sunshine Haven	May
9.	Friendship of Women	June
10.	Ozanam Center	June
11.	Good Neighbor Settlement House	June
12.	Brownsville Affordable Housing Corp.	On-going
13.	COB-Planning – DAP Program	On-going
14.	Open Contracts	On-going
15.	CDCB Unresolved Issues	On-going

*ESG Funds

HOME:

The monitoring of the current HOME-funded projects resulted in compliance. Minor recommendations were requested and were taken and enforced resulting in more efficient management of the programs/projects. Communication continues via telephone, facsimile, e-mail, status reports, and written and various types of communication methods.

Finally this reporting period, the City of Brownsville was given access by the new CDCB Executive Director to monitor the French River Subdivision project developed by CDCB. This monitoring conducted has taken long time. HUD from the San Antonio Office has instructed staff to wait for further instructions from headquarters from Washington D.C. The U.S. Department of Housing & Urban Development (HUD) headquarters office through the San Antonio Field Office, requested a Remote Monitoring be conducted of the Windwood Subdivision, also developed by CDCB, due to a recent visit to Washington, D.C. by Mayor Pat Ahumada, former CDCB Executive Director – Don Currie, and Jerry Frank – former Chairperson for the Brownsville Citizens Advisory Committee (BCAC).

The City of Brownsville continues to firmly stand on its commitment executed through Resolution 2006-0052. The City of Brownsville has since then hired additional staff to assist in the completion of the remaining Action Items stated in HUD's June 2, 2006 letter and to administer the day-to-day operations of the program and in its furtherance of the City's commitment to resolve all outstanding issues as mentioned in the City of Brownsville's Resolution #2006-052.

With such magnified efforts, the City of Brownsville established a three-member City Commission panel to oversee the progress on issues that have yet to be resolved. The City now awaits to hear for Headquarters (Washington DC) for further guidance on its Monitoring of CDCB's French River & Windwood Projects.

Please note that the City of Brownsville continues undertaking its best efforts to resolve and comply with all outstanding issues confirmed on HUD's May 8, 2008 letter to the Mayor. Listed on the 2007-2008 CAPER.

3. Self-Evaluation:

The Consolidated Annual Performance Report (CAPER) shows that from October 1, 2008 to September 30, 2009 the City accomplished the majority of its goals. The City of Brownsville Community Development Block Grant program was below the recommended ratio of 1.5 of its annual allocation and program income received. Below are questions and answers to issues that are being addressed by City for CAPER compliance.

a. Describe the effects programs have in solving neighborhood and community problems.

The CDBG, HOME, ESG, and ADDI Programs provide the City of Brownsville with an opportunity to develop viable communities by funding activities that provide a suitable living environment, create decent affordable housing, and provide economic opportunities to low- and moderate-income households. Funds are awarded to carry out a wide range of housing and community development activities directed towards neighborhood revitalization and the improvement of community facilities and services.

As a result, Brownsville expended public funds to meet local needs—particularly among low- and moderate-income elderly individuals — to

address the RGVECs' common priorities. The City additionally funded its CDBG Moderate Rehab Program to provide home rehabilitation to homes for the elderly and disabled individuals. This process helps ensure that the City makes the most significant impact according to the issues brought forward by public agencies, community organizations, and residents during the community-wide consultation and citizen participation processes.

Additionally, Brownsville continues to direct its scarce resources toward projects that leverage the commitment of other public and private sector supports whenever possible.

b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

The City of Brownsville uses the Integrated Disbursement and Information System (IDIS), in addition to an informal tracking system, to evaluate projects as the foundation of its own performance measurement system. This method identifies the output/outcome information used to measure the City's progress on meeting project goals and objectives during the reporting period. HUD's goals include creating suitable living environments; providing decent, safe and affordable housing; and creating economic opportunities. Therefore, all CDBG, HOME, ESG, and ADDI funded activities fell under one of these goals. The completion of these activities leads to favorable outcomes, such as the following:

- Improved availability/accessibility to suitable living environments,
- Improved availability/accessibility of decent affordable housing,
- Improved sustainability of decent affordable housing, and
- Improved availability/accessibility to economic opportunities.

These are the outcomes that the City of Brownsville has used in reporting on the performance of its housing and community development activities. The city as part of its participation in the regional planning in the efforts undertaken for the Five-Year Consolidated Plan and Strategy has developed a performance measurement system that tracks outputs and outcomes from its CPD formula grant programs. This system has been created for each of the Rio Grande Valley Entitlement Communities' (RGVECs) Five-Year Consolidated Plan and Strategy (CPS). The RGVECs' One-Year Action Plan is utilized to track outputs and outcomes for each entitlement community, at the conclusion of each program year. These outputs and outcomes will be presented both separately and in an aggregated format for inclusion in the last submission of an entitlement community's Consolidated Annual Performance and Evaluation Report to HUD.

c. Describe how you provided decent housing and suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

The continued cutbacks to welfare programs by the State of Texas and the U.S. Department of Health and Human Services account for the increasing number of families that live in poverty in the Rio Grande Valley. Low wages and high unemployment rates in the Rio Grande Valley have continued to put housing out of reach for most families. Independent sources have stated that the minimum wage is not sufficient to pay for a one or two-bedroom apartment at the Fair Market Rent. Thus, more families are in need of housing

assistance. However, Brownsville families continue to endure a minimum of two years on a waiting list for public housing or Section 8 vouchers through the Brownsville Housing Authority.

Under its CDBG, HOME and ADDI Programs, the City of Brownsville provided opportunities for low- to moderate-income families to help them become homeowners. Homeownership and owner-occupied housing rehabilitation are strong parts of the City's vision for creating viable neighborhoods. The City's vision includes upgrading its existing neighborhoods by providing rehabilitation loans and grants to qualifying low and moderate-income households and improving the infrastructure within low- and moderate-income neighborhoods. Realizing that not every one is able to live in single-family owner-occupied housing, the City worked at improving the rental stock available to low-income households. The City of Brownsville will continue using it's of HOME funds to provide down payment assistance to qualified citizens. Additionally, the City has initiated an Energy Efficient Homes Programs that will provide energy efficient homes to qualified low- to moderate income families.

In summary, decent housing was provided through the construction of homes by two non-profits and a suitable living environment was facilitated through the City's CDBG Rehab and Reconstruction programs. Economic opponents arise through those programs. The City also provided assistance to first time homebuyers through its Down Payment Assistance Program.

d. Are any activities or types of activities falling behind schedule?

The Garden Park Drainage and Colonia Villa Nueva Sewer Hookup projects are progressing rapidly. The City is requesting funds from the Texas Water Development Board. This project is in the design stage at this time and is expected to begin construction in the summer of next year.

Although the Moderate Rehabilitation Program had been prolonged it has now kicked off and is moving along. First, this project was ceased by the Good Neighbor Settlement House FY 2005, who had been providing this service for two years. The City of Brownsville recaptured the remaining funds and decided to continue the program in-house in order to continue this much needed program. Due to a long procurement process requirement and the lack of contractor's participation, the project had been moving forward, at a slow pace, but the continued to process applications and placing them in a waiting list. Last fiscal year, the City of Brownsville contracted with Cameron & Willacy Counties Projects (CWCCP), a non-profit organization, in order to move this program. A CDBG Sub-recipient Agreement bound this effort. Due to a limited amount of time and the capacity of the contractor selected by CWCCP, only one homeowner was assisted last reporting period. The City of Brownsville did not extend this contract. It conducted an RFP and selected to contractors to do the work. The project has now moved forward, and ten (10) homeowner occupied housing units have been rehabilitated and now strive to complete the twenty-five (25) projected homes. The City recognizes this has been a slow start but this project is on its way in assisting the citizens of Brownsville and will continue until all funds have been expended.

e. *Activities and strategies making an impact on identified needs.*

The City made an impact on the goals identified. Public Services remained a high priority every year as evidenced by the City Commission's tendency to allocate the full 15% cap allowed under the HUD regulations. Streets and drainage also received relatively high portions of the City's entitlement grant funding to make improvements in CDBG areas. Additionally, the Brownsville Down Payment Assistance Program (BDPAP), which is being administered by the City's Planning & Community Development Department, has also made a great impact. In Fiscal year 2008-09, the City assisted thirty-five (35) families in purchasing their homes and leveraged over \$2 million.

f. *What indicators would best describe the results?*

All projects are moving as best as possible and are expected to remain in that course. PR23 shows the number of persons which have benefitted, or will benefit from these projects.

The number of new houses being built and sold to first-time homebuyers, the number of current stock being sold to first-time homebuyers; and the increase of affordable rental units made available to the elderly and low-income families are all indicators that would best describe the results of how these HOME-funded activities and strategies have made an impact on identified housing needs.

g. *What barriers may have a negative impact on fulfilling the strategies and the overall vision?*

There are no immediate or long-term barriers that might hamper the fulfillment of the implementation of the City's projects that can be identified at this time. The completion to the expansion of US Hwy 77/83 will greatly benefit the City by alleviating the competition for paving material between state contractors and local contractors which delayed the City's projects to some extent. This department worked with the Engineering Department to create a rotation list of Architect/Engineers for the streets project, thus streamlining the process. Additionally, we are working with the Engineering Department closely in the construction of sidewalks and streets that can be performed by the Public Works Department. The City does not anticipate any serious barriers that will hinder its ability to accomplish its projects.

According to local shelters and homeless service provider organizations, the exact number of homeless population and type of homeless in the city varies in the area. In addition, attempts to establish the number of homeless who are: severely mentally ill, alcohol/drug addicted, homeless youth, and /or diagnosed with HIV/AIDS have also not resulted in reliable figures. The City will continue to identify and assess homeless persons in these situations to determine the resources that must be directed to this problem. In an effort to determine the number of "traditional" homeless persons in Brownsville, a survey is conducted once every two years. The city will continue to identify and assess homeless persons in these situations to determine the resources that must be directed to this problem. In discussions and consultations with area homeless service providers revealed that the need for a more sophisticated tracking technology to coordinated effort to address the needs of the homeless population is of paramount concern. In FY2008 the Texas Homeless Network implemented the Homeless Management Information System (HMIS) at all services sub-recipients. Once HMIS is functional, the

system will collect information and provide and enable the City to make informed decisions, and develop appropriate action steps on what and how homeless services should be provided in the community.

The City Homeless Coordinator continues to meet with area service providers local shelters, the Texas Homeless Network to work toward the realization of implementing an HMIS system city wide, however a general lack of funding continues prevent other local service providers form obtaining this system to address to population's needs for the area.

h. Identify whether major goals are on target and discuss reasons for those that are not on target.

The City's timely expenditures in its Action Plan are vital to a successful year concerning our projects implementation. Accordingly, the City reviews its expenditure rate and looks closely at projects that appear to be having difficulty with timely requirements. The City was able to expend almost to the penny the anticipated amount in the public services category. Other projects from previous years are coming to fruition while other projects will commence and be completed in the coming calendar year. Mayor goals continue to be on target.

i. What adjustments or improvements to strategies and activities might meet your needs more effectively?

The City continues to avoid accumulating significant amounts of federal dollars and to phase out the large projects such as drainage and streets. So far, projects requiring phases of construction have been submitted or initiated. In addition, the City of Brownsville strives to increase their partnerships by working with various non-profits and private sector agencies as well as with financial institutions and state another local government's.

Lead-based Paint

- 1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.*

Program Year 4 (2008-2009) CAPER Lead-based Paint response:

In 2008-2009, the City of Brownsville, Planning and Community Development Department continued the work of assessing homes for those individuals/families that had applied for assistance for the rehabilitation program or for the Brownsville Down Payment Assistance Program; both programs are funded through HUD grants. In the event that an assessment triggers testing for lead-based paint, the applicant or seller will have to present the City with an official clearance from a certified Lead Based Paint Risk Assessor. This reporting period, the City's Housing Inspector, Planner I, Housing Manager, other staff and various contractors attended Lead Based courses to help identify lead-based paint hazards on all of the City's HUD-funded projects.

The City continued to act in accordance with all applicable regulations such as 24 CFR Part 91, 24 CFR Part 507.608 and HOME 24 CFR Part 92.355 in implementing its housing rehabilitation projects. During this reporting year, there were 15 lead based testing, practices, clearance and activities to comply with, since there were a number of projects that triggered Lead Based Paint Testing.

The City of Brownsville included, in all of the housing programs, a requirement that before ratification of a contract for housing sale or lease, Sellers and landlords must:

1. Give an EPA-approved information pamphlet on identifying and controlling lead-based paint hazards – “Protect Your Family from Lead in Your Home” (which is available in HUD’s internet in various languages);
2. Disclose any known information concerning lead-based paint or lead-based paint hazards, including the disclosure of information such as the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces;
3. Provide any records and reports on lead-based paint and/or lead-based paint hazards which are available to the seller or landlord (for multi-unit buildings, this requirement includes records and reports concerning common areas and other units, when such information was obtained as a result of a building-wide evaluation).
4. Include an attachment to the contract or lease that includes a Lead Warning Statement and confirms that the seller or landlord has complied with all notification requirements, which must be signed and dated by the seller or landlord, agent, and homebuyer.
5. Sellers must provide homebuyers a 10-day period to conduct a paint inspection or risk assessment for lead-based paint or lead based paint hazards. Parties may mutually agree, in writing, to lengthen or shorten the time period for inspection. Homebuyers may waive this inspection opportunity.

The City Code Enforcement personnel will concentrate their efforts in the older neighborhoods, including Buena Vida Neighborhood Revitalization Strategy Area, and the Environmental Specialist will assure that all lead base requirements imposed by each funding source are met for compliance.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. *Describe Actions taken during the last year to foster and maintain affordable housing.*

Program Year 4 (2008-2009) CAPER Housing Needs response:

The City of Brownsville received the 2008-2009 (October 1, 2008 to September 30, 2009) Funding Approval and HOME Investment Partnership Agreement for FY2008 HOME Entitlements M-08-MC-48-0501 and acceptance of HOME Certifications with a letter dated October 29, 2008, in the amount of \$1,170,800 and \$5,031 of ADDI funds. Approval of the 2008 fiscal year grant awards did not give automatic approval to the specific projects identified in the Action Plan or subsequent projects created by amendments. All projects must be eligible and meet a national objective in accordance with HUD regulations. In addition, proper documentation and

justification of each project's eligibility and national objective must be maintained in its file for future HUD on-site monitoring reviews. Consequently, the City has carefully implemented those requirements.

Moreover, the City of Brownsville reserved HOME funds for housing activities to be completed in-house, by non-profits, and through the work of Community Housing Organization(s) (CHDO's). The activity types funded with this grant include: Single Family Affordable Housing Acquisition; New Construction and First Time Homebuyer's activities; Replacement Homes; and Rehabilitation of a Multi-Family Rental Affordable Housing project. The City also expended CDBG funds from previous years to foster and maintain affordable housing, by providing assistance to homeowners in the rehabilitation of their principal residence housing unit.

In summary, the City of Brownsville took the following actions during the last year (2008-2009) to foster and maintain affordable housing: (1) provided down payment and closing costs assistance to eligible low-income families through its Brownsville Down Payment Assistance program; (2) provided Single-Family Affordable Housing to First Time Homebuyers, and reconstructed a home to a family with a veteran of war that was disabled during active duty, through the Brownsville Affordable Homeownership Corporation (BAHC/CHDO); (3) assisted in the rehabilitation of an 132-unit multifamily rental property that provides affordable rental housing to low-income elderly persons; (4) provided housing counseling through its Housing Counseling program; and (5) worked on continuing the Moderate Home Rehabilitation Program in order to assist eligible low-income homeowners improve their living conditions by rehabilitating their homes.

Specific Housing Objectives

1. *Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*

Program Year 4 (2008-2009) CAPER Specific Housing Objectives Questions/Response:

The City of Brownsville has been successful in meeting the specific objective of providing affordable housing. It has provided assistance to low-income renter and owner households by funding the programs listed below:

Brownsville Down Payment Assistance Program: The City of Brownsville created the Brownsville Down Payment Assistance Program and implemented it in fiscal year 2005-2006 in order to assist qualified low-income first-time homebuyers with down payment and closing costs for the purchase of their first home – the American dream – in Brownsville, Texas. This program has been very successful since inception. Last year, the City of Brownsville committed \$576,438 of HOME funds, including ADDI funds (October 1, 2007 to September 30, 2008) for its Brownsville Down Payment Assistance Program (BDPAP). The City proposed to assist 50 households in the city of Brownsville and the actual first-time homebuyers assisted with those funds were fifty-two (52). This fourth program year (October 1, 2008 to September 30, 2009), the City of Brownsville committed \$494,969 of HOME funds and \$5,031 of ADDI funds for its BDPA Program. The City proposed to assist another 50 families this reporting period to

purchase their home in Brownsville, Texas. The actual first-time homebuyers assisted this reporting period is thirty-five (35). All of the thirty-five (35) homes purchased were existing homes. The average sale price of the homes was \$65,053. This program expended \$357,500 (71.50%) for direct assistance to the homebuyer and leveraged over \$2 million of private funds. Furthermore, the City of Brownsville has continued offering this program into the new fiscal year (2009-2010) to eligible low-income homebuyers, until the funds are all exhausted. As of November 16, 2009, it has already expended over 97% of the 2008-2009 BDAP budget, and expects to complete it by the end of the week. These funds were expended within a nine month period.

Table 11
BDPAP Summary ACCOMPLISHMENTS

PY 2008-2009: \$500,000 Proposed: 50 Families	HOME FUNDS	ADDI FUNDS	TOTAL
Total Amount of Assistance	\$494,969	\$5,031	\$500,000
Number of Families Assisted	35	1	35
Average \$ Amount of Funds Per Family	\$10,070	\$5,031	
Average Median Income of Families Assisted			\$27,731
Average Sales Price of Homes			\$65,053
Leverage Private Funds			\$2,053,690
Leverage State Bond Program			\$0
TOTAL FUNDS LEVERAGED:			\$2,053,690
At or Below 50% MFI	At or Below 60% MFI	At or Below 80% MFI	
6	8	21	

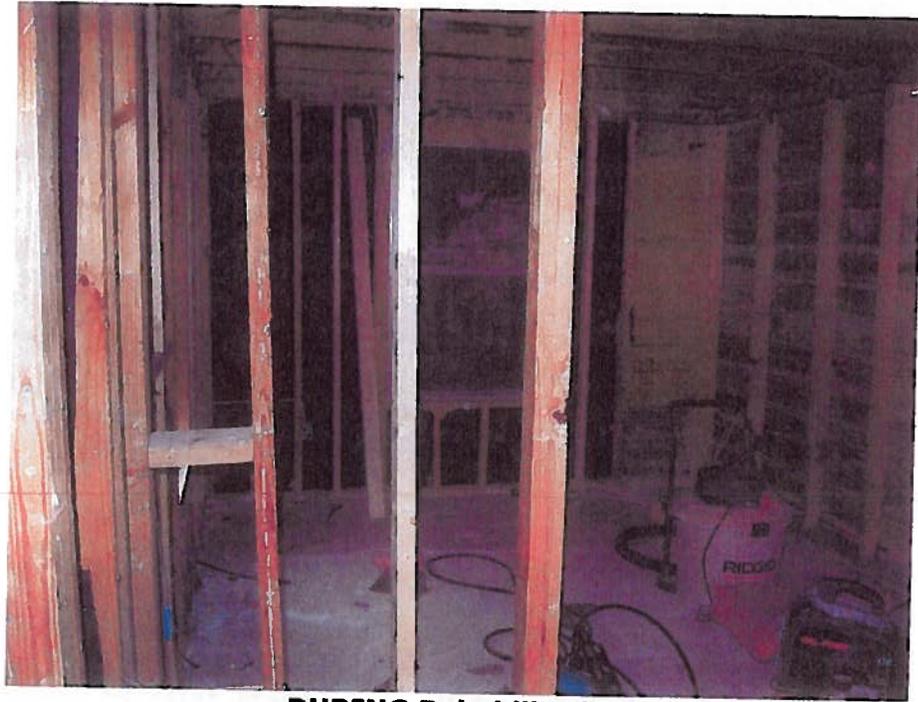
City of Brownsville – Moderate Home Rehabilitation Program: For fiscal year 2006/2007, the City committed \$500,000 in CDBG funding for operations of its Moderate Home Rehabilitation Program and proposed to rehabilitate twenty-five (25) housing units. For fiscal year 2007/2008 an additional \$445,000 of CDBG funds were also committed in order to rehabilitate an additional 28 homeowner occupied housing units. In previous fiscal years, this project had been administered by the Good Neighbor Settlement House (GNSH). However, in fiscal year 2005, GNSH ceased the project. At that time, the City of Brownsville decided to take over the project in-house, as it was funded with CDBG funds, in order to continue offering this very much needed service to eligible low-income homeowners of Brownsville, and in order to improve the existing homeowner housing and improve the quality of living. The program was designed to help eligible applicants, including very-low- and low-income aged and disabled homeowners improve their home and living conditions. Due to the City's long and meticulous procurement procedures and to the lack of eligible contractors

available, the program was further delayed. Then, in 2008, the City finally began working with Cameron & Willacy Counties Community Projects (CCWCP), a non-profit organization that had agreed to take over the home rehabilitation project. The partnership was greatly encouraged by the City because CWCCP would be able to enhance the services by also providing homeowners with weatherization assistance in addition to rehabilitating the residence. In 2007-2008, the City of Brownsville completed 1 home and spent \$22,106 on the rehabilitation and other project-related costs. Twenty Five (25) applications were in the waiting list and ten (10) were in the eligibility phase. For this reporting period (2008-2009), the City continued funding this program through these (2006 & 2007) funds already allocated, but are now administering the program in-house. The City contracted with two contractors – JIO Construction and Torres Electric & Construction. By the end of this reporting period (September 30, 2009), ten (10) homes were rehabilitated, expending \$207,918. All beneficiaries were elderly and/or handicap. Exhibit 1 attached shows a map of the location of the homes that were rehabilitated. Furthermore, the City of Brownsville has continued offering this program into the new fiscal year (2009-2010) to eligible homeowners, until the funds are all exhausted.

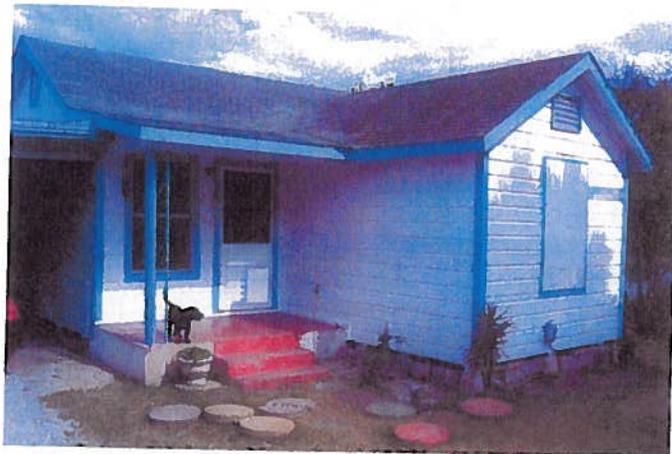
The rehabilitation improvements in these homes and part of this program included, but not limited to or all inclusive: replacing roofs; leveling of the house; kitchen, bathroom, living room, dining room, and bedroom(s) improvements, including replacing the kitchen ceiling, minor electrical improvements, replacing the kitchen cabinets, including the exhaust fan, plumbing improvements in the kitchen, reinforcing the walls, and reinforcing and replacing the subfloor and flooring and installing commercial vinyl tile; and replacing tub to shower stalls, amongst other necessary improvements to make the home a better living and safe environment for eligible low-income elderly or handicapped families. Below are pictures of a home that was rehabilitated.



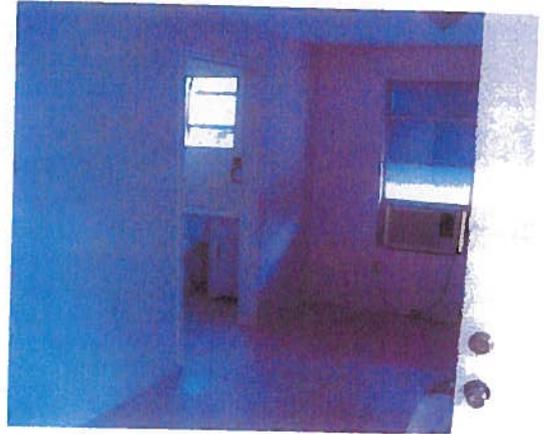
BEFORE Rehab



DURING Rehabilitation



AFTER REHAB



Brownsville Affordable Homeownership Corporation: The City of Brownsville continues to work with the Brownsville Affordable Homeownership Corporation (BAHC) to provide affordable housing in Brownsville, Texas, as a Community Housing & Development Organization (CHDO). During fiscal year 2006-2007, the BAHC completed seven homes, using \$193,012 of HOME funds. The total number of beneficiaries was twenty-three (23) individuals. By the end of fiscal year 2007-2008, the BAHC completed 14 additional homes and purchased 26 lots throughout the city of Brownsville, to build affordable energy efficient homes for first-time homebuyers. The BAHC used \$436,259 of HOME funds from FY2004/2005 to build the 14 additional homes they sold this reporting period, and \$424,730 of HOME funds from FY2006/2007 to purchase the 26 lots. These funds are all CHDO Set-A-Side funds that meet the 15% minimum allocation requirement for each fiscal year. The total number of beneficiaries assisted last year was 60 individuals, which were all below the 80% of the median family income. Because approval of the fiscal year grant award did not give automatic approval to the specific projects identified in the Action Plan submitted and all proposed HOME projects must be approved by HUD prior to commitment and setup in IDIS, funds from previous years, including funds from this reporting period, have funded these activities. Although this CHDO is a fairly new corporation, they have made good accomplishments and have been able to leverage over \$800,000 last year. Also, they built and sold 14 affordable housing units last year that included energy efficient and green components. In 2006-2007, BAHC began including such components to the houses built and have continued this green effort. This will assist the homebuyers save money on their energy bills and blend in with the energy efficient and green building efforts supported by HUD. As it was previously mentioned, the BAHC has entered the Builders Challenge that was posed by the U.S. Department of Energy to the homebuilding industry to build 220,000 high performance homes by 2012. The qualified homes must achieve a 70 or better on the Energy Smart Home Scale (E-Scale), meaning that they will use at least 30% less energy than a typical new home built to code. As pioneer partners with Building America, the BAHC has undertaken a project to build sixty affordable homes that meet the U.S. Department of Energy's (DOE) Builder Challenge. The homes feature 1,172 to 1,406 square feet, single story, slab on grade Single Family detached dwellings, 85% or more compact fluorescent lighting, Low-E Windows, fresh air filter, 16-SEER air conditioner, MERV 8 Filter; radiant barrier decking; 100% tile floor – thermal mass; leak free duct work, sealed with mastic; rock wool insulation; R-13 Thermal insulated Energy Star insulation for walls; R-44 insulation in attic; and exhaust fan vented to exterior of home.



Green Building Initiative

1172 – 1406 square feet, single story, slab on grade
Single family detached dwellings

Fresh Air Filter

16 SEER Air Conditioner

MERV 8 Filter

85% or more compact fluorescent lighting

Low-E Windows (U-Factor 0.50/Solar Heat Gain 0.36)

Radiant Barrier Decking

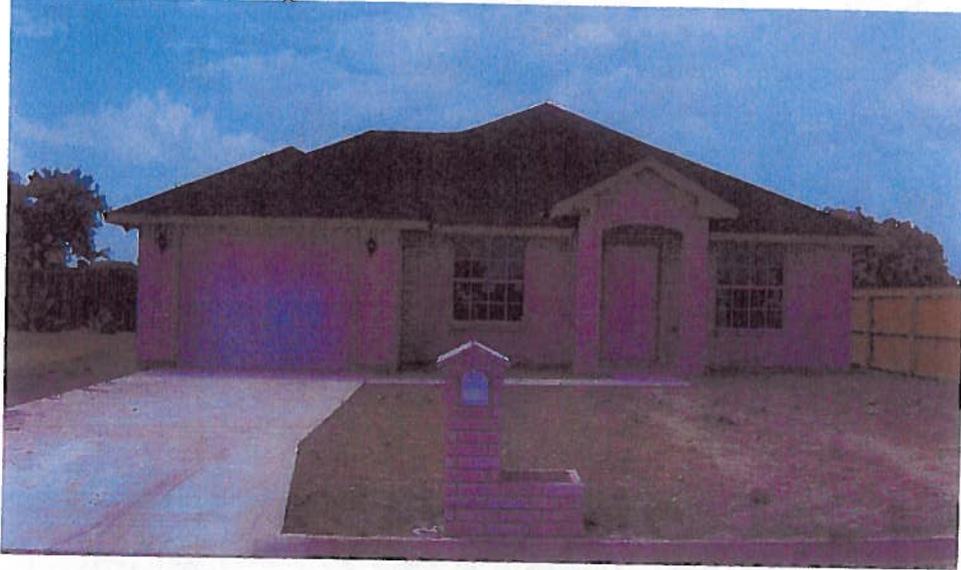
100% tile floor (Thermal Mass)

Currently BAHC has forty one (41) homes that have been built using Green Building techniques and twenty (20) of those homes have already been rated at 70 HERS or below. BAHC has continued to do follow-up visits with the families in hope to gain some additional knowledge as to the outcomes of building green as it relates to energy costs. In two samples that were taken, the homeowners were asked to share information about their utility bills during the hottest months of the year when their air conditioner is working its hardest and when children are home for the summer. They found that in the two-family sample, their utility cost was about \$69.00 a month during the months of June and July. This was exciting information revealed, as it adds value to the Green Building Challenge.

Furthermore, this reporting period (2008-2009), the City allocated \$393,751 of CHDO set-aside HOME funds to BAHC to continue offering affordable and energy efficient housing to low-income eligible first-time homebuyers. In addition, it also allocated \$165,000 of HOME funds (non-CHDO) for its proposed program "Valley Homes for Heroes" that will assist families with veteran(s) of war eligible homeowners to rehabilitate or replace their homes. The project will identify five (5) Military Veterans that need assistance to upgrade their home using green building techniques. Although both of these allocated funds have not been expended, BAHC has had several accomplishments with the continued use of previous allocated HOME funds.

The total housing activity for this fiscal year (2008-2009) that BAHC had is a total of twenty-six (26) properties. It closed two loans (2 homes) that were pending from 2006/2007 contract, and they acquired twenty-three (23) properties for building with 2007-2008 RFP HOME funds. HOME funds expended for these

activities were \$338,469. Below is one of the energy efficient homes built to provide affordable housing.

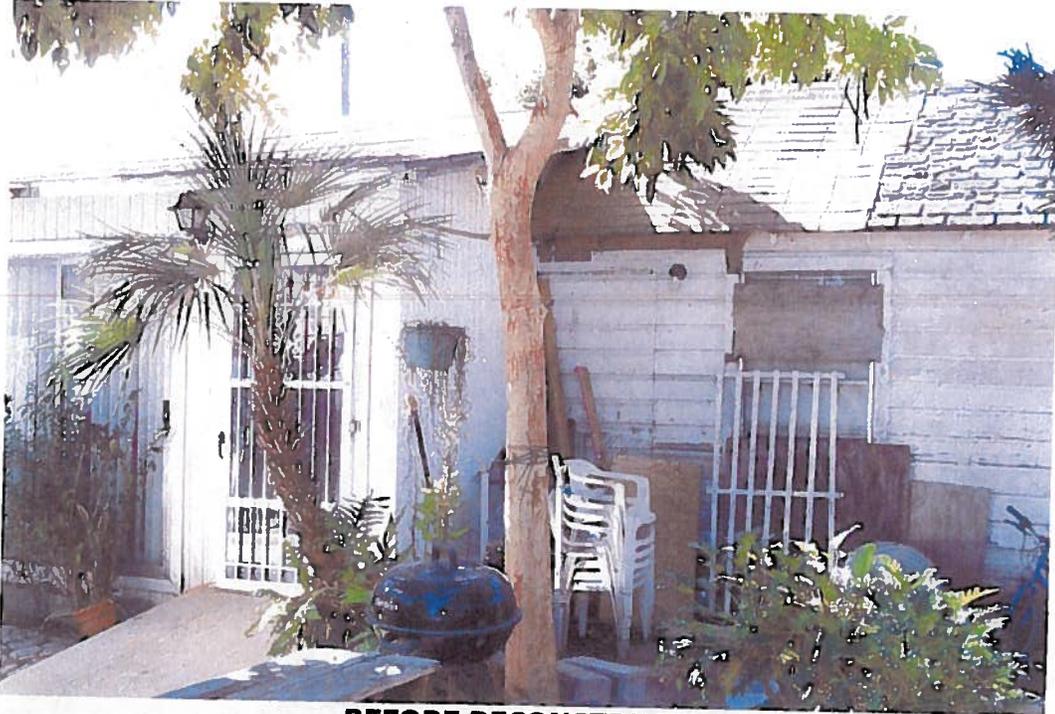


In addition, BAHC also partnered with the local homeless shelter, Ozanam Center to assist them with their transitional housing project, funded with CDBG funds. BAHC was the contractor who built the three (3) transitional homes for Ozanam. These homes were also built as energy efficient units. Below is one of the homes.

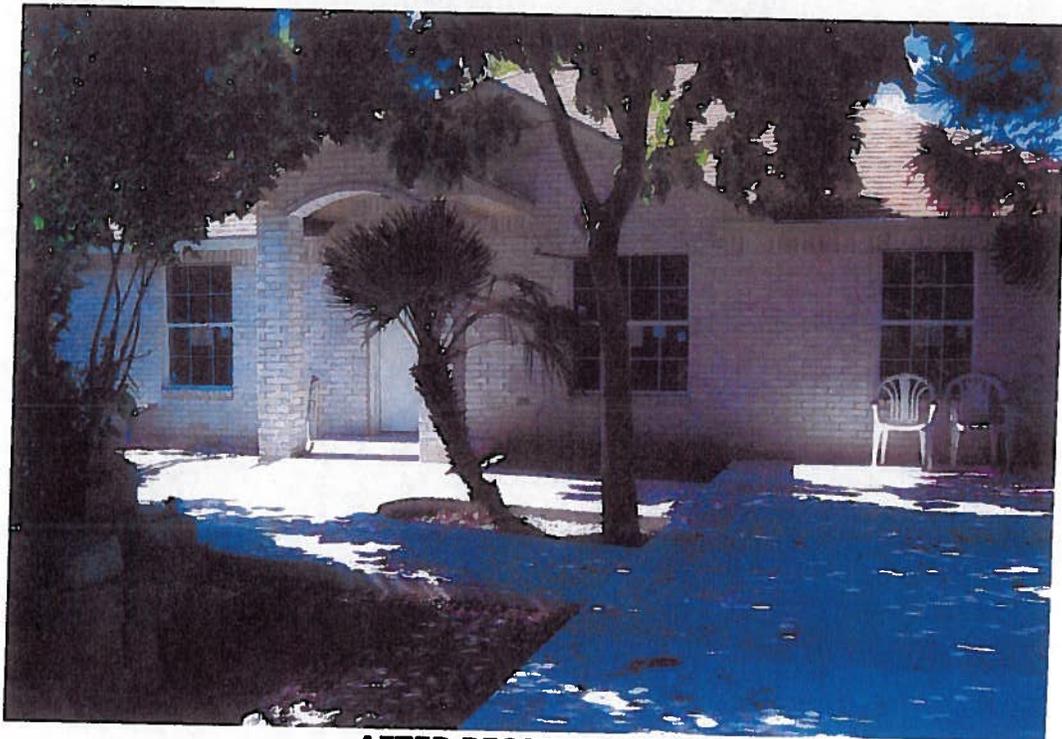


The Ozanam Center will begin transitioning families that are working from the community area into transitional homes on their property where they can begin to learn life skills in homeownership. BAHC will provide their house models as well as their contractors to assist in the project in order to continue the green building trend.

Furthermore, BAHC also reconstructed a home at 245 W. Fronton for a family with a wounded soldier, under the 2007 Veteran's Replacement Housing. HOME funds expended for this effort was \$22,000 and leveraged \$28,000 of private funds. Three low-income individuals were assisted in this effort.



BEFORE RECONSTRUCTION



AFTER RECONSTRUCTION

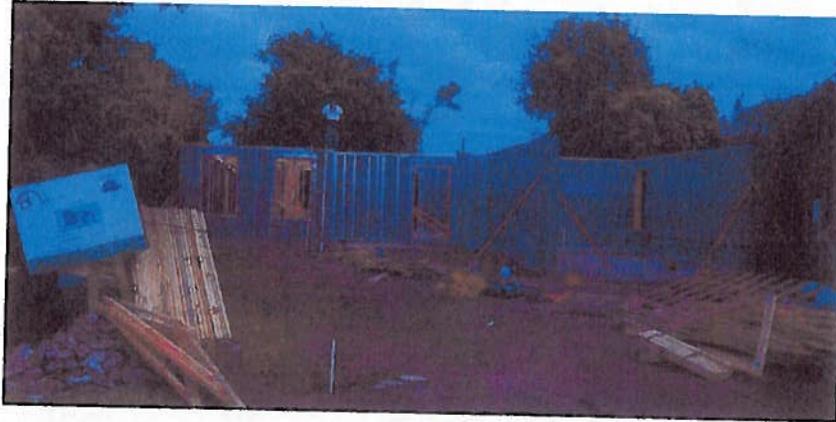
Housing Counseling: The City of Brownsville committed \$28,000 in CDBG funds to Consumer Credit Counseling Services of South Texas (CCCSSTX) for Personnel Salaries to provide housing counseling – financial literacy and housing education classes - to possible first-time homebuyers in Brownsville, Texas. CCCSSTX proposed to provide housing counseling to 80 households. This program addressed a variety of housing counseling needs, including housing, pre- and post-purchase, home equity, delinquency, mortgage default, homeownership retention, and loss mitigation counseling. This fiscal year (2008/2009), CCCSSTX assisted a total of 301 individuals with housing counseling and expended/reimbursed a total of \$29,456.

Stegeman Building – Acquisition, Rehab, and Housing Project: The City of Brownsville committed \$500,000 in CDBG funds, \$176,247 in proposed HOME funds, and \$99,410 from a Special Project Grant for this project. In 2005/2006, the City acquired the Stegeman Building with CDBG funds in the amount of \$435,000.41. The balance of CDBG funds will be used for the environmental and other soft costs. The building is located on the corner of 11th and Washington Street. This building will be rehabilitated for mixed use, to provide retail space(s) on the first floor and multi-family rental affordable housing on the second floor. The Stegeman Building project was structured to be completed in two phases. Phase I consists of the feasibility of the project which includes drawings of the current building, inside and out, a structural assessment, and a cost estimate. Phase II consists of renditions of the proposed project, plans for the proposed renovation, and hiring a project manager. Phase I has been completed. Phase II has been started with the City in the process of hiring a project manager to complete the other stages. No funding was expended this fiscal year.

Land Acquisition & Single Family Construction: The City of Brownsville expended \$137,500 of HOME funds from the 2004/2005 fiscal year grant awards for the acquisition of Single Family properties that have been foreclosed in the city of Brownsville. This project provided HOME funding for the City of Brownsville to acquire foreclosed lots that will be used to build Single Family Affordable Housing in Brownsville. The proposed number of lots to acquire was twelve (12) and the actual lots acquired during reporting period 2006-2007 are seven. The City of Brownsville is still working in getting the properties transferred to the City of Brownsville and have thus not completed this activity.

Architects For Charity Of Texas, Inc.: The City of Brownsville has contracted with Architects for Charity of Texas, Inc. (ACT), a 501(c)(3) Public Charity of the Internal Revenue Code and a Texas Corporation; to build five (5) energy efficient and affordable homes in five of the seven lots that were purchased with HOME funds. The program provides for the construction loan and the permanent loan to eligible first-time homebuyers with a family income at or below 80% of the area median family income (MFI). The families assisted have been targeted to assist one family with an annual income at or below 50%, three families at or below 60%, and one (1) family at or below 80% of the MFI. The contractor will work with low-income families that may have credit problems and thus may not be able to obtain a conventional loan that is affordable to the homebuyer. Eligible applicants were selected based on their housing need, their ability to repay the mortgage, and their willingness to collaborate in the design and building of their home, as this is a self-help program. A request for applications was advertised in the local newspaper and posted in public buildings; 21 applications were taken and reviewed by a selection committee (comprised of (1)

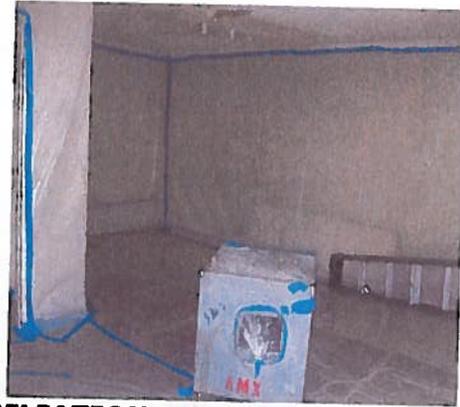
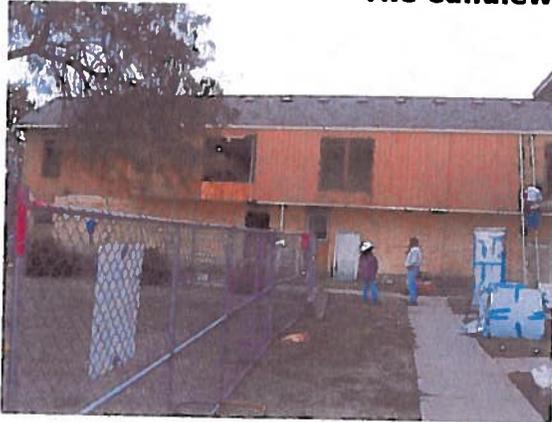
ACT CEO, (2) 3 Planning staff, and (3) a BCAC member). Five applicants were selected. Three homes of the five are now under construction. Expenditures for this reporting period (2008-2009) include the construction costs for Stage 1 of the construction; a total of \$132,765.88 in HOME funds was expended.



Housing Projects: In fiscal year 2007-2008, the City of Brownsville put out a Request for Proposals (RFP) for additional Housing Projects, which will also provide affordable housing programs that will benefit low-income families with an annual household income of 80% or less of the area median family income. This resulted in the following projects being approved for funding in the amount of \$1,600,000 of HOME funds:

Candlewick Townhomes – The Candlewick community is centrally located in the city of Brownsville. This is a project-based Section 8 affordably housing community. It is a multi-family rental project and Low-Income Housing Tax Credit project that is rehabilitating 132 affordable rental apartments in Brownsville. The property consists of 16 one-bedroom one bath units each at 635 square feet; 58 two-bedroom units. two-bedroom one and a half bath units, each at 924 square feet; 58 three-bedroom, one and a half bath units, each at 1,015 square feet; and a clubhouse/ office. The community's amenities include, covered parking, energy-star appliances, double-pane windows, on-site laundry facilities, playground, sport-court, security parameter fencing, 24/7 maintenance service, and large swimming pool. Candlewick is undergoing a major rehabilitation with a budget of \$7,490,021.

The City of Brownsville allocated up to \$400,000 from FY 2007-2008 and up to \$400,000 from the RFP (old, unused funds); and contracted with the Brownsville Housing Finance Corporation (BHFC) to rehab this multi-family development. Forty (40) units were designated as HOME-assisted units. There are currently 10 elderly families; 12 single-parent families; and 18 two-parent families (head of households) that occupy these HOME units. The average annual gross income for these families is \$11,346, and the average area median income would be 29%. All of the families housed in these HOME units have a Hispanic ethnicity and their race is White. This reporting period, a total of \$587,145.67 of HOME funds has been expended in this project. Currently, the project is approximately 65% completed and is scheduled to be completed by early January 2010. Below are pictures of the project.

The Candlewick Project**DURING REHABILITATION****AFTER REHAB**

- 1) **Champion Homes at St. Tropez** – This project was allocated \$300,000. It is a Single-Family, New Construction project that will be a lease purchase project. The development will consist of 25 Single-Family homes, which will all be located in a subdivision north of Ruben Torres Boulevard (a/k/a FM802), between Dana Road and Old Port Isabel Road. No funds have been expended this reporting period, as the developer/applicant has not followed-through with this project.

- 2) **Sanchez/Vela Subdivision** – This project is also a Single-Family, New Construction development that was developed as a Lease-Purchase project. This project proposed to build 27 Single-Family, 3-bedroom homes to be built at the Sanchez/Vela Subdivision on the west side of Brownsville. These homes will be built to comply with Energy Star requirements. The City of Brownsville allocated \$243,000 from the RFP HOME funds for this project, which is expected to leverage over \$2.3 million of private funds. This is a Brownsville Housing Authority initiated project being developed through the Brownsville Housing Finance Corporation. An agreement has already been executed this reporting period, but the applicant has requested the agreement be revised to a construction loan instead of a down payment assistance type of program. No funds have been expended this reporting period as details are still being worked out in drafting the revised agreement as newly proposed.
- 3) **Energy Efficient Homes** – This project is a proposed development from the Brownsville Affordable Homeownership Corporation. It is also a Single-Family, New Construction project that will build twenty-two (22) affordable, Energy Efficient homes throughout the city of Brownsville. The City of Brownsville allocated \$315,000 through the RFP HOME funds towards this project. BAHC has purchased twenty-three lots within the city of Brownsville for this effort. Expenditures for the land acquisition were \$314,188, which will be disseminated to low-income homebuyers through direct assistance. These accomplishments have been reported in the narrative for the Brownsville Affordable Homeownership Corporation (BAHC) in previous pages.
- 4) **Hispania Development** – This project is a Single-Family, New Construction development. The project proposes to provide up to \$9,000 of down payment and closing costs to thirty-eight (38) eligible families, first-time homebuyers, to assist in purchasing their home. The developer will use the same process as the Brownsville Down Payment Assistance Program (BDPAP) and will channel the eligible applications through the City of Brownsville, as listed in the BDPAP guidelines. The City of Brownsville allocated \$342,000 for this project. No funds were expended this reporting period. Agreement details are being drafted to include all requirements set by the Housing committee.

	Number of Housing Units		Median Family Income (at or below)			Resources used during Oct. 1, 2007 – Sep. 30, 2008	
	Proposed	Actual	50%	60%	80%	CDBG	HOME
AFFORDABLE RENTAL HOUSING							
Production of New Units	0	0	0	0	0	\$0	\$0
Rehabilitation of Existing Units	132	90	28	23	39	\$0	\$587,145.67
AFFORDABLE OWNER HOUSING							
Production of New Units	22	5	3	0	2	\$0	\$156,766
Rehabilitation of Existing Units	25	10	10	---	---	\$207,918	\$0
Homebuyer Assistance	50	35	6	8	21	\$0	\$357,500

TOTAL	229	140	47	31	62	\$207,918	\$1,104,411.67
Housing Counseling	80	301			301	\$29,456	\$0

NOTE: Housing Counseling counts Individuals not Housing Units.

- Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

The City of Brownsville provides affordable housing that meets the Section 215 definition of affordable housing for rental and owner households, as required by HUD. All housing projects funded with CDBG or HOME funds are required to meet these requirements. Thus, the housing projects mentioned and listed throughout the report (CAPER) have already been reported, comparing actual accomplishments with proposed goals during this reporting period.

- Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

The City of Brownsville is currently assisting families rehabilitate homeowner-occupied housing units for the elderly and/or handicap. In addition, the City of Brownsville also has a Replacement Homes program. This program will also benefit the elderly and/or handicap that cannot be assisted through the Rehab program because the cost to rehabilitate the home will exceed the program's maximum amount of assistance.

Public Housing Strategy

- Describe actions taken during the last year to improve public housing and resident initiatives.*

Program Year 4 (2008-2009) CAPER Public Housing Strategy response:

The Brownsville housing Authority (BHA) administers the Low-Rent housing and Section 8 programs. These programs are instrumental in preventing homelessness among extremely low-income families. At the present time, the BHA provides an estimated 856 public housing units through its low-rent Housing Program. The number of public housing units increased by 24%, though many of the older units were demolished and the property sold. An estimated 2015 Section 8 Vouchers are also being utilized in scattered-site housing within the city limits. In the 1980's 45 units were Moderately Rehabilitated and are still in use as public housing. Housing specifically geared for special needs population such as the elderly or people with disabilities are also included in these figures.

Each of BHA's Asset Management Projects (AMP) has a resident management council through which residents can become involved in the decision making that affects their public housing units. The BHA facilitates the selection of the councils and encourages residents to participate in council activities and in the general management of their AMP. The BHA will continue to promote involvement by the council in management of all AMP's and will look at forming new partnerships with community agencies to provide services that encourage and assist residents with

achieving self-sufficiency . For 2006-2008 reporting period, thirteen (13) families have completed the process and become homeowners. For 2008-2009 one (1) family has moved into homeownership.

There has been an increasingly proactive effort to enable residents of the Housing Authority to break the cycle of poverty and move towards greater self-sufficiency. The role of the Housing Authority continues to evolve into one that addresses the needs of public housing residents in a holistic manner, taking into account their educational, employment, health, and social service needs. The Housing Authority either develops its own programs or coordinates services with other providers to meet these needs. In many cases, these essential services are already available in the community, the role of the Housing Authority is to serve as the facilitator and coordinate the delivery of these services to the public housing property to make them more accessible for residents.

The Brownsville Housing Authority coordinates with the HOME Program to provide homeownership opportunities to residents of the low-rent Housing Program, and Section 8 programs. In 2008-2009, twenty-seven (27) families from the Section 8 voucher program were approved to purchase homes using their Section 8 voucher to pay towards their monthly mortgage payment. Since this program started in 2003 a grand total of 65 families from Section 8 have become homeowners. Twelve (12) others have moved on to self sufficiency without Housing assistance. Currently five (5) families are participating in or preparing to move towards home ownership.

The future continues to holds even more opportunities for families in the Section 8 Section. The United Way continues to provide an opportunity for families to participate in an IRA Account asset building program affording the families an additional \$6,000 in down payment assistance. The Brownsville Housing Authority staff, continues to work with the families and have made contact with local lenders and prepares and assists families to become homeowners using the Section 8 voucher as part of their mortgage payment. These families became homeowners immediately, as opposed to waiting in a lease program. This program has been considered a great success.

The City continues to encourage the Housing Authority administrator to refer potential homebuyers presently residing in low-rent housing or Section 8 housing to seek out the services of different organizations. The Section 8 program Administrator is so committed to assisting families to become self-sufficient that a Housing Counselor was hired in 2007 to help with this process. For 2008-2009 this counselor has provided one-on-one housing counseling assistance to twelve (12) Section 8 families. These families have received credit reports, credit repair counseling, pre-purchase counseling and finally Homeownership training.

According to the City's recent consultations with PHA's, there are an estimated 404 families on the Public Housing waiting list and 570 families on the Section 8 Voucher waiting list, for a total of 974 households on local waiting lists in Brownsville. This number illustrates that the current demand for housing assistance far exceeds the ability of the Brownsville Housing Authority to meet this growing demand. Recent State projections indicate that this gap will surely widen into the foreseeable future as the city's population growth outpaces the ability of government social service programs to respond to this growth.

The City of Brownsville is pleased to report that the Brownsville Housing Authority is designated as "HIGH Performers" by HUD. The City is continuing to examine opportunities for leveraging its housing and community development funds with the BHA to provide other public services and to expand homeownership opportunities.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 4 (2008-2009) CAPER Barriers to Affordable Housing response:

In accordance with HOME regulations at 24 CFR Section 92.351, and in furtherance of the City of Brownsville's commitment to non-discrimination and equal opportunity in housing, the City of Brownsville has established procedures to affirmatively market units rehabilitated, acquired, or constructed under the HOME Investment Partnerships Program. These procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968, Fair Housing Act, Executive Order 11063, and HUD regulations issued pursuant thereto. The City believes that individuals of similar economic levels in the same housing market should have a like range of housing choices regardless of race, color, religion, sex, national origin, familial status, or handicap available to them.

In order to eliminate the barriers to affordable housing this reporting period (October 1, 2008 to September 30, 2009), the City of Brownsville was able to participated in two (2) housings fairs this reporting period in order to increase the targeted market participation in the various affordable housing programs funded with CDBG and HOME funds, such as the Brownsville Down Payment Assistance Program and the City's Homeowner Rehabilitation Program. Each fair was conducted in a different part of the city in order to reach and make it easy access to the citizens in Brownsville. In addition, City staff does outreach to local lenders by attending the monthly Board of Realtors luncheons, or any other local event that provides opportunities to meet and speak with lenders about our program. The realtors are the ones selling the homes. If the buyer wants to use a particular lender that is not on our list, we provide that lender the opportunity to become a participating lender. The City also does advertising in the local newspaper (The Brownsville Herald) as well as in the weekly local Bargain Book. These advertisements list each of the participating lenders along with their names and phone numbers for families to contact them personally. The lenders are not listed in any particular order and no preference is given.

The City of Brownsville funded the following activities in order to provide affordable housing to low-income families this reporting period (2008/2009):

Housing Table 13 – SUMMARY OF ACTIONS TO ELIMINATE BARRIERS			
Type of Project	Committed	Funded	Source of Funding
Housing Counseling	\$28,000	\$29,456	CDBG
Affordable Housing	\$558,751	\$471,234	HOME
Rehab Homeowner	\$945,000	\$207,918	CDBG
Acquisition/Rehab MF Rental	\$800,000	\$587,146	HOME
Down Payment Assistance	\$500,000	\$357,500	HOME/ADDI
TOTAL	\$2,831,751	\$1,653,254	CDBG/HOME/ADDI

CCCS provided classes that give an overview of various programs available to residents who may be interested in purchasing their first home. It includes information about credit counseling, savings programs, and money management. All materials are available in English and Spanish. This improves the first time homebuyers to increase their credit score ratings and improve their financial management. By the end of this reporting period they expended \$29,456.

The City of Brownsville also allocated HOME funding for the Brownsville Affordable Homeownership Corporation (BAHC) so that they would be able to produce and provide affordable housing to eligible first time homebuyers in the city of Brownsville. The Brownsville Affordable Homeownership Corporation (BAHC) operating as a CHDO was funded HOME funds to continue producing and providing affordable housing to first time homebuyers with an income at or below 80%. The BAHC has assisted families by making the home affordable and making it possible for the families to afford the purchase and realizing the American Dream; and now the BAHC has gone further by making these homes energy efficient and certified as Energy Star homes. This helps the families save money on their energy bill. Homeowners with lower utility bills have more money in their pockets each month. Also, energy efficient components may also provide more value to a home.

In compliance with 24 CFR 92.254 and for the purpose of insuring that a HOME assisted unit remains affordable, the City of Brownsville adopted the following recapture policy:

Table 14

Homeownership Assistance HOME amount per-unit	Minimum Period of Affordability in Years
Under \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Over \$40,000	15 Years

- A. The HOME and CDBG assisted housing unit must meet the affordability requirements for no less than the applicable period specified above.
- B. Recapture requirements are used to ensure that all or a portion of the Direct HOME Subsidy be recuperated if the housing does not continue to be the principal residence of the family for the duration of the period of affordability or if the HOME recipient decides to sell the house within the affordability period at whatever price the market will bear.
- C. To ensure that each HOME-assisted unit's affordability is not lost upon sale during the term of the restriction, a lien for the HOME assisted/investment amount, at a zero percent (0%) interest rate, shall be created on the assisted property. This lien shall remain due in full during the respective period, but shall terminate after fulfilling the minimum affordability period.
- D. However, in the event of a sale during the same affordability period, net proceeds of the sale will be first directed to satisfy the primary lien, and then the second lien, which signifies the HOME assistance/investment. If the net proceeds are not sufficient to satisfy the second lien, the amount of HOME funds to be recaptured through the second lien will be the amount available from the net sales proceeds.

The City of Brownsville also acquired the Stegman building located on the corner of 11th and Washington Street in Brownsville with CDBG funds in order to eliminate barriers to affordable housing. The City plans to rehabilitate this building. It will be a mixed use rental building. The first floor will be rehabilitated with a Special Purpose Grant and CDBG funds to be used for retail space to provide economic development and the second floor will be designed to be used for affordable housing. HOME and CDBG funds will be used to assist in rehabilitating the Stegman Building.

In order to remove economic barriers to affordable housing, including unreachable down payment requirements for first-time homebuyers as well as closing costs, and increasing insurance policies, the City of Brownsville developed the Brownsville Down Payment Assistance Program which provided funding to eligible first-time homebuyers in Brownsville. Eligibility is based on projected household income for the next twelve months. The income limits used are those provided by HUD. The amount of assistance is up to \$14,500. The family may be eligible if the household income level falls within one of the categories listed below:

Table 15

% of the Median Family Income	Amount of Assistance
50% of MFI or less	\$14,500
51-60% of MFI or less	\$11,500
61-80% of MFI or less	\$8,500

The First-time Homebuyer must also invest \$1,000 as part of their Family Participation to commence the application process for financing and will be deposited with the escrow company.

The City of Brownsville took all these actions mentioned above this reporting period in order to eliminate barriers to affordable housing.

HOME/ American Dream Down Payment Initiative (ADDI)

Program Year 4 (2008-2009) CAPER HOME/ADDI Questions/response:

1. *Assessment of Relationship of HOME Funds to Goals and Objectives*
 - a. *Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.*

The City of Brownsville received only \$5,031 of ADDI funds this reporting period (2008-2009). These funds have been allocated to be used as part of the City's Brownsville Down Payment Assistance Program. All funds have been used toward this effort. One (1) family was assisted.

2. *HOME Match Report*
 - a. *Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.*

NOT APPLICABLE. As an economically distressed area, the City of Brownsville has been waived from its HOME matching requirements.

3. *HOME MBE and WBE Report*

- a. *Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).*

All contracts that the City of Brownsville has awarded using HOME funds (ADDI funds do not apply, as these funds are used for direct assistance) have been with Minority Business Enterprises, as they are all owned or managed by Hispanics.

4. *Assessments*

- a. *Detail results of on-site inspections of rental housing.*

NOT APPLICABLE. Assistance provided is only for first-time homebuyers.

- b. *Describe the HOME jurisdiction's affirmative marketing actions.*

The City of Brownsville provides notification of its housing programs through the local newspaper, scheduled public hearings, and housing fairs. The HUD affirmative marketing logos are used in all advertisements, pamphlets, information, applications disseminated.

- c. *Describe outreach to minority and women owned businesses.*

ADDI funds are targeted to first-time homebuyers. No funding is provided to businesses. All funds are for project delivery.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook. Questions and Required Information:

1. *Identify actions taken to address needs of homeless persons.*
2. *Identify actions to help homeless persons make the transition to permanent housing and independent living.*
2. *Identify new Federal resources obtained from Homeless SuperNOFA.*

Program Year 1 CAPER Homeless Needs response:

1. The City of Brownsville is a recipient of CDBG, HOME, ESG and Texas Department of Housing and Community Affairs – Emergency Shelter Grant Program funds. During FY 2008/09, the City of Brownsville continued to use funds to address the needs of homeless individuals and their families by supporting the operations of homeless service providers.

The City used its CDBG, HOME, and ESG funds to assist in preventing homelessness by:

- Supporting rehabilitation program throughout the City to provide safe, decent, and affordable housing for low-income individuals, at risk of becoming homeless (usually the elderly and disabled),
- Funding social service organizations that provide referral services for local residents, and
- Continue working on the transitional housing project at the Ozanam Center to provide safe, decent, and affordable housing for low-income individuals, families and victims of domestic violence.

Specifically, the City of Brownsville contracts with Friendship of Women, Good Neighbor Settlement House, and Ozanam Center under its ESG program.

- ESG funds were used by the Friendship of Women, Inc. to provide essential services and fund operations expenses to the only Family Violence Center in the City that provides emergency shelter and supportive services to victims of abuse. This project provided Emergency Shelter to 208 individuals.
- ESG funding were used by the Good Neighbor Settlement House (GNSH) to pay partial operations costs for delivery of essential services to the unemployed, underemployed, and homeless men, women, and children in the community. Good Neighbor Settlement House provides three hot meals a day (Monday through Friday), daily shower facilities, and clothes for the homeless and emergency pantry assistance. GNSH also provided after school tutoring and summer programs. This project served 4,604 people.
- ESG funds were also, used to fund a portion of the operating expenses of the largest homeless shelter south of San Antonio the Ozanam Center, Inc. This included personnel salaries, Contracted Services and Professional Fees, Telephone, Postage, Office Supplies, Printing, Publications, Travel, Equipment Maintenance, Utilities, Insurance, and Supplies. The project provided Emergency Shelter services with a combination of services such as emergency food pantry, English classes, clothing, limited medical attention, and a soup kitchen to 7,675 individuals.

2. The Texas Homeless Network continues to provide guidance for the regional Continuum of CARE to Cameron County Homeless Partnership and the installation of the Homeless Management Information System. The City of Brownsville Continuum of Care system is active, inclusive, comprehensive, and responsive to the needs of the various local provider organizations and the clients they serve by taking an active approach to combat conditions that stem from high rates of poverty, crime and unemployment. Since 1988 the Los Vecinos Coalition was formed recognizing that a gap in these services exists, as well as other gaps. The local coalition consists of five members; two shelters, one homeless service provider, and three Social Service Providers. Services provided by these agencies include meals, clothing, outreach services, literacy classes, parenting counseling, financial counseling, emergency shelter and shelter for abused and neglected children and Spouses.

The City of Brownsville and Los Vecinos Coalition continue to work on obtaining transitional housing units. The partnership has been successful in obtaining one (1) home that is presently being use as a transitional home and three additional

transitional homes that are 80% completed at the Ozanam Center location and should be in full operation by third quarter of the FY 2009. The overall objective is to provide a family with residential stability for a maximum of twenty four (24) months. The coalition does this by providing them with assistance to increase their employment skills, educational skills, and budget skills to help individuals transition from homelessness to greater self-sufficiency. The group also continues with their effort of soliciting funds from various foundations, and private donations, as well as various local funding programs.

Several important actions to meeting the needs of the homeless and underserved to make the transition to permanent housing and independent living are: 1.) continue stronger focus on preventing homelessness, 2.) continue improvement of coordination of services, 3.) continue working on obtaining transitional homes 4.) Continue educating individual on managing their finances, 5.) Remain compliant with program and comprehensive planning requirements.

The following actions were taken to implement the overall strategic plan during the program year.

In FY 2008-2009, the City of Brownsville continued to support the operations of the following emergency shelters/homeless service providers with ESG funds. In the 2008 program year a total of \$144,657 for Public Services was awarded as follows: The Ozanam Center was awarded \$69,399 the Friendship of Women was awarded \$43,846 and the Good Neighbor Settlement House was awarded \$31,412.

In addition the City during the program year continued to support the prevention of homelessness by writing the Texas Department of Housing and Community Affairs (TDHCA) –Emergency Shelter Program Grant Program (ESGP) for the Los Vecinos Coalition. As a result, the City in FY2008-2009 was awarded a total of \$240,000 of TDHCA-ESGP funds for Homelessness services. The City in turn funded the Los Vecinos Coalition members as follow:

- a. Awarded Friendship of Women \$66,901 to provide continues support for the Family Violence emergency shelter, supportive services, and homeless prevention funding to victims of abuse.
- b. Awarded Ozanam Center \$149,388 for operations, essential services, supportive services, and homeless prevention funding support for the emergency shelter.
- c. Awarded Consumer Credit Counseling Services of South Texas \$23,711 for operating expenses and Essential Services (Counselors) to provide financial literacy, debt managing assistance, and housing education to 1st time home owners to prevent homelessness.

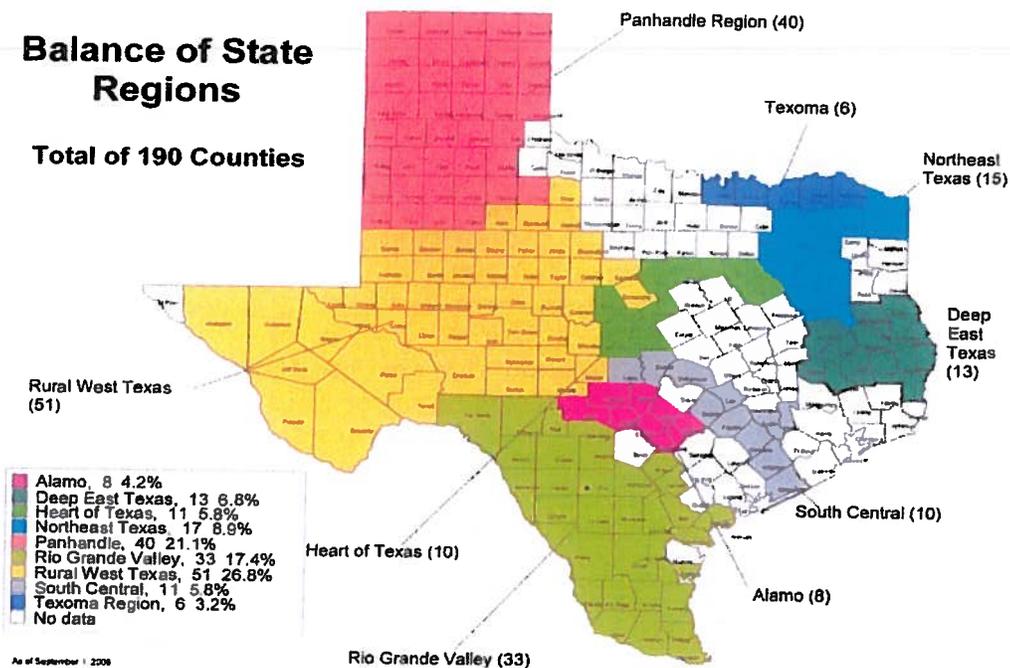
3. *The City of Brownsville continues to support HUD SuperNOFA application that will be submitted by the Texas Homeless Network (THN).*

We are in the fourth year of Balance of State Continuum of Care (BoS CoC) planning process. In 2007, One hundred ninety (190) Texas Counties were covered by the Balance of State CoC thereby allowing, for the first time, every county in the state of Texas the opportunity to participate in a local CoC planning group and benefit from the funds HUD has made available to the state.

In 2006 THN applied for Homeless Management Information Systems (HMIS) operating funds on behalf of Balance of State communities and was awarded HUD funding and statewide implementation of HMIS at BoS agencies started in the spring of 2008. HMIS is a software application designed to record and store client-level information on the characteristics and service needs of homeless persons throughout a CoC jurisdiction.

Below is a map with the 190 counties in the nine (9) regions that make up the joined Balance of State in Texas.

Map 2



Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

CAPER Specific Housing Prevention Elements response:

The City of Brownsville is a recipient of CDBG, HOME, and ESG funds. During FY 2008/09, the City of Brownsville will continue to use its funds to address the needs of homeless individuals and their families by supporting the operations of homeless service providers.

The City used its CDBG, HOME, ESG and TDHCA-ESGP funds to assist in preventing homelessness by:

- Supporting housing rehabilitation programs for extremely low-income persons at risk of becoming homeless (usually the elderly and disabled),
- Supporting Emergency Shelters who provide assistance to those in need of temporary housing, shelter or are at risk of becoming homeless,
- Supporting the prevention of homelessness through employment opportunities,
- Funding social service organizations that provide supportive services and referral services to local service providers
- Working on rehabilitation and reconstruction of rental units throughout the City to provide safe, decent, and affordable rental housing for low-income individuals, families and victims of domestic violence.

Emergency Shelter Grants (ESG)

1. *Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).*
2. *Assessment of Relationship of ESG Funds to Goals and Objectives*
 - a. *Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.*
 - b. *Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.*
3. *Matching Resources*
 - a. *Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.*
4. *State Method of Distribution*
 - a. *States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.*
5. *Activity and Beneficiary Data*
 - a. *Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.*
 - b. *Homeless Discharge Coordination*
 - i. *As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.*

- c. *Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.*

Program Year 4 (2008-2009) CAPER ESG response:

1. The ESG program is set out to be used to shelter homeless clients and for those living in the street. The program has evolved from a strictly crisis-oriented program into one stage of a continuum of care process to reintegrate individuals and families back into society. As an entitlement community, Brownsville was awarded \$144,657 in ESG funds in fiscal year 2008/2009.
- ESG funding for Friendship of Women, Inc., a domestic violence shelter, provides victims of domestic violence with assistance in order to create a new beginning free from homelessness, abuse, and neglect. FOW provides multiple education and prevention services at no charge to clients. Some components of FOW services include 24 hrs. Hotline, emergency shelter for a maximum of 45 days, counseling services, advocacy, community education and referrals to community services to meet the essential needs of clients. FOW is located at an undisclosed location in the City of Brownsville, and serves other small rural communities within Southern Cameron County. FOW occupancy consists of 19 beds.
 - ESG funding for the Good Neighbor Settlement House (GNSH) provided services to homeless individuals and residents in one of the poorest and oldest sections of the City of Brownsville, the Buena Vida neighborhood. GNSH is a multi-service center that provides daily hot meals, showers, clothing, and access to medical services, referrals to social services and other supportive services to individuals and families in crisis. GNSH also offers classes for adults, summer programs for youth, and after school tutoring during the school year. Other service providers provide HIV/AIDS and diabetes testing at the GNSH facility. This faith-based agency is supported thorough the Methodist Church's "Global Ministries" Organization.
 - ESG funding for the Ozanam Center, Inc., the only overnight shelter in the City and the largest shelter south of San Antonio. The Ozanam Center provides residents with emergency stay for up to thirty (30) days. Ozanam Center has a capacity to house 205 individuals including 6 family units that are used to house families. Other services provided by the center are meals, clothing, and food pantry for local residents. There is also a full-time Social Worker on board who connects families to other community resources they may need. The goal of the Ozanam Center is to assist families to move toward self-sufficiency as smoothly and quickly as possible.
2. As pointed out in the Consolidated Plan and Strategy, while the contributing agents to homelessness are the same locally as those that are apparent nationally, the dilemma of homelessness within the City of Brownsville presents a different picture than is normally depicted. Brownsville does not have a widespread incidence of people sleeping in parked vehicles, under bridges, in community parks or other public places. While some street-corner beggars claim homelessness, their numbers are not large and are generally concentrated in few locations.

The relatively low number of "non-emergency" homeless in Brownsville, as well as in the entire Rio Grande Valley, can be at least partially explained by the

culture. Primarily Hispanic, Valley residents emphasize the importance of the family. Young people tend to remain in the area to raise their own families in close proximity to parents, grandparents, uncles and aunts. These extended families tend to shelter relatives and close friends rather than allow them to be homeless and live in the streets. Naturally, overcrowding cannot be completely attributed to this trait; however, it is undeniable that cultural factors do influence local conditions, and what might be a homeless problem elsewhere can be transmuted into a problem of overcrowded or "at-risk" conditions in the City of Brownsville.

This supports the continue belief that homelessness, although an extremely severe predicament, often exists hidden from public view. Local counts have resulted in a wide range of estimations of the homeless population in the Brownsville Area. Additionally, these surveys often do not reach areas that the homeless use as shelter, such as abandoned buildings. The homeless may also move from various shelters and locations as they seek more opportunities, further complicating the estimation of the homeless population.

In addition, attempts to establish the number of homeless who are: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted, homeless youth, and /or diagnosed with HIV/AIDS have also not resulted in reliable figures. The city will continue to identify and assess homeless persons in these situations to determine the resources that must be directed at the problem.

The City of Brownsville also recognizes homelessness as an issue in need of attention. However, a general lack of funding has been cited most as preventing agencies from assisting citizens in need for this type of service. The need for supportive services, which include counseling, job skills training, rental and utility payment assistance, clothing, childcare, and job referrals, are services most mentioned as being of need for the homeless population.

The needs of families threatened with homelessness are consistent in that the majority are of very low income and have high rent or mortgage payments. The frail elderly and general elderly households are most likely to fall under this category and will typically have limited ability to provide for themselves. Disabled persons have difficulty in finding housing that provides accessibility and in most cases, the housing in which they currently reside has limited accessibility. Single head of households with children are also represented under this category, as are large families, and typically are paying over 50% or more of their household income for rent or a mortgage. In addition, their inability to regularly make rent or mortgage payments adds to their dilemma. In many cases, the dwellings they occupy may not be safe or decent or meet their needs or the minimum housing code.

The sad truth is that one of the fastest growing segments of the homeless population includes families with children. Requests for emergency shelter by families with children in 25 U.S. cities increased by an average of 17 percent between 1999-2000 (U.S. Conference of Mayors, 1998). The same study found that 27 percent of requests for shelter by homeless families were denied in 2000 due to lack of resources. Moreover, 79 percent of the cities surveyed expected an increase in the number of emergency shelter by families with children in the years to come.

Poverty and the lack of affordable housing are another of the principal causes of family homelessness. According to Poverty Status in the 2000 Census, 32.4 percent of all Brownsville families live below the poverty level. Family households

with children under 18 years of age represented 8,652 children or 39 percent of all family households. Families with related children under 5 that lived below poverty accounted for 43.9 percent.

Declining wages and changes in welfare programs also account for increasing poverty among families. Declining wages have put housing out of reach for many families. More than the minimum wage is required to afford a one- or two-bedroom apartment at Fair Market Rent (National Low Income Housing Coalition, 2000). As a result, more families are in need of housing assistance. The time Brownsville families spent on waiting lists for housing grew dramatically. The average time on a waiting list continues to be 6 to 24 months to 1 to 2 years for a Section 8 rental assistance voucher.

Homelessness severely impacts the health and well being of all family members. Children without a home are in fair or poor health twice as often as other children to have higher rates of asthma, ear infections, stomach problems, and speech problems (Better Homes Fund, 1999). Homeless children also experience more mental health problems, such as anxiety, depression, and withdrawal. They are twice as likely to experience hunger, and four times as likely to have delayed development. These illnesses have potentially devastating consequences if not treated early. Additionally, school-age homeless children face barriers to enrolling and attending school, including transportation problems, residency requirements, inability to obtain previous school records, and lack of clothing and school supplies. Homelessness frequently breaks up families.

Some families are separated as a result of shelter policies, which deny access to older boys and fathers. Separations may also be caused by placement of children into foster care when their parents become homeless. In addition, parents may leave their children with relatives and friends in order to protect them from the ordeal of homelessness. To address this situation, Ozanam Center has a women's shelter and men's shelter for homeless persons.

Realizing the detrimental effects homelessness has on the health and well-being of its families, the City has joined neighboring cities and homeless service providers across Cameron County to develop action steps to prevent and eventually put an end to homelessness through the creation of the Cameron County Homeless Partnership (CCHP). The CCHP is working diligently to establish a community-based plan to organize and deliver housing and supportive services to homeless persons as they move toward maximum self-sufficiency and adequate housing by meeting the specific needs of the homeless.

In order to achieve this goal, the Coalition conducted a one-day homeless survey on February 1, 2006. The purpose of this survey was not to get an accurate count of the homeless population, but to gain perspective of what needs are most vital to homeless prevention countywide. Results of the survey were tabulated and suggested that the definition of "homeless" and "at-risk homeless" vary greatly from person to person and provider to provider. The results also indicated that survey participants (the homeless and at-risk homeless population) felt that permanent housing was their greatest need.

Discussions and consultations with area homeless service providers revealed that the need for a more sophisticated and coordinated effort to address the needs of the homeless population is of paramount concern.

Providers reason that it is unlikely that the homeless and at-risk homeless population would not be able to make a successful transition to maximum self-sufficiency and permanent housing without a period of stabilization couple with intense case management, supportive services and transitional housing can provide.

In addition, the needs of this population also include assistance with counseling services, childcare, transitional housing, health care, drug and alcohol detoxification, classes on parenting skills, access to medical facilities and community-based family support centers.

The need to provide transitional shelter facilities for the homeless in Brownsville has been identified as a priority by service providers in the area. Three transitional homes are expected to be in full. However, a general lack of funding has been cited most as preventing agencies from assisting citizens in need of this type of service.

The City of Brownsville will continue to meet with area service providers to work toward the realization of services most mentioned as being of need for the homeless population.

The Partnership also developed a focus group to clear up misinterpretations of HUD's definitions of homeless, at-risk homeless persons, transitional housing, and permanent housing. Also, the CCHP and the Texas Homeless Network developed a strategy for conducting a more comprehensive homeless survey that will give a more accurate count of the homeless population in Cameron County. Information obtained from the Valley Coalition Homeless survey indicates that the percentage of homeless families is growing in Cameron County. Unemployment, poor skills and family disturbances too often lead to temporary homelessness.

The one-day homeless survey suggests that many individuals and families currently seeking supportive services are not aware of their vulnerability of being one pay check or medical emergency away from homelessness.

As indicated in last year's One-Year Action Plan, no current racial or ethnic breakdown for the homeless exists for the City of Brownsville. However, according to the 2000 U. S. Census figures, the population make-up in the City of Brownsville is 91 percent Hispanic, 8 percent White and 1 percent Other. Therefore, it is presumed that the ethnicity of the homeless would consist of the same percentage. Using this presumption, if the actual reliable number of homeless individuals totaled 100, the breakdown would be 91 percent are Hispanic, 8 percent are White, and 1 percent other.

The City of Brownsville continues to contract with and assist local Social Services providers and other organizations in their endeavor to provide assistance to the homeless and/or near homeless population in the City of Brownsville. In addition, the city continues to actively work toward becoming part of a regional approach to address this population's needs. The Texas Homeless Network (THN) provides a Regional approach to this issue and the City of Brownsville will continue to work with the THN entity to further implement the agency's continuum of care for the area.

3. Applications for ESG funds are subject to the same process as the CDBG applications. The ESG allocations remain predominantly to support homeless shelters as well as those organizations that provide services to shelter residents.

The Brownsville Citizen's Advisory Committee determined the ESG amount each applicant received. Recipients of these funds are required to provide a dollar for dollar match. In 2008 the Friendship of Women matched \$43,846 (\$38,856 in staff salaries and \$4,990 in volunteer hours). The Good Neighbor Settlement House matched \$31,412 (\$8,777.52 from Global Ministries Donations and \$22,634.48 in volunteer hours) and the Ozanam Center matched \$69,399 with (\$44,399 in volunteer hours and \$25,000 from other grants).

It has been the City of Brownsville's experience that ESG funds are never returned to HUD unspent, as there is always greater need than funds to support these services needs.

4. Additionally, the City of Brownsville will continue their collaboration with community-based and faith-based agencies, as well as public and private organizations across Cameron County to establish a plan to deliver housing and supportive services to homeless persons as they move toward maximum self-sufficiency.

Since FY2006, the Texas Homeless Network initiated the implemented of the implementation of the Homeless Management System (HMIS) program, an easy-to-use, interactive tool for case managers, outreach workers, and others working with the homeless" or at-risk of becoming homeless population. The Homeless Management System (HMIS) program is a highly recommended system to assist homeless clients with accessing the mainstream benefit programs such as Food Stamps, Medicaid, Medicare, One-stop Career Center System, Social Security, Social Security Disability Insurance (SSDI), State Children's Health Insurance Program (SCHIP), Supplemental Security Income (SSI), Temporary Assistance for Needy Families (TANF), Veteran's Affairs Compensation, and Veterans Affairs Health Care. The HMIS system has been installed at the Ozanam Center, Good Neighbor Settlement House, Consumer Credit Counseling Services of South Texas as well as other public service agencies in the community.

In partnership the City of Brownsville, the Cameron County Homeless Partnership has developed several strategies to eliminate chronic homelessness in the region by 2012. The overall goal of the City and Cameron County Homeless Partnership is to create a seamless flow of services through the use of the Homeless Management Information System (HMIS) designed for homeless individuals and families.

Since 2006, the Cameron County Homeless Partnership has adopted the following goals and action steps to address chronic homelessness:

- A. Goal 1: Effectively track the chronically homeless living in Cameron County.
Action Steps: Acquire funding through the Texas Homeless Network to implement the HMIS System in more public service organizations.
- B. Goal 2: Expand the availability and utility of transitional housing.

Action Steps: Develop additional transitional housing stock and integrate a case management system into the transitional housing.

C. Goal 3: Maximize the use of mainstream program services and partner with local service providers to meet the need of individuals with both substance abuse and mental illness.

Action Steps: Develop services, encourage participation, and fund service providers to assist homeless in need of these services.

In partnership with the City, the Cameron County Homeless Partnership, and the assistance being provided by the Texas Homeless Network provides access to an array of prevention services, including

- Case management (limited and short-term assessments and education, and home visits),
- Child abuse assistance (crisis intervention and immediate safety),
- Emergency assistance (overnight vouchers, utility assistance, security and utility deposits, food and clothing distribution, meals, use of shower and restroom facilities, health-related transportation, and referrals)
- Family violence assistance (crisis intervention and immediate safety),
- Information and referral (Info Line),
- Life skills classes (counseling center),
- Tenant counseling, fair housing, discrimination, and housing assistance

Cameron County's proposed HMIS system will also help agencies communicate better and coordinate resources to provide homeless persons and persons at imminent risk of homelessness with better access to the region's network of homeless services and resources.

5. The following descriptions illustrate the City's actual expenditures for ESG funds for FY 2008/2009:

PROJECT NAME: (05G) FRIENDSHIP OF WOMEN, INC. - CHILDREN'S PROGRAM
FUNDED: \$43,187 (ESG)
PROJECT DESCRIPTION: ESG funds will be used for Essential Services and Operations expenses incurred by the Friendship of Women, Inc. for the Children's Program at the Shelter for Abused Spouses. This project served 208 clients.
ELIGIBILITY: BATTERED AND ABUSED SPOUSES 570.201 (e)

PROJECT NAME: (03T) GOOD NEIGHBOR SETTLEMENT HOUSE, INC.
FUNDED: \$29,074 (ESG)
PROJECT DESCRIPTION: Funds were used to pay partial operations cost for delivery of Essential Services to 4,604 unemployed, underemployed, and homeless men, women, and children in the community.
ELIGIBILITY: OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS

PROJECT NAME:	(03T) OZANAM CENTER
FUNDED:	\$66,939 (ESG)
PROJECT DESCRIPTION:	Homeless Shelter: ESG funds were used to fund a portion of Essential Services and Operating expenses. This included personnel (cooks), Contracted Services & Professional Fees, Telephone, Postage, Office Supplies, Printing & Publications, Travel, Equipment Maintenance, Utilities, Insurance & Bonds, and Supplies. This project provided services to a total of 7,675 individuals.
ELIGIBILITY:	OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS

More detailed descriptions, including the completion dates and projected accomplishments of the activities, can be found in the prescribed format required by HUD, herein identified as the Projects file of the CPMP Tool.

6. The Cameron County Homeless Partnership has developed a uniform Client Exit Form for all of its participating entities to use. This was developed for several reasons. It was a part of the HMIS planning process to bring consensus and raise understanding of what would be needed as part of a uniform tracking system for clients. However, the Homeless Partnership encountered problems regarding the release of individuals from publicly funded institutions. In particular, the prisons and mental health facilities stated that releasing information on discharged clients was a violation of their privacy, and they would not be able to participate in the CCHP's efforts to prevent these individuals from becoming homeless and requiring homeless assistance.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. *Assessment of Relationship of CDBG Funds to Goals and Objectives*

- a. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*

PR23 shows that the City of Brownsville met its expectations in relation with actual and proposed accomplishments. A majority of funding for the 34th year went towards public facilities and improvements. Expenditures included the purchase of a fire engine, as proposed in the 2008-2009 OYAP; the completion of four transitional homes, a 2007-2008 project; water/sewer improvements for the Villa Nueva 2001-2002 project; the reconstruction of sidewalks, a 2005-2006 project; and the repayment of streets from FY 2006-2007, 2007-2008, and 2008-2009. The Public Facilities and Improvements projects were where the majority of CDBG funds were spent. CDBG funds were also utilized for the continuation of its rehabilitation program. Additionally, the city expended close to its 15% social services cap allowed

under the HUD regulations. Finally, the commitments were also allocated and expended for the Planning and Administration of the HOME, ESG, & CDBG grant programs, as well as Code Enforcement activities and indirect costs.

- b. *Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*

The City of Brownsville has been successful in meeting goals for providing affordable housing with the use of CDBG funds. It has provided assistance to homeowner-occupied families with a family annual income at or below 50% of the median family income. The families that have been assisted are either elderly or handicap. CDBG funds have been expended this reporting period (2008-2009) for the CDBG Moderate Rehab Program, which was funded with funds that were allocated in FY 2006-2007 and 2007-2008. Last reporting period (2007-2008), the City of Brownsville through Cameron Willacy Communities Project rehabilitated only one homeowner-occupied housing unit for an elderly, under the CDBG Moderate Rehab Program, and expended \$22,106 on the rehabilitation and other project-related costs. This year (2008-2009), the City of Brownsville kicked-off this project in-house and was able to rehabilitate ten (10) homes, expending \$207,918 total CDBG funds. The expenditures included costs for lead based inspections and assessments and project delivery costs. The City of Brownsville continues to provide this program to the eligible elderly and/or disabled homeowners of the city of Brownsville, Texas.

- c. *Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*

The City of Brownsville has provided assistance with CDBG funds for activities targeted to the extremely low-income, low-income, and moderate-income persons by funding the programs listed in its 2008-2009 One Year Action Plan, as listed below:

Fire Department – Fire Engine (03L)

- 1) IDIS Activity Number: 1793
 Funded Amount: \$287,350
 CDBG Expenditure Current Year: \$287,350
 CDBG Expenditure To-Date: \$287,350
 Priority: High
 Output: Benefitted 13,680 people on the east side of Brownsville
 Outcome: New fire engine will provide enhanced and more reliable fire services to the area.

Street Improvements (03K)

- 2) IDIS Activity Number: 1787, 1804, 1649, 1803, 1798, 1810, 1795
 Engineering Streets (Acapulco, Veracruz, etal; Kennedy/Center; E. 14th, Bernal Dr.; McDavitt – Phase II, E. 10th Street; and FY2008)
 CDBG Expenditure Current Year: \$1,151,216
 Priority: High

Output: Over 10,000 Individuals that live within the census tracts have benefitted.

Outcome: The new streets will provide safe road conditions for motorists and pedestrians as well. Reconstruction of the following streets included Acapulco & Veracruz, Kennedy & Center Drive, Bernal Drive, McDavitt – Phase 2, and 10th streets; and began the 2008-2009 street improvements project.

Sidewalks (03L)

- 1) IDIS Activity Number: 1805
2005-2006 Sidewalks
Funded Amount: \$96,217
CDBG Expenditure Current Year: \$23,540
CDBG Expenditure To-Date: \$23,540
Priority: High
Output: 1,425 Individuals that live within the census tract have benefitted.
Outcome: This project is in design.

Section 108 Loan (03F)

- 3) IDIS Activity Number: 1839
Funded Amount: \$77,539 + \$152,861 Reprogrammed Funds
CDBG Expenditure Current Year: \$230,400
CDBG Expenditure To-Date: \$230,400
Priority: High
Output: Benefitted 3,726 people on the west side of Brownsville
Outcome: Linear Park Section 108 Loan was paid in full.

Code Enforcement, Clearance, & Demolition

- 4) IDIS Activity Number: 1789
Funded Amount: \$130,000
CDBG Expenditure Current Year: \$52,568
CDBG Expenditure To-Date: \$79,915
Priority: High
Output: 81 activities undertaken to improve area citizen's health, safety, and living conditions of the low income residents.
Outcome: Ten (10) demolitions were conducted; twenty-seven (27) dilapidated structures were identified, inspected, and processed for review and approval by the Building & Standards Commission; eight (8) dilapidated/abandoned structures were boarded; inspections and other code enforcement activities were conducted relating to Street projects, construction projects, BDPAP and Rehab project inspections, weedy lots and junk vehicles; and Code Enforcement Officer attended various job-related meetings and trainings.

Public Services

Below are the social services descriptions and expenditures incurred during the reporting year. Please note that the total amount of expenditures for social services this reporting year was approximately \$463,368 or 14% of our CDBG allocation. All social services agencies are required to match or provide in-kind to every CDBG dollar allocated by the City. Please see Map 1 for locations.

Public Services (General) (05)

Goals: The City will work with community organizations and individuals to provide services to low and moderate income residents of Brownsville.

Objectives: To provide funding to organizations to assist them to provide a variety of social services such as adult education, drug addiction, health services, the Youth etc., to low and moderate income persons in the City.

Accomplishments:

(Family Services) (05)

- 1) **Ronald McDonald House Charities**
IDIS Activity Number: 1771
Funded Amount: \$19,000
CDBG Expenditure Current Year: \$24,000
Priority: High
Output: A total of 244 Individuals were served in FY 2008.
Outcome: Provided a place to stay overnight while their child was hospitalized out-of-town. This provides comfort, assurance and a quicker time of recovery for the children. **Note:** Agency received an additional \$5,000 of reprogrammed funding.
- 2) **Brownsville Public Library-Computer Upgrades**
IDIS Activity Number: 1768
Funded Amount: \$22,000
CDBG Expenditure Current Year: \$22,000
Priority: High
Output: A total of 19,155 Individuals were served
Outcome: Project allowed the Public Library to purchase 42 new computers for the Southmost Branch.
- 3) **United Way-Financial Stability**
IDIS Activity Number: 1774
Funded Amount: \$5,000
CDBG Expenditure Current Year: \$5,000
Priority: High
Output: A total of 597 Individuals were served in FY 2008.
Outcome: Project provided Free Income Tax Assistance to low income citizens of Brownsville.

Senior Services (05A)

- 1.) Amigos Del Valle Meal Delivery Program
IDIS Activity Number: 1757
Funded Amount: \$30,000
CDBG Expenditure Current Year: \$30,000
Priority: High
Output: A total of 36 Individuals were served in FY 2008.
Outcome: Project provided daily home delivered lunch meals Monday through Friday to the elderly.

Youth Services (05D)

- 1) Brownsville Weed and Seed
IDIS Activity Number: 1760
CDBG Input: \$25,000
CDBG Expenditure Current Year: \$19,852
Priority: High
Output: A total of 144 Youth were served in FY 2008.
Outcome: Funded summer camp ambient and save, productive environment for teenagers which gave them an opportunity to learn an alternative life-style free from crime.
- 2) Girls Scouts Tip of Texas
IDIS Activity Number: 1766
CDBG Input: \$2,801
CDBG Expenditure Current Year: \$2,211
Priority: High
Output: A total of 201 teenage girls were served in FY 2008.
Outcome: This program provides teenage girls with the opportunity to gain leadership skills and values.

Substance Abuse Services (05F)

- 1) Palmer Drug Abuse Program
IDIS Activity Number: 1769
CDBG Input: \$25,000
CDBG Expenditure Current Year: \$25,000
Priority: High
Output: A total of 349 Individuals were served in FY 2008.
Outcome: The Palmer Drug Abuse provides counseling for substance abuse. The program has improved the illness associated with substance abuse which can often times create joblessness, school failure, criminal activity, and welfare dependency. The results of the program do not just reduce substance abuse but bring back unity in the family.

Employment Services (05H)

- 1) Brownsville Adult Literacy Council
IDIS Activity Number: 1758
CDBG Input: \$10,000
CDBG Expenditure Current Year: \$10,000

Priority: High

Output: A total of 112 individuals were served FY 2008.

Outcome: BALC offers a comprehensive, accountable, computer-based adult literacy/ESL training program using state-of-the-art programs as a means to help adults develop their potential to become fully productive. The mobile lab allows access to areas of the City where the hardest-to-serve residents are located. It also allows access to neighborhood sites including churches, community centers, work sites, etc.

Health Services (05M)

1) **Moody Clinic**

IDIS Activity Number: 1761

CDBG Input: \$65,000

CDBG Expenditure Current Year: \$63,728

Priority: High

Output: A total of 177 children were served in FY 2008.

Outcome: Moody Clinic provides outpatient rehabilitation services to children from birth to twenty-one years of age who have a diagnosed disability. CDBG funds will be used to pay for a Physical Therapist or Occupational Therapist and other operating costs for the clinic. The Organization has provided care for the physically challenged to regain confidence, be independent and gain control over their disability.

2) **Brownsville Community Health Clinic (BCHC)**

IDIS Activity Number: 1759

CDBG Input: \$20,000

CDBG Expenditure Current Year: \$20,000

Priority: High

Output: A total of 503 Individuals were served in FY 2008.

Outcome: BCHC remains one of the most important to this community, particularly because of the high diabetes incidence for this area. BCHC provides low moderate income diabetic patients medical supplies (blood glucose meters and test strips) to monitor their diabetes.

3) **Planned Parenthood**

IDIS Activity Number: 1770

CDBG Input: \$20,000

CDBG Expenditure Current Year: \$19,244

Priority: High

Output: A total of 1226 individuals were served in FY 2008.

Outcome: This program has provided affordable assistance in health care particular in providing knowledge to human sexuality. The organization informs, and provides advice on sexual identity, development, early pregnancy detection and family planning. The organization has promoted and educated the dangers of STD's generally reducing the possibility of its spread. Early teen pregnancy has also been diminished through the organization.

4) Infant Nutrition Program

IDIS Activity Number: 1767

CDBG Input: \$5,000

CDBG Expenditure Current Year: \$5,000

Priority: High

Output: A total of 699 Individuals were served FY 2008.

Outcome: Project provided classes and individual counseling to parents or care givers on prenatal health, Breast feeding, Infant care, Family and Infant nutrition to the low and moderate residents of Brownsville.

5) Sunshine Haven Hospice Center

IDIS Activity Number: 1772

CDBG Input: \$45,000

CDBG Expenditure Current Year: \$38,000

Priority: High

Output: A total of 45 Individuals were served in FY 2008.

Outcome: This program provides care for terminally ill patients who don't have adequate 24hr caregiver at home. Funding has provided for caregivers and a percentage for operations. **Note:** A total of \$7,000 was de-obligated from Agency in FY 2008.6) Valley AIDS Council

IDIS Activity Number: 1775

CDBG Input: \$55,000

CDBG Expenditure Current Year: \$63,593

Priority: High

Output: A total of 947 Individuals were served in FY 2008.

Outcome: This project focuses on informing the community on the risks for having unprotected sex. The council provided confidential AIDS testing and has assisted in diminishing the spread of the HIV virus. **Note:** Agency received an additional \$10,000 of reprogram funding.7) Dentist Who Care

IDIS Activity Number: 1765

CDBG Input: \$5,000

CDBG Expenditure Current Year: \$0.00

Priority: High

Output: A total of (0) Children were served in FY 2008.

Outcome: Due to low expenditure rate \$5,000 was de-obligated in FY 2008 and was reprogrammed to another public service agency.

Note: A total of \$5,000 was de-obligated in FY08.**Abused and Neglected Children (05N)**1) Monica's House

IDIS Activity Number: 1763

CDBG Input: \$30,000

CDBG Expenditure Current Year: \$15,052

Priority: High

Output: A total of 1601 Children were served in FY 2008.

Outcome: The goal of Monica's House is to reduce the trauma on child victims of crimes by providing coordinated investigation and counseling, intervention and follow-up assistance for the child and non-offending family members. The organization provided these services to re-establish the lives of abused children who may not have had the opportunity to be saved. **Note:** A total of \$12,000 was de-obligated in FY08.

2) Court Appointed Special Advocates (CASA)

IDIS Activity Number: 1762

CDBG Input: \$45,000

CDBG Expenditure Current Year: \$41,231

Priority: High

Output: A total of 89 children were served in FY 2008.

Outcome: CASA recruits, trains and supports community volunteers who serve as informed advocates who provide an independent voice for abused and neglected children in the courts. CDBG funds assisted these children with a voice in the court system for them. **Note:** A total of \$3,000 was de-obligated in FY08.

3) Tip of Texas Family Outreach

IDIS Activity Number: 1773

CDBG Input: \$30,000

CDBG Expenditure Current Year: \$30,000

Priority: High

Output: A total of 302 Individuals were served in FY 2008.

Outcome: This program assisted in the prevention of child abuse and neglect. It assisted at risk families providing counseling in the prevention of mistreatment.

Housing Counseling (05U)

1) Consumer Credit Counseling of South Texas

IDIS Activity Number: 1764

CDBG Input: \$28,000

CDBG Expenditure Current Year: \$29,572

Priority: High

Output: A total of 301 Individuals were served in FY 2008.

Outcome: This program provides residents with financial education with regards to management of personal finances and indebtedness. **Note:** Agency received an additional \$1,572 of reprogram funding.

2. *Changes in Program Objectives*

- a. *Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*

No changes were done in program objectives.

The City of Brownsville Planning & Community Development Department will continue working with the Brownsville Citizens Advisory Committee (BCAC),

inter-departments, non-profit organizations, and private sector, during the application process, in order to distribute the entitlement grant allocations in the most fair and efficient manner. The City will also continue working closely with HUD. In addition, the City has also increased its desk monitoring of its current and past funded programs, and its review of the reimbursement requests submitted by its funding subrecipients. Furthermore, the City of Brownsville will also conduct additional analysis towards the development of its programs.

Consequently, as a result of the City's experiences, the City of Brownsville will increase its focus on IDIS reporting requirements, on-site monitoring, and improved communication with all parties involved in the carrying out of its funded programs, including the hiring of additional staff to assist with all funding received by the Planning & Community Development Department and with the development and implementation of programs.

3. *Assessment of Efforts in Carrying Out Planned Actions*

a. *Indicate how grantee pursued all resources indicated in the Consolidated Plan.*

The City of Brownsville identified activities in its 2008-2009 one-year action plan that addresses the highest priorities mentioned in the Priority Needs Summary Table provided as part of the RGVECs' Consolidated Plan and Strategy. It distributed its funding based on its analysis of housing and community development needs, and the comments collected from public hearings, as part of its Citizen Participation Plan. In addition, the City allocated the majority of its entitlement funds to Public Facilities & Improvements, Affordable Housing programs, and Public Service projects. Those programs and activities implemented by the City of Brownsville illustrate the City's continued ability to pursue and secure alternative funding for priority items in the RGVECs' CPS with minimal use of entitlement funds.

b. *Indicate how grantee provided certifications of consistency in a fair and impartial manner.*

The City of Brownsville provided certifications of consistency in a fair and impartial manner by determining the priority ranking of its housing and community development needs through a consultation process with public agencies, community organizations, and local residents, along with the private sector. In addition, the City reviews relevant data on the city's and region's housing and community development needs on an on-going basis. Funding for the projects in the City's immediate sphere of influence corresponded with the identified needs. This consultation process ensures that there is direct, local community input in the selection of funded projects.

c. *Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.*

The City of Brownsville did not hinder Consolidated Plan implementation by action or willful inaction. It coordinates its activities with a variety of organizations involved in the delivery of housing, homelessness, non-homeless special needs, and community development activities - including many of the public agencies and community organizations during the development of the CPS and the One-Year Action Plan. Brownsville continues to nurture relationships with public and private health and social service

agencies in an effort to clearly identify gaps in essential services that are used in the formulation of various grant requests submitted on the City's behalf. It strengthens this delivery system by undertaking a collaborative approach to developing a common vision for housing and community development activities, commitment and coordination among different levels of local government, community organizations, and the public throughout the year and on an on-going basis.

4. *For Funds Not Used for National Objectives*
 - a. *Indicate how use of CDBG funds did not meet national objectives.*
 - b. *Indicate how did not comply with overall benefit certification.*

The City of Brownsville used its entitlement grants to fund project that met at least one National Objective, as required by HUD. None of these funds were used that did not comply with at least one National Objective.

5. *Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property*
 - a. *Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.*
 - b. *Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*
 - c. *Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.*

No displacements of individuals occurred as a result of the rehabilitation program. Rehabilitation activities are small in scope and allows for residents to remain in their homes during the project.

During the year, the City of Brownsville embarked on a project that required the relocation of two citizens. The City followed the procedures for both the Section 104(d) of the Housing and Community Development Act of 1974 and the Uniform Relocation Act to identify the type of assistance that will be required. Additionally, the City has also considered the possibility to relocate these individuals to Section 8 housing which will also assist the individuals with rental costs.

5. *Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low or moderate-income persons.*
 - a. *Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.*
 - b. *List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.*
 - c. *If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.*

There were no economic development activities in CDBG during the 34th year.

6. *Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit.*

Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

The City assisted to the following public service programs that benefited the limited clientele. They included the Amigos Del Valle, Adult Literacy Program, Brownsville Community Health Clinic, Brownsville Museum of Fine Arts, The Brownsville Weed and Seed Program, CASA of Cameron and Willacy Counties, The City Parks & Recreation program, Consumer Credit Counseling of South Texas, Cameron County Children Advocacy Center(Monica's House),Consumer Credit Counseling of South Texas, Girls Scouts-Tip of Texas, Infant Nutrition Program, Infant Nutrition, Moody Clinic, Palmer Drug Abuse, Planned Parent Hood, Ronald McDonald, Tip of Texas, Sunshine Haven, Valley Initiative for Development & Advancement, and Valley AIDS.

Income eligibility information was collected on all of participants and each program served 51% low to moderate income persons in all the CDBG areas designated as low/moderate income Census Tract areas.

7. Loans and other receivables.

List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

Provide a List of the parcels of property owned by the grantee or its sub-recipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

N/A

8. Program income received

- a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*
- b. Detail the amount repaid on each float-funded activity.*
- c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*
- d. Detail the amount of income received from the sale of property by parcel.*

The City of Brownsville received a total of \$171,988 in CDBG Program Income during this reporting period (2008-2009). Program Income was received from the Affordable Housing Program and the Fiesta of Homes programs' housing notes.

- 9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:*

- a. *The activity name and number as shown in IDIS;*
- b. *The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;*
- c. *The amount returned to line-of-credit or program account; and*
- d. *Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.*

No prior period adjustments were made.

10. *Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year*
- a. *Identify the type of program and number of projects/units completed for each program.*
 - b. *Provide the total CDBG funds involved in the program.*
 - c. *Detail other public and private funds involved in the project.*

Type of Rehab Program	Units Completed	CDBG Funds Expended	Other Public & Private Funds Used
CDBG Moderate Rehab Program	10	\$207,918	\$50,000

The City of Brownsville administers the CDBG Moderate Rehab Program. It currently has contracts with two contractors that were selected by a request for proposals (RFP) method conducted by the City’s Purchasing/Procurement office. Through this program, the City of Brownsville rehabilitated ten (10) homeowner-occupied housing units throughout the city limits of Brownsville. Exhibit 1 shows a map that identifies the location of these units.

11. *Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies*
- a. *Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.*

The City of Brownsville has a NRSA called the Buena Vida Neighborhood Strategy Area. The Good Neighbor Settlement House and The Brownsville Adult Literacy Center continue to receive CDBG, ESG, and ESGP funds, which are located in this neighborhood and have an impact in this area.

Antipoverty Strategy

- 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 4 (2008-2009) CAPER Antipoverty Strategy response:

The City of Brownsville's Anti-Poverty Strategy focuses on the most vulnerable populations: extremely low-income households (incomes between 0-30 percent of the median family income); those individuals in public or assisted housing; and the uncounted homeless individuals and families. Extremely low-income households are generally more threatened with homelessness, often living from paycheck to paycheck with financial ruin no more than one unexpected financial setback away. Persons living in public or assisted housing are dependent upon public subsidies to maintain their own residences and have just a little more piece of mind and security than their counterparts who are not public housing residents. In all, these segments of the population have the highest incidence of poverty and possess limited economic enrichment opportunities. These households will see the most immediate benefit from a concentrated effort to increase economic opportunities for all households in the City.

It is important to recognize that the City's Anti-Poverty Strategy is not simply a housing plan but an economic development plan that attempts to increase employment opportunities and incomes for low-income households.

The implementation of the City's anti-poverty strategy is to continue a cooperative effort with City agencies

The City's specific objectives for economic development continue to be:

1. To increase the area's employment base to generate more job opportunities, particularly for low- and moderate-income individuals, by attracting new business and companies;
2. To increase marketing of the city of Brownsville by the Brownsville Economic Development Council with regards to industrial recruitment;
3. To maintain existing employment levels by encouraging companies and manufacturers to expand their existing business by providing economic development incentives;
4. To provide low-interest mortgages to qualifying low-income persons working through the affordable Housing loan program;
5. To attract new capital investment to stimulate the local economy; and
6. To focus increased attention on low-income poverty areas and addressing poverty concerns through the use of available federal/state grants and loans, and creation of more job opportunities.

The changing and expanding regional economy has led to a growth in the number of low- as well as high-paying jobs. The core of any plan to combat poverty within the City must be the creation of secure, well-paying jobs. The City will continue to support the efforts undertaken by Cameron Works, the contractor for the Jobs Training Partnership Act programs. This organization currently operates a successful on-the-job training program for both adults and youth. The City continues to support Cameron Works, and this year participated by entering into a Child Care Local match Contribution Agreement. The city pledged local funds in order for the Local Workforce Development Board to draw down additional federal funds. The local and the matched federal funds were used for the provision of allowable childcare services in that local workforce development area. The city pledged local match amount of certifiable expenses totaled \$115,200. This certification made

available \$115,000 for additional funds to enhance existing children's programs currently operating in the City of Brownsville.

The economic changes in Brownsville have led to growth in the number of low- as well as high-paying jobs. The core of any plan to combat poverty within the City must be the creation of secure, well-paying jobs. However, housing is a major component of the plan, since a secure and affordable residence allows household members to pursue jobs, education and training without having to worry about the threat of homelessness. The Brownsville Chamber of Commerce and the Economic Development Corporation also play a significant role in attracting employers and tourists to the City and developing programs for existing businesses. Local non-profit service organizations also provide critical resources to combat poverty and promote family self-sufficiency.

Brownsville's CDBG program is instrumental to the Anti-Poverty Plan. CDBG funds are used for a variety of activities, including improving City infrastructure, such as roads and drainage, and to rehabilitate owner-occupied housing for the lower-income, disabled and/or elderly households. During FY 2008/2009, the City will continue to provide Community Development Block Grant funds to a variety of projects and programs that make available an extensive range of services to individuals and families in need.

Several affordable housing programs designed to assist low-income families are operating in Brownsville. The Brownsville Housing Authority oversees the Fiesta of Homes Program, which acquires lots to build homes for families. One program was designed to build homes with historic façade features in the historic district in Brownsville, while the other program builds homes of current design through the city limits of Brownsville. From 2003-2007, thirty (30) houses were built across Brownsville due to these programs that are available. These programs are funded with CDBG funds. In addition, the Brownsville Affordable Homeownership Corporation, a non-profit organization that is currently approved by the City of Brownsville as a Community Housing Development Organization (CHDO), is also building affordable homes to assist eligible low-income families purchase their homes. To date, this organization has built twenty-six homes and has more work in progress.

HOME and ADDI funds received by the City of Brownsville are used in conjunction with CDBG funding to continue new housing construction efforts. CDBG funds will also continue to be used for housing rehabilitation activities. Zero interest loans and deferred loan housing programs will allow applicants to live in standard housing and give residents a feeling of empowerment through homeownership. The HOME and ADDI programs will help individuals and families obtain the American Dream of "Homeownership". However, realizing that not every one is able to live in single family owner occupied housing, the City of Brownsville will work at improving the rental stock available to low- and moderate-income persons, specifically in the area identified as the Neighborhood Revitalization Strategy (NRSA).

Neighborhood Revitalization Strategy Area (NRSA)

The Cross Border Institute For Regional Development (CBIRD) conducted a study of the Buena Vida Neighborhood, which was completed in May 2003. This study can be viewed at <http://blue.utb.edu/cbird/UTB-TSCFpageFormat/homereports.htm>. This study documented the dire conditions of this area. The study identifies Buena Vida as an area in great risk due to "its overall low educational profile, its high crime rate,

its low economic potential, the absence of adequate housing, and the absence of social support services.” (CBIRD: The Buena Vida Barrio, page 64). The City of Brownsville is committed to solving the problems because the Buena Vida community is a vital part of the city. Significant investments have already been made to this area in the form of the Federal Court House, the upcoming Linear Park, the refurbishing of the Dean Porter Park, to name a few. Planning efforts are underway to address these problems. The city will take an approach in which it will involve a wide range of organizations; it will take a great effort by all constituencies involved to address this challenge. The City of Brownsville is continuing to improve this area by investing federal funds. The city has demolished blighted buildings.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 4 (2008-2009) CAPER Non-homeless Special Needs response:

I. Non-Homeless Special Needs

As indicated in the RGVECs’ CPS, there are several populations who require more focused attention beyond their emergency shelter needs. These include the following:

- elderly and frail elderly,
- people with severe mental illnesses,
- people with disabilities (mental, physical, and developmental),
- people with alcohol or other drug addictions,
- people with HIV/AIDS or other related diseases,
- public housing residents and families on waiting lists; and
- youth.

These populations have “special needs” and they oftentimes fall into multiple special needs categories.

The following special needs populations have been identified as the City of Brownsville’s highest priorities for non-homeless special needs housing and supportive service assistance for this One-Year Action Plan:

A. Elderly and Frail Elderly

During FY 2008/2009, the City of Brownsville provided CDBG funding to Amigos Del Valle, and Cameron & Willacy Counties Community Project, Inc.

- Funding for Amigos Del Valle, Inc. cover the personnel and mileage costs to deliver lunches to homebound elders in the city of Brownsville.

The City of Brownsville Planning & Community Development Department continues to make available the owner-occupied housing rehabilitation program. The City rehabilitated ten (10) units by assisting eligible aged and disabled applicants bring their homes to meet local housing codes. This assistance is in the form of five (5) and ten (10) year deferred loans. Needed accessibility modifications were provided if necessary and general property improvements were funded. Assistance was provided through grants and low-interest loans according to program guidelines and eligibility for the non-elderly or disabled.

B. Severe Mental Illness

For FY 2008/2009, no specific programs were funded to assist people with severe mental illnesses.

C. Developmentally Disabled/Physically Disabled

For FY 2008/2009, the City provided funding to the Moody Clinic.

- The Moody Clinic provides rehabilitation services for children, including partial salaries for a speech/language pathologist, physical therapist, and occupational therapist.

D. Substance Abusers

For FY 2008/2009, the City provided funding to the Palmer Drug Abuse Program to assist people with alcohol and other drug addictions.

- The Palmer Drug Abuse Program (PDAP) is a community based program offering recovery from substance abuse and addiction by providing individual counseling and group support services to all age groups. However, it does focus on the needs of young adults and their families. Funds were used for Counselors' salaries.

E. Persons with Aids and related diseases:

The City provided CDBG funding to the Valley AIDS Council, Inc.

- Valley AIDS Council funds were used to provide clients with medication, lab work, and HIV screening.

F. Victims of Domestic Violence

For FY 2008/2009, the City provided CDBG funding to Friendship of Women.

- ESG and TDHCA-ESGP funds were used for Essential Services and Operations expenses incurred by the Friendship of Women, Inc. for the Children's Program at the Shelter for Abused Spouses.

G. Veterans

For FY 2008/2009, two specific housing programs were funded to assist Veterans returning from the Iraqi war. The amounts funded were as follows:

- Valley for Heroes \$165,000

H. Youth

The City of Brownsville has identified youth as a special needs population. As Brownsville's young population continues to grow, services must also be offered during the summer months. Since other local agencies which previously provided similar programs during the summer can no longer meet the need of our youth community. The City also believes that youth must be provided with alternatives to drugs and violence.

During FY 2008/2009, the City provided CDBG funding to the following agencies: Cameron County Juvenile Probation Department-Brownsville Weed and Seed Youth Center Initiative Program, Cameron County Children's Advocacy Center (CCCAC) - Monica's House, Court Appointed Special Advocates (CASA), Friendship of Women, Inc. Children's Program, Moody Clinic, Tip of Texas Family Outreach-Success with Parenting, Infant Nutrition Program and Girls Scouts-Tip of Texas Council.

- Funding for the Cameron County Juvenile Probation Department's Brownsville Weed and Seed Operations was used to pay partial salary for a Youth Center Services Coordinator, Part-time summer assistance, gym equipment, youth program and office supplies, and travel for at risk youth between the ages of nine and twelve.
- Funding for Monica's House, was used to partially fund the Community Educator position and travel. The Community Educator provided counseling to child abuse victims and their protective family members. Additionally, community education focusing on prevention and early intervention of child abuse was provided through the Community Educator presentations in the Brownsville Independent School District to third grade students with the "Red Flag Green Flag People (RFGFP)" program.
- Funding for Court Appointed Special Advocates (CASA) was used to fund the salary, benefits and mileage for a Caseworker for Brownsville who worked with youth.
- Funding for the Friendship of Women, Inc. Children's Program was used for Essential Services and Operations expenses incurred by the Friendship of Women, Inc. for the Children's Program at the Shelter for Abused Spouses.
- Funding for the Moody Clinic was used to provide partial salary to Speech/Language Pathologist's, Physical Therapist, and the Occupational Therapist; all full-time positions for the Rehabilitation Services for Children program.
- Funding for Tip Of Texas Family Outreach - "Success with Parenting" was used to reimburse a portion of salaries, operations and maintenance expenses at Tip of Texas Family Outreach for the "Success with Parenting" program.
- Funding for the Girls Scouts - Tip of Texas Council was utilized to purchase arts and crafts materials for activities offered at the community center throughout the year for low- and moderate-income participants.
- Funding for the Infant Nutrition Program was utilized to provide

parents/caregivers with free bilingual prenatal and family nutrition classes designed to promote positive health and eating habits for infants, children and families, targeting obesity in children.

II. Federal, State and Local Public and Private Sector Resources Available

Unemployment, low paying jobs, and a lack of financial resources are the major obstacles involved in addressing the underserved needs of the City. Brownsville and the Rio Grande Valley remain at the bottom of virtually all statistical indicators concerning economic hardship. Efforts to overcome these obstacles become a major challenge when one considers what gives rise to these obstacles. In order to overcome these challenges, the city continues to build on existing resources such as the Ozanam Center (an emergency shelter for the homeless), the Good Neighbor Settlement House (a soup kitchen), the Friendship of Women (a shelter for battered women), and various other organizations.

Various resources exist to address the identified housing and supportive service needs of non-homeless special needs populations. Two major sources of federal funding assist the City of Brownsville in its efforts to address their housing and supportive service needs for the non-homeless special needs population: Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development. The CDBG Program funds a variety of housing and community development activities, including housing rehabilitation, acquisition, and predevelopment costs; public facilities and improvements; clearance and demolition; public services; and planning and administration. The HOME Program funds a variety of eligible affordable housing activities, including new construction, rental rehab, and homeownership assistance, (both direct and indirect), as well as administration for its HOME programs.

The City of Brownsville recognizes that quality early learning experiences lead to success in school, reduction in crime rates, a prepared workforce, improved economic development, and ultimately, success in life. Since 2004, the City has partnered with Workforce Solutions - Cameron Development Board to leverage additional funding. This current year, the City of Brownsville contributed \$170,000 in local funds in the form of certified CDBG expenditures drawn from additional federal funds from the Department of Labor. The leveraged funds drawn totaled \$160,000. Both the local and matched federal funds were used for the provision of allowable child care services and to enhance existing children's program activities. Several ongoing programs are the United Way Success by 6 - Born Learning Program and the United Way Book of the Month Club. The Success by 6 - Born Learning Program is an innovative public awareness and engagement campaign that helps parents, caregivers, and the community to create quality early learning opportunities for Brownsville children from birth to six years. The United Way Children's Book of the Month Club on the other hand introduces children to books and reading in a fun way, while providing parents with ideas on how to incorporate reading to their children in their daily lives. Every family who attends the monthly reading receives one free bilingual children's book.

The Emergency Shelter Grants (ESG) Program and State funds from the Texas Department of Housing and Community Affairs (TDHCA) Emergency Shelter Grant program (a competitive grant) supplements local funding for homeless shelter operations and other homeless activities. Local public housing agencies receive Section 8 Voucher/Certificate Program funds from HUD that provide rental subsidies

for eligible low-income households. In addition, several communities receive Rural Development funds from the U.S. Department of Agriculture.

State funds from the Texas Department of Housing and Community Affairs (TDHCA) may be used to support a variety of housing programs such as rehabilitation assistance, new construction, and first-time homebuyer assistance for low- and moderate-income households.

State funds from the Texas Water Development Board (TWDB) may be used for limited housing rehabilitation and water/wastewater connections in colonias areas. Additionally, the TWDB offers a grant program for extremely low-income households living in the colonias.

Local government funds cover basic community services such as fire/police protection, infrastructure maintenance/development, water/wastewater services, and a variety of other public services.

Private sources of funding include local lenders who have committed continued support in leveraging federal funds for housing and community development activities. There are also numerous dedicated nonprofit organizations working to address housing and community development needs. The City of Brownsville will continue to encourage and support nonprofit organizations in securing additional funds, assisting them whenever possible.

Housing Opportunities for People with HIV/AIDS – Not Applicable

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.

2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
 - iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
 - b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions. (Table II-2 to be submitted with CAPER).

CAPER Specific HOPWA Objectives response:

Not Applicable: The City of Brownsville is not a recipient of HOPWA Funds.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 4 (2008-2009) CAPER Other Narrative response:

No other Narrative Responses.

EXHIBIT 1



**34th Year
FY 2008-2009
Moderate Rehab Program**

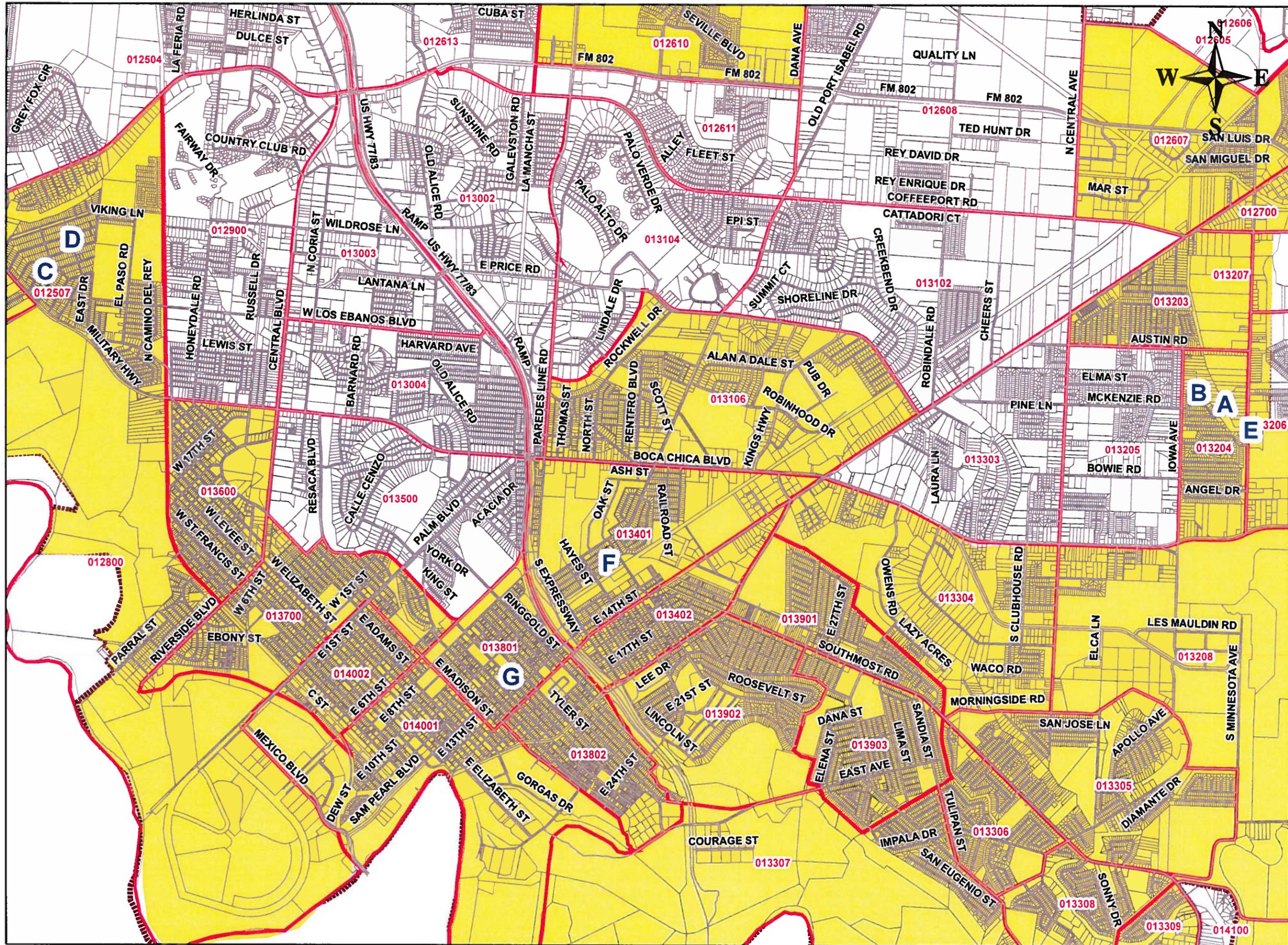
ID	Address
A	1657 McKinley
B	994 N. Iowa
C	1752 Harding
D	3334 Court
E	2425 Ruiz
F	3044 Jaguar
G	126 W. Broadway
H	615 W. Fronton St.
I	44 E. St. Charles
J	2894 Impala Dr.

CDBG- Eligible Areas Map

- CDBG
- Census Tracts
- Brownsville City Limits



Exhibit 2



CDBG Eligible Area Map

Streets Project

ID	Streets
A	Acapulco Ave.
B	Veracruz Ave.
C	Kenny Dr.
D	Center Dr.
E	Bernal Dr.
F	McDavitt
G	E. 10th St.

CDBG & Census Tracts

- Census Tracts
- CDBG
- Brownsville City Limits



Exhibit 3

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR 26 - CDBG Financial Summary Report

DATE: 11/19/2009
TIME: 4:03:27 pm
PAGE: 1/3

Total number of rows: 54

Total number of columns: 1

Report Filter:

{Source Type} (ID) <> "DY","MY","UY","HY","SY" or "ES"

This is a preliminary report!!

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR 26 - CDBG Financial Summary Report

DATE: 11/19/2009
TIME: 4:03:27 pm
PAGE: 2/3

Grantee	BROWNSVILLE , TX
Program Year	2008
PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	4,084,220.62
02 ENTITLEMENT GRANT	3,245,336.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	171,988.16
06 RETURNS	43,520.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	7,545,066.78
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,540,011.66
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	2,540,011.66
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	667,068.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	230,400.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	3,457,479.66
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	4,087,587.12
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	2,537,086.66
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	2,537,086.66
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	99.88%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2006 PY: 2007 PY: 2008
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	2,540,011.66
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	2,540,011.66
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	441,367.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR 26 - CDBG Financial Summary Report

DATE: 11/19/2009
TIME: 4:03:27 pm
PAGE: 3/3

30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	441,367.00
32 ENTITLEMENT GRANT	3,245,338.00
33 PRIOR YEAR PROGRAM INCOME	553,985.34
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	3,799,323.34
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.62%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	687,068.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	687,068.00
42 ENTITLEMENT GRANT	3,245,338.00
43 CURRENT YEAR PROGRAM INCOME	171,988.16
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	43,520.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	3,460,846.16
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.85%

LOCCS RECONCILIATION

PY: 2008

Unexpended balance of CDBG funds
(Line 16 of the IDIS Financial Summary) 4,087,587.12

LOCCS Balance (as of the end of the program year) _____

Unexpended CDBG program income
and/or unexpended CDBG grant funds:

a. Grantee Program Account 4,181,652.62

b. Subrecipients Program Account _____

c. Revolving Fund Cash Balances _____

d. Section 108 Cash Balances _____

CASH ON HAND TOTAL 4,181,652.62

Grantee Program Liabilities 90,007.32

(include any reimbursements due from program funds)

Subrecipient Program Liabilities _____

(include any reimbursements due from program funds)

LIABILITIES TOTAL 92,829.00

RECONCLING BALANCE

(LOCCS Balance plus Cash on Hand Total Minus
Liabilities Total)

4,088,823.62

Total Unexpended Balance of CDBG Funds **MINUS**

Reconciling Balance=Unreconciled Difference

(1,236.50) *

*Provide an explanation for an unreconciled difference

NOTE: Cash on hand is a positive figure. Use the IDIS PR09 report to check program
income/revolving loan fund balances.

NOTE: Use the IDIS PR07 report to check for draws marked "prior year" for the first 90 days after the
program year ends.

* At this point, this is a preliminary report. When all prior year drawdowns have been completed
a more thorough report will be prepared.

Exhibit 4

Detailed specifications are available from Beverly Findley at 956-544-0871 of the County Purchasing Department or web site - Bids & Specs. Tab at http://www.co.cameron.tx.us/purchasing/specs_notices.htm

Sealed bids/proposals, addressed and sent to the County Purchasing Department - Cameron County Courthouse, (Dancy Building) 1100 E. Monroe St., 3rd Floor, Room # 345. Brownsville, Tx. 78520. Bids/ RFP's will be opened at the Cameron County Courthouse, 1100 East Monroe Street, Brownsville, Texas in the Purchasing Department - 3rd Floor - Room # 345 at 10:01 a.m.. (as per Purchasing Dept. time clock) on deadline date. Bidders are invited to attend. Cameron County is an Equal Employment Opportunity Employer and expressly reserves the right to accept or reject any, and all bids/proposals and may waive formalities.

11/15/2009

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Needed.

2 yrs + experience a must. Duties include: AP entry, check processing, bank recs., monthly & quarterly reports, etc. Must be proficient in Excel and 10-key. Send Resume to

pgreenfield@oakcrestmgmt.com

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(1-866-572-7355)

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NOTICE OF 15-DAY PUBLIC EXAMINATION AND COMMENT PERIOD AND NOTICE OF PUBLIC HEARING FOR THE FY 2008-2009 CONSOLIDATED PLAN ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Notice is hereby given that the City of Brownsville's 2008-2009 Consolidated Annual Performance and Evaluation Report (CAPER) will be available for citizen review and comment beginning on Monday, November 23, 2009 through Tuesday, December 8, 2009. The CAPER will be available at (1) the Planning & Community Development Department located at 1150 E. Adams Street, 2nd Floor; (2) the Brownsville Public Library located at 2600 Central Blvd.; (3) the Brownsville Southmost Public Library located at 4320 Southmost Road; (4) the Brownsville Housing Authority located at 24 Elm Street; and (5) the Westside Community Network Center located at 1763 Highway 281. The CAPER may also be accessed at the Department's website: www.cob.us/planning. The CAPER is a document that contains a summary of resources and accomplishments of the Community Development Block Grant Program (CDBG), Home Investment Partnerships Program (HOME), the Emergency Shelter Grant (ESG), and the American Dream Down Payment Initiative Grant (ADDI).

A Public Hearing will be held at the City Commission meeting on Tuesday, December 15, 2009 at 6:00 p.m. at City Hall, located at 1001 E. Elizabeth Street, Brownsville, Texas 78520. The purpose of the Public Hearing is to obtain comments from the public on the CAPER accomplishments.

Comments may be submitted in writing to any location mentioned above until December 8, 2009 at 5:00 p.m. or attend the Public Hearing on December 15, to provide comments.

The City of Brownsville will submit its Consolidated Annual Performance and Evaluation Report (CAPER) for the period ending September 30, 2009 at the San Antonio Field Office of the U.S. Department of Housing and Urban Development on or about Friday, December 18, 2009. For additional information, please contact Ben Medina, Jr., Director of Planning and Community Development, at (956) 548-6150.

Witness my hand on November 15, 2009

Ben Medina, Jr.,
Planning and Community Development Director

11/15/2009

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NOTICE OF 15-DAY PUBLIC EXAMINATION AND COMMENT PERIOD AND NOTICE OF PUBLIC HEARING FOR THE FY 2008-2009 CONSOLIDATED PLAN ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

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Witness my hand on November 22, 2009

Ben Medina, Jr.,
Planning and Community Development Director

11/22/2009

STATE OF TEXAS
CAMERON COUNTY

RICARDO ACOSTA

IS THE BOOKKEEPER OF THE BROWNSVILLE

NOTICE

APPEARED IN THE FOLLOWING ISSUES

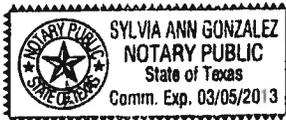
SUBSCRIBED AND SWORN BEFORE ME THIS

1

DAY OF

DECEMBER

2009



[Signature]

[Signature]
NOTARY PUBLIC, CAMERON COUNTY



**NOTICE OF PUBLIC HEARING: FY 2008-2009 CAPER
(CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT)**

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Witness my hand on December 13, 2009

Ben Medina, Jr.,
Planning and Community Development Director

12/13/2009