



City of Brownsville

Consolidated Annual Performance and Evaluation Report

CAPER

FY 2009/2010

October 1, 2009 – September 30, 2010

(CPMP Version 2.0)



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COPY



December 29, 2010

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

RE: 2009-2010 CAPER

Dear Mr. Lopez:

Enclosed is one original and two copies of the City of Brownsville's CAPER for the reporting period of October 1, 2009 to September 30, 2010.

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 black ink 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

<p>Name of Jurisdiction</p> <p><i>City of Brownsville</i></p>	<p>Type of Submission:</p> <p><input checked="" type="checkbox"/> Performance Report for FY 2009</p>
<p>Name of Contact Person:</p> <p><i>Ben Medina, Jr., Director Planning and Community Development Department</i></p>	<p>Telephone Number:</p> <p><i>(956) 548-6150</i></p>
<p>Address:</p> <p><i>Planning & Community Development Department 1150 E. Adams, 2nd Floor Brownsville, Texas 78520</i></p>	<p>(mark one)</p> <p><input checked="" type="checkbox"/> Initial Submission</p> <p><input type="checkbox"/> Revised Submission</p>
<p>The Jurisdiction Name of Authorized Official</p> <p><i>Charlie Cabler City Manager</i></p>	<p>HUD Approval Name of Authorized Official</p>
<p>Signature & Date</p> <p><i>Charlie Cabler</i> 12/28/2010</p> <p>X</p>	<p>Signature & Date</p> <p>X</p>

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- Attachment A PR26 --- CDBG Financial Summary
 - Attachment B LOCCS Reconciliation
 - Attachment C State and Local Governmental ESG Expenditures Form
 - Attachment D Consolidated Annual & Performance Evaluation Report Public Notice
 - Attachment E Public Comments
 - Attachment F Maps
 - CDBG Eligible Area Map
 - Sewer/Water Improvements
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 - Attachment I FHEO Supplemental Maps
-



Fifth Program Year CAPER

The CPMP Fifth 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 5 (2009-2010) 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 2009-2010 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) 2009-2010 the City's Housing and Community Development expenditures came from the following Entitlement federal programs – CDBG, HOME, ESG, and HPRP.

In addition, the City of Brownsville also received ARRA and Disaster Recovery funding from the Texas Department of Housing and Community Affairs, and/or Texas Development of Rural Affairs for the Weatherization Program (WAP), HPRP, and Dolly/Ike Disaster Recovery for Housing and Infrastructure. This funding resulted from President Obama's effort to jumpstart the economy by saving and creating new jobs and to address long-neglected challenges so that our economy can blossom in the 21st Century. Thus, on February 17, 2009, President Obama signed The American Recovery and Reinvestment Act into law (also known as the Recovery Act or the Recovery Bill). President Obama's Stimulus Plan included various economic sectors, including funding for the transformation of a more efficient U.S. energy grid; new scientific facilities; infrastructure improvements to modernize federal buildings and other public infrastructure, including clean water, flood control, and other environmental investments, and public transit and rail infrastructure; and education and health care. This effort provided the City of Brownsville with additional funds, which assisted in providing the citizens of Brownsville with a much more suitable living environment, decent affordable housing, and economic opportunities.

Table 1 below summarizes the funding sources and amounts awarded/available for FY 2009-2010:

**Table 1
FY 2009 Funding Sources**

Source	Amount	Program Income	Total Funding
CDBG	\$3,282,792	\$35,277	\$3,318,069
HOME	\$1,301,823	\$86,590	\$1,388,413
ESG	\$144,493	0	\$144,493
HPRP	\$1,347,839	0	\$1,347,839
CDBG-R	\$881,400	0	\$881,400
Subtotal HUD Funding:	\$6,958,347	\$121,867	\$7,080,214
TDHCA – HPRP	\$1,000,000	0	\$1,000,000
TDHCA – WAP	\$3,281,585	0	\$3,281,585
TDHCA - Housing	\$1,635,318	0	\$1,635,318
TDRA - Infrastructure	\$3,468,000	0	\$3,468,000
Subtotal Other Funding:	\$9,384,903	0	\$9,384,903
TOTAL FUNDING AVAILABLE:			\$16,465,117

Additionally, the CAPER reflects the accomplishments and leverage of resources from matching funds. Using the City’s HUD CDBG and ESG funds of \$650,921, approximately \$688,177 was leveraged from the subrecipients in the execution of the social services program in this 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 \$2.7 million of private funds.

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. Table 2 below summarizes those priorities with FY 2009/2010 accomplishments (the table reflects needs with a high priority as identified in the Consolidated Plan):

**Table 2
Priority and Accomplishments Summary**

Priority	FY 09/10 Progress
Affordable Housing	
Single Family Home Owners/Buyers (0-80%)	<ul style="list-style-type: none"> • Assisted 67 1st-time homebuyers • Assisted 10 Homeowners. The units rehabilitated are occupied by low-income elderly and/or disabled homeowners.
Homelessness	
<p>(1) Good Neighbor Settlement House</p> <p>(2) Emergency Shelters</p> <ul style="list-style-type: none"> • Friendship of Women • Ozanam Center 	<p>(1) The Good Neighbor Settlement House provided supported services to 2,859 unduplicated individuals with hot meals, showers, clothes & after school tutoring.</p> <p>(2) The two Emergency Shelters assisted 1,599 unduplicated individuals with 24hr. emergency shelter & supported services, (referrals, food pantry, meals, transportation & case management.</p>
Community Development	
<p>(1) <u>Infrastructure Improvements:</u> Villa Nueva Colonia Sewer Line Instal'tion; Cadell Waterline installation Streets - Acapulco/Veracruz/etal; W. Washington/HauffLn/W.4th; Elizabeth; Southmost Paving Project;</p> <p>(2) Public Services</p> <p>(3) Planning</p>	<p>Residents benefited: 535</p> <p>15 Streets Improved - Overlay/Reconstruction</p> <p>18 Non- Profit agencies were funded.</p> <p>Developed & Submitted FY 2009-2010 One Year Action Plan. Provided technical assistance to subrecipients; and administered the HUD CDBG, HOME, and ESG grants.</p>
Non-homeless Special Needs	
<p>The elderly and Frail</p> <p>Adult Literacy</p>	<ul style="list-style-type: none"> • Residents benefited (meals) : 33 - Amigos del Valle provided nutritious noon meals to Brownsville Residents • Reconstructed 1 Elderly Home • Residents benefited: 209 - Brownsville Adult Literacy Center provided adult literacy classes through its Mobile Lab.

Jurisdiction

<p>Developmentally & Physically Disabled</p>	<p>Residents benefited: 131 - The Moody Clinic provided Physical, Speech, and Occupational therapy, treatment and Evaluations to children with Physical disabilities.</p>
<p>Substance Abuse</p>	<p>Residents benefited: 288 - The Palmer Drug Abuse Program provides counseling & support for those suffering through Substance Abuse.</p>
<p>Persons with AIDS</p>	<p>Residents benefited: 561 - Valley AIDS Counsel provided testing & Counseling to eligible Brownsville residents. They also provided Lab services and medication to eligible patients.</p>
<p>Health Services (1) Brownsville Community Health Clinic (2) Infant & Family Nutrition (3) Sunshine Haven</p>	<p>Brownsville Community Health Clinic provided supplies to 571 Diabetic residents Infant & Family Nutrition provided prenatal & family health & nutrition instruction to 361 residents. Sunshine Haven provided end-of-life palliative care to 39 residents.</p>
<p>Child Abuse Services</p>	<p>Residents benefited: 103 - CASA provided advocacy services for children removed from their homes due to abuse or neglect.</p>
<p>Youth Services (1) Brownsville Weed & Seed (2) Girl Scouts of South Texas (3) Cameron County Juvenile</p>	<p>Brownsville Weed & Seed provided opportunities for character development & community restoration projects to 159 at-risk youth. Girl Scouts provided leadership sessions and inter-personal skills development to 225 children. Cameron County Juvenile Boot Camp educated Cadets by providing Building trades hands-on-training.</p>
<p>Family Services (1) The Ronald McDonald House (2) Tip of Texas Family Outreach (3) United Way</p>	<p>The Ronald McDonald House provided temporary housing for families with children in the hospital or out-patient programs - 159 residents. Tip of Texas Family Outreach provided parenting classes for families at risk of child abuse or neglect - 518 residents. United Way provided assistance with Federal Income Tax preparation - 733 residents.</p>
<p>Housing Counseling</p>	<p>Residents benefited: 358 - Consumer Credit Counseling provided financial literacy classes to encourage homeownership.</p>

No low priority needs received HUD funding.

General Questions

Program Year 5 (2009-2010) CAPER General Questions with 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. Consequently, the City of Brownsville was honored to receive ARRA and Disaster Recovery funds to further assist in accomplishing its goals and objectives.

Furthermore, the City of Brownsville aggressively pursued these goals through the projects described in its 2009-2010 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 improving its streets located 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 that delivers 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, various education programs, housing counseling, dental services, domestic violence, 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 provided assistance to first-time homebuyers through its Energy Efficient Homes program (new construction) – a CHDO program, Self Help & Energy Efficient Homes program (new construction), and its Down Payment Assistance Program (existing homes; down payment assistance and closing

costs). Continuing its partnership efforts, the City of Brownsville worked with the Darrell B. Hester Juvenile Justice Center – Boot Camp to build homes for the City’s Elderly Replacement HOME Program. Lastly, the City of Brownsville also rehabilitated homeowner-occupied homes for the elderly and/or handicap 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, including the vocational training to at-risk youth assigned to The Cameron County Juvenile Detention Boot Camp Division. The collaboration is an effort to build safe and affordable housing through the Elderly Replacement Program, by training these at-risk youth (Cadets) to be more productive citizens. The project will allow students to get hands on education in the construction field by eliminating slum and blighted homes and providing safe and affordable housing to low income families. Students will receive high school credits for their participation. All students will receive academic training from a Certified Career and Technology Teacher who will provide a state approved program curriculum. A team of professional personnel will also assist in the training. An Assistant Instructor will be responsible for the hands on component of the program. Work-Site Supervisors will assist in the safety and supervision of the students.

Following is Table 3 which summarizes the accomplishments in attaining the goals and objectives for the 2009-2010 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, Water & Sewer Imprvmts.	7,813	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 Services & Domestic Violence; Soup Kitchen, Dental, Housing, & Financial Services; computer services and Camping opportunities.	4,448	Improved availability/accessibility to suitable living environments; and Improved availability /accessibility to economic opportunities.

Continue Table 3

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.	77	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 (2009-2010), the City Commission allocated \$1,841,724 of CDBG funds to CIP projects, which includes \$1,349,422 for streets reconstruction and improvements, \$100,000 for sidewalk construction, \$230,400 for the repayment of the Section 108 Loan for the Linear Park, and \$161,902 for the repayment of the Cabler Park Section 108 Loan. Furthermore, the City also allocated \$506,428 of CDBG funds to provide social services to low/mod income families, \$94,000 for Transitional Housing, and \$934,040 for Code Enforcement activities, Indirect Costs, and Administration. Previous years funding was also used for drainage and streets projects, and to continue the CDBG Moderate Rehab Program. Total CDBG expenditures spent on CDBG grant activities using all available grant funding years is \$3,775,074.

Furthermore, the City of Brownsville also allocated \$144,493 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 \$144,493

Additionally, the City of Brownsville identified Affordable Housing as one of the priorities in the 2005-2010 Consolidated Plan. For this reporting period (2009-2010), the City Commission allocated \$1,381,823 of HOME funds to provide funding for various housing programs targeted to low-income families, including funding for the Administration of the HOME Program. Also, funds allocated from previous years were used during this reporting period to provide additional funds toward these efforts. Some of these programs were available for the elderly and handicap at or below 50% of the MFI, while the new construction and down payment assistance programs were 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 expenditures spent on these housing grant activities using all available grant funding years is \$2,203,777 (and \$250,516 in CDBG funds for the CDBG Moderate Rehab).

Table 4 below summarizes the breakdown of the CPD formula grant funds spent on grant activities for each goal and objective for 2009-2010:

**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	\$3,775,074
ESG	\$144,493
HOME	\$2,203,777
TOTAL FUNDS SPENT	\$6,123,344

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

There was progress made during this reporting period (2009-2010) for most of the funded programs. The housing market slowed down and affected the production of new housing units. Although the economy slowed down some of the housing and infrastructure construction, this reporting period was successful, as homes continued to be sold and built and streets were able to be reconstructed and improved. Furthermore, staff turnover was not a big factor in the progress of meeting the goals and objectives, but it has to be included as a contributing factor that affects the projects progress.

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, private sector and other local, state, and federal organizations, during the application process, in order to distribute the entitlement grant allocations in the most fair and efficient manner. In addition, the City of Brownsville will improve its monitoring system by providing on-site and 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 and the performance of its current project activities.

In summary, 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. Better communication amongst all parties will be key element.

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. In 2009 for Brownsville - Harlingen, TX MSA, the MFI was \$32,900. Thirty (30%) percent housing would be \$822 per month. This amount would include the rent , and utilities. If it is a family of four and a three bedroom unit was required the family would have \$98 dollars for utilites. This family's housing cost would exceed the allowable amount. Below are the Fair Market Rents established by HUD.

Final FY 2010 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2010 FMR	443	\$512	\$586	\$724	\$819

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. The City of Brownsville in 2007 with it's new fiscal year did pass a "Living Wage" pay scale for all City employees. The living wage for hourly employees is a minimum of \$8.50. However even with this the single income family's annual income is \$17,680, allowing \$441 (30% of gross monthly income) monthly in housing costs. As seen in the chart above, a family of four could not afford to pay for their housing needs.

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 \$450,000 of HOME funds, and 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.”

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.

In September 2010, City Staff along with other Cities and housing non profits attended the Affirmatively Furthering Fair Housing Seminar presented by the Texas Department of Housing and Community Affairs. The Seminar provided excellent information that is currently being used to design and implement an Affirmatively Furthering Fair Housing Choice plan for the citizens of Brownsville. There are currently talks to attempt to design a Valley wide plan to assure conformity in the Rio Grande Valley. The object would be to have a network available for families in the Rio Grande Valley to contact for any type of assistance they would need in regards to housing. The stakeholders involved in this planning would be the Housing Authorities, local homeless shelters, the agencies currently administering the HPRP funds, as well as ARCH, and the San Antonio Fair Housing Agency that recently opened offices in McAllen.

Though the City is comfortable and confident that the current variety of municipal building codes and regulations do not contain any barriers to Fair housing, these will be reviewed and changes made and presented to the City Commission for approval. These actions will include reviewing public housing, low-income housing, and first-time homebuyer programs to prevent discrimination, undo segregation, and provide the opportunities to live in a stable and diverse community to all its citizens.

5. Leveraging Resources

a. Identify progress in obtaining "other" public and private resources to address needs.

The City of Brownsville is currently implementing the Texas Department of Housing & Community Affairs (TDHCA) Community Development Block Grant Disaster Recovery Program, to assist homeowners with damage done by Hurricane Dolly. The City has also done house-to-house block walks to notify its citizens about the TDHCA Weatherization program for homeowners, as well as families that rent their home. An estimated 1500 applications were received. The last program that the City has been very proactive with in getting information out to its citizens are the two Homeless Prevention and Rapid Re-Housing Programs (HPRP), which assists family's with rental, deposits, and utility assistance.

TDHCA- Hurricane Dolly Disaster Recovery	\$1,635,318
TDHCA- Weatherization	\$3,281,585
TDHCA- HPRP	\$1,000,000
HUD-HPRP- Entitlement	<u>\$1,347,839</u>
Total Additional Resources:	\$7,264,742

b. How Federal resources from HUD leveraged other public and private resources.

The HOME 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 \$4,929,108, which include the following:

Community Development Block Grant:	\$3,282,792
HOME Investment Partnerships Program:	\$1,301,823
Emergency Shelter Grant:	\$ 144,493
TOTAL FUNDS:	\$4,729,108

Program Income (CDBG + HOME) \$ 121,867

c. How matching requirements were satisfied.

Although, the City Brownsville is not required to match the HOME funds, the City of Brownsville requires its ESG and CDBG Subrecipients to provide a 1:1 Match.

Table 5
CDBG

RO W#	(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	2009/19F/1985	Section 108 Payment	Linear Park	230,400				people
2	2009/19F/	Section 108 Payment	Cabler Park	161,902				people
3	2009/3L/2028	COB-Public Works	Sidewalks	100,000		2,289	0	people
4	2009/03K/1997	COB-Engineering	Streets	1,349,422	1,350,000	13,197	9,407	people
5	2009/5M/1920	COB-Health	Health Department	20,000	20,000	13,500	13,500	people
6	2009/21A 1922 & 1923	COB-Planning	Administrati on	805,420				
7	2009/21A 1924	COB-Finance	Finance	38,000				
8	2009/21A	COB-Planning	Indirect Cost	31,000				
9	2009/15 1926	COB	Code Enforcement	189,802				

Jurisdiction

10	2009/05M/1910	Valley Aids Council	Valley Aids Council	58,469	58,469	650	561	People
11	2009/05/1909	United Way of Southern Cameron County	United Way	14,000	14,000	900	733	Househd
12	2009/05N/1908	Tip of Texas Family Outreach	Tip of Texas Family Outreach	32,927	32,927	1,086	518	People
13	2009/05M/1907	Sunshine Haven	Hospice Service	22,500	22,500	110	39	People
14	2009/05/1906	Ronald McDonald House of Charity	Ronald McDonald House of Charity	25,000	25,000	300	159	People
15	2009/05M/1905	Planned Parenthood	Planned Parenthood	28,000	28,000	2,020	0	People
16	2009/05F/1904	Palmer Drug Abuse Program	PDAP	30,000	30,000	2,200	288	People
17	2009/05/1921	Brownsville Public Library	Brownsville Public Library	50,000	50,000	17,400	6,000	people
18	2009/05M/1902	Infant Nutrition Program	Infant Nutrition Program	10,000	10,000	1,983	361	People
19	2009/05D/1901	Girl Scouts	Girl Scouts	3,471	3,471	225	225	People
20	2009/05N/1899	Court Appointed Special Advocates	CASA	39,393	39,393	85	103	People
21	2009/05B/1903	Moody Clinic	Moody Clinic	72,500	72,500	325	131	People
22	2009/05D/1898	Brownsville Weed & Seed Drug Education	Brownsville Weed & Seed	17,668	17,668	100	159	People
23	2009/05H/1879	Brownsville Community Health Clinic	Glucometer	20,000	20,000	1,100	571	People
24	2009/05H/1896	Brownsville Adult Literacy Center	Brownsville Adult Literacy Center	10,000	10,000	100	209	People
25	2009/05A/1895	Amigos Del Valle	Amigos del Valle	30,000	30,000	33	28	People
27	2009/3II/1900	Consumer Credit Counseling	Housing Counseling	22,500	22,500	165	358	families

Table 6
HOME

Row #	PGM YR/ HUD Matrix Code	Agency	Project Title	Amount Awarded	Amount Leveraged	Beneficiaries		Unit of Measure
						Proposed	Actual	
1	2009/13	COB	Down Payment Assistance	450,000	2,706,510	40	41	Housing Units
2	2009/13	COB	Homeowner Reconstruction	601,641	0	8	0	Housing Units
3	2009/05S	BHA	Tenant Based Rental Assistance	200,000	0	2	0	Families assisted

Table 7
ESG

Row #	PGM YR/ HUD Matrix Code	Agency	Project Title	Amount Awarded	Amount Leveraged	Beneficiaries		Unit of Measure
						Proposed	Actual	
1	2009 05G	Friendship of Women Inc.	Children's Program	43,792	43,792	400	201	People
2	2009 03T	Good Neighbor Settlement House, Inc	Food Pantry	39,000	39,000	3,900	2,859	People
3	2009 03T	Ozanam Center	Homeless shelter	61,701	61,701	2,530	1,131	People

Managing the Process

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

Program Year 5 (2009-2010) 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, in order to be up-to-date on all current grant requirements and in compliance with its regulations. Another action taken was the increase of inspections and improved environmental review records for its funded programs and activities. Furthermore, during the processing of invoices the reviewer is required to ensure all backup documentation is on file and that the required data collection to report in IDIS has also been submitted with each payment request. Technical assistance is also provided to the Subrecipients and internal audits conducted to ensure compliance of all program regulations.

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 5 (2009-2010) CAPER Citizen Participation response:

The City of Brownsville advertised in The Brownsville Herald Newspaper on the following dates:

A. Tuesday, November 30, 2010

The CAPER was made available for review and comments beginning on Wednesday, December 1, 2010 through Wednesday, December 15, 2010 to the public and posting of Notices were also available 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
- The Brownsville Housing Authority – 24 Elm St.
- Southmost Police Network Center – 2000 Southmost Road
- City of Brownsville Secretary's Office – 1034 E. Levee Street
- Garden Park Police Substation – 1763 Highway 281
- City of Brownsville's Website – www.cob.us/planning

B. Sunday, December 12, 2010

A second Notice of Public Hearing and Request for Public Comments advertisement was also published in The Brownsville Herald on Sunday, December 12, 2010.

In addition a Public Hearing was held on Wednesday, December 15, 2010 at 6:00 p.m., at City Hall located 1001 E. Elizabeth St, Brownsville, Texas 78520.

No public comments were received for the review of the CAPER during the 15-Day Comment Period and Public Hearing.

2. 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.

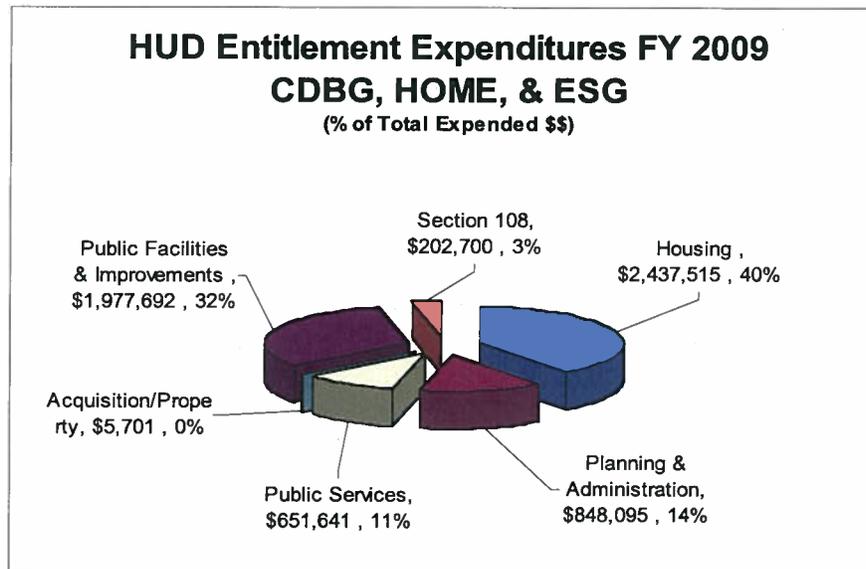
Total amounts of funding reported (including program income) as of September 30, 2010 are below:

Table 8 – Funding Sources & Expenditures

Source	Grant Amount	Program Income	Total Funding	Amount Expended (Including previous years)
CDBG	\$3,282,792	\$35,277	\$3,318,069	\$3,775,074
HOME	\$1,301,823	\$86,590	\$1,388,413	\$2,203,777
ESG	\$144,493	0	\$144,493	\$144,493
Total	\$4,729,108	\$121,867	\$4,850,975	\$6,123,344

Chart below show the expenditures for the 35th CDBG Year.

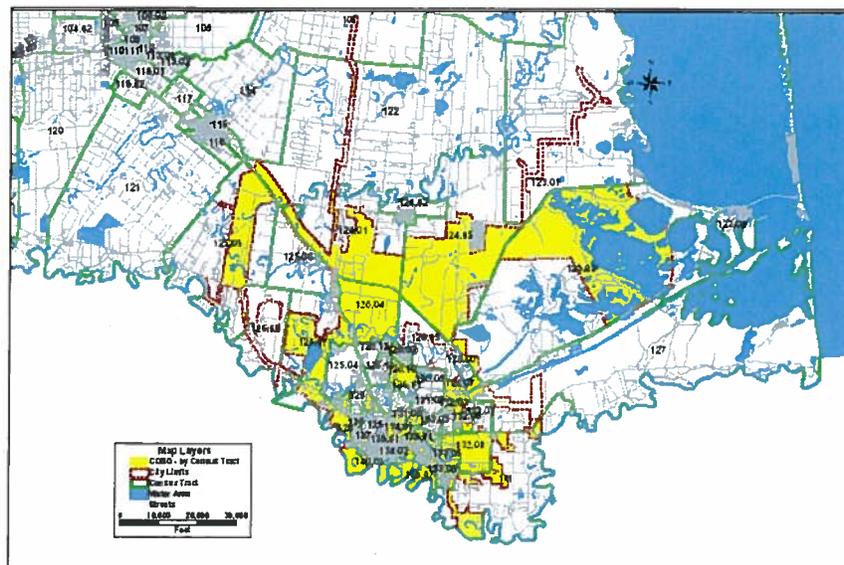
Chart 1



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 funding was focused on the entire city of Brownsville. (CDBG Map can also be found in the Maps Section.)



Institutional Structure

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

Program Year 5 (2009-2010) 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. The creation of the CHDO approximately six years ago was a welcome addition to the City of Brownsville in which only one CHDO previously existed. Within these six 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 operates from its own office located at 896 Ridgewood, Suite C, Brownsville, TX, and builds Energy Efficient Homes, rated and certified with a score at or below a 70 Home Energy Rating Scale (HERS). 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. Furthermore, the non-profit organization Architects for Charity of Texas Inc., has received certification as a CHDO and has been contracted by the City to build five affordable and energy efficient housing units within Brownsville city limits.

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 5 (2009-2010) 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, and ESG 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 broken down into three main categories: 1) Accurately Measuring the Progress of Deliverables, 2)

Integrated Change Control, and 3) Measuring the Critical Paths. Accurately measuring the progress of deliverables is to collect measure and disseminate information. Integrated change control is to ensure that the changes are beneficial. And, measuring the critical paths is to know where possible problems can occur. 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.

CDBG:

To summarize what was mentioned above, the CDBG-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. Below is the table that lists the Monitoring Schedule planned for FY 2009-2010.

Table 9
SUBRECIPIENT MONITORING SCHEDULE
October 1, 2009 – September 31, 2010

	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.	April
13.	COB-Planning – DAP Program	September
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.

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.

The City of Brownsville will be submitting a plan of Action to clear the findings stated in the most current letter from HUD regarding this matter.

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, 2009 to September 30, 2010 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 the City for CAPER compliance.

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

The CDBG, HOME, and ESG 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, and ESG 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 and HOME 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 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-profit 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 West Brownsville Storm Water Treatment Improvement Project, formally Garden Park Drainage, is in the construction stage and is expected to finish on time, approximately in mid-March 2011.

The Moderate Rehabilitation Program has suffered some setbacks. First, this project was ceased by the Good Neighbor Settlement House FY 2005, who had been providing this service for two years. Then, the City contracted CWCCP a non-profit. Consequently, this agency was only able to Rehab one house. Then, 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 continued to process applications and placed them on a waiting list. The project finally moved forward, and ten (10) homeowner occupied

housing units were rehabilitated last year (2008-2009) and another ten (10) were Rehabilitated this reporting Period (2009-2010) and now strive to complete another ten (10) homes, as long as funds are available. 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 funds are available, or exhausted.

The sidewalks project has also been falling behind, basically only because unexpected projects & unexpected circumstances have come up. Nevertheless, the City of Brownsville expects to continue this effort this FY.

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 2009-2010, the City assisted forty-one (41) families in purchasing their homes and leveraged over \$2.7 million.

f. What indicators would best describe the results?

All projects are moving as best as possible and are expected to remain on 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?

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. Discussions and consultations with area homeless service providers revealed the need for a more sophisticated

tracking technology along with a coordinated effort to address the needs of the homeless population. In FY2008 the Texas Homeless Network implemented the Homeless Management Information System (HMIS) at all service's sub-recipients. The System collected and provided which enabled the City to make informed decisions, propagating the appropriate action steps on 'what' and 'how' homeless services should be utilized in the community.

The City Homeless Coordinator has continued to meet with area service providers, local shelters and the Texas Homeless Network to coordinate programs employing the HMIS system. After some adjustments, the system has proved to be a valuable asset for the City of Brownsville.

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.

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

So far, projects requiring phases of construction have been submitted or initiated. The City has also fostered a more streamlined approach to implementation along with robust processes to guide activities in a coordinated manner.

Lead-based Paint

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

Program Year 5 (2009-2010) CAPER Lead-based Paint response:

For 2010-2011, the City of Brownsville's Planning and Community Development Department has 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. During this reporting period, the City's Housing Inspector, Planner I and contractors attended Lead Based courses to help us identify lead-based paint hazards on all of the City's HUD-funded projects. In April of 2010, a new rule aimed at protecting children from lead-based paint hazards in places they frequent was implemented by the Environmental Protection Agency (EPA). The rule applies to renovators and maintenance professionals that work in housing, child-care facilities and schools built prior to 1978. The rule, Lead: Renovation, Repair and Painting Program, requires that contractors and maintenance professionals be certified; that their employees be trained; and that they follow protective work practice standards. These standards prohibit certain dangerous practices, such as open flame burning or torching of lead-based paint. The required work practices also

Jurisdiction

include posting warning signs, restricting occupants from work areas, containing work areas to prevent dust and debris from spreading, conducting a thorough cleanup, and verifying that cleanup was effective.

The City has 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. Prior to this reporting year, there were 10 lead based testing, practices, clearance activities and supplies 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 be 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 5 (2009-2010) CAPER Housing Needs response:

The City of Brownsville received the 2009-2010 (October 1, 2009 to September 30, 2010) Funding Approval and HOME Investment Partnership Agreement for FY2009 HOME Entitlements M-09-MC-48-0501 and acceptance of HOME Certifications with a letter dated October 28, 2009 (and received on November 6, 2009), in the amount of \$1,301,823. Approval of the 2009 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.

Furthermore, the City of Brownsville reserved HOME funds for housing activities to be completed by itself, 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; and Replacement Homes. The City also expended CDBG funds from previous years to foster and maintain affordable housing, by providing assistance to eligible homeowners in the rehabilitation of their principal residence housing unit.

In summary, the City of Brownsville took the following actions during this reporting period (2009-2010) 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 and Energy Star Rated Housing to eligible First Time Homebuyers through the Brownsville Affordable Homeownership Corporation (BAHC/CHDO); (3) provided Single-Family, Affordable, and Energy Efficient Housing to eligible First Time Homebuyers through the Architecture for Charity of Texas, Inc. Self Help Program (ACT); (4) provided reconstruction services through the Darrell B. Hester Juvenile Justice Center – Boot Camp – for the Elderly HOME Reconstruction Program; (5) provided housing counseling through its Housing Counseling program; and (6) continued working on its CDBG Moderate Home Rehabilitation Program in order to assist eligible low-income homeowners improve their living conditions by rehabilitating their homes.

Specific Housing Objectives

Program Year 5 (2009-2010) CAPER Specific Housing Objectives

Questions/Response:

- 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.*

The City of Brownsville has been successful in meeting the specific objective of providing affordable housing. It has provided assistance to low-income owner and homebuyer 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 \$500,000 of HOME funds, including ADDI funds (October 1, 2008 to September 30, 2009) 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 forty-nine (49). This fifth program year (October 1, 2009 to September 30, 2010), the City of Brownsville committed \$450,000 of HOME funds for its BDPA Program. The City proposed to assist another 40 families this reporting period to purchase their home in Brownsville, Texas. The actual first-time homebuyers assisted this reporting period is forty-one (41). All of the forty-one (41) homes purchased were existing homes (for sale in the market). The average sale price of the homes was \$71,428. This program expended \$399,500 (89%) for direct assistance to the homebuyer and leveraged over \$2.7 million of private funds. Furthermore, the City of Brownsville has continued offering this program into the new fiscal year (2010-2011) with the remaining funds to eligible low-income homebuyers, until the funds are all exhausted. As of November 9, 2010, it has already expended over 96% of the 2009-2010 BDAP budget, and expects to exhaust the remaining funds by the end of this calendar year.

**Table 10
BDPAP Summary ACCOMPLISHMENTS**

PY 2009-2010: \$450,000 Proposed: 40 Families	HOME FUNDS	TOTAL
Total Amount of Assistance	\$399,500	\$450,000
Number of Families Assisted	41	41
Average \$ Amount of Funds Per Family	\$9,744	
Average Median Income of Families Assisted		\$28,785
Average Sales Price of Homes		\$71,428
Leverage Private Funds		\$2,706,510
Leverage State Bond Program		\$0
TOTAL FUNDS LEVERAGED:		\$2,706,510
At or Below 50% MFI	At or Below 60% MFI	At or Below 80% MFI
5	7	29

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 rehabilitation of the residence. In 2007-2008, the City of Brownsville completed 1 home and spent \$22,106 on the rehabilitation and other project-related costs. At that time, twenty-five (25) applications were in the waiting list and ten (10) were in the eligibility phase. 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 the last reporting period (September 30, 2009), ten (10) homes were rehabilitated, expending \$207,918. All beneficiaries were elderly and/or handicap. This reporting period (October 1, 2009 through September 30, 2010), the City of Brownsville rehabilitated another 10 homes and expended \$234,059 in this project. Furthermore, the City of Brownsville continues offering this program to eligible homeowners, until the funds are all exhausted.

The rehabilitation improvements 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 safer environment. Following are pictures of a sample of rehabilitated improvements done under the program.

Picture 1 - Roof Repairs



City of Brownsville – Elderly Replacement Home Program: In fiscal year 2007/2008, the City committed \$178,000 in CDBG funding for operations of its Elderly Replacement Housing program. The City of Brownsville will be using these funds to purchase the construction materials and other project-related soft costs. The City of Brownsville has teamed up with the Cameron County Juvenile Detention Center, also known as The Boot Camp in San Benito, for the construction of four homes. This program will also provide vocational training to at-risk youth assigned to The Cameron County Juvenile Detention Center (Boot Camp Cadets). The collaboration is an effort to build safe and affordable housing through the Elderly Replacement Home Program, as well as train youth to be more productive citizens. The project will allow students to get hands on education in the construction field by eliminating slum and blighted homes and providing safe and affordable housing to low income families. In addition, students will receive high school credits for their participation. All students will receive academic training from a Certified Career and Technology Teacher who provides a state-approved program curriculum. A team of professional personnel also assist in the training. An Assistant Instructor is responsible for the hands on component of the program, while Work- Site Supervisors assist in the safety and supervision of the students and a Program Counselor provides comprehensive career guidance and counseling services. An Internal Auditor provides quality control and evaluates the program measures to ensure the program is on track. The Program Coordinator is responsible for the day-to-day management of staff and activities, and Case Managers monitor each student's progress. Ideally, the project will equip these young adults with the skills necessary to pursue a college career or employment. These four new homes will provide affordable housing to low income families, particularly the elderly and/or the handicapped. Furthermore, other partnerships will be developed with private businesses for the installation of the HVAC/Electrical, plumbing, moving, and demolition services. These homes will be 2 and 3-bedroom homes.

This fiscal year (2009-2010), the status of the houses being built by Cameron County Juvenile Detention Center is the following: one house is already 100% complete and has been moved to its project location in Brownsville; the second and third homes are 90% complete and expect to be moved to Brownsville to their project locations by December for their final installations; and the fourth house will begin construction this month. The total HOME funds expended this fiscal year (2009-2010) for this project is \$78,804.

Brownsville Affordable Homeownership Corporation: Although the City of Brownsville did not fund the Brownsville Affordable Homeownership Corporation (BAHC), 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), using previous funds and contracts that are still open and work is in progress.

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 in 2007-2008 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 in 2007-2008. Also, they built and sold 14 affordable housing units 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.

Last year, BAHC had 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, in 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. 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 some 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 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.

This reporting period (2009-2010), BAHC has continued production using HOME CHDO funds from previous years and worked on those open and pending contracts. Furthermore, BAHC was awarded \$375,000 of old funds to purchase 23 lots to build an additional 23 homes that are energy star rated and are affordable to low-income first-time homebuyers. This year (2009-2010), they purchased 66 lots and built 21 homes for low-income families; and are currently in progress in building additional homes in those vacant lots acquired for single-family affordable housing units, which are energy efficient/Energy Star Rated. The total HOME/CHDO funds expended for this reporting period is \$635,274.

Picture 2 - Brownsville Affordable Homeownership Corporation



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 last 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. No further funds were expended this reporting period (2009-2010). Architects for Charity, a

501(C)(3) non-profit organization, has built energy efficient homes in 5 of these properties and 4 have been sold to 4 low-income families; and the fifth one is in the process of being sold.

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 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 (1) BCAC member). Five applicants were selected and the construction of the homes began last reporting period (2008-2009). Expenditures for 2008-2009 included the construction costs for Stage 1 of the construction; a total of \$132,765.88 in HOME funds was expended.

This reporting period (2009-2010), ACT continued working on the open contract previously awarded. Stage 2 covered costs for Land preparation and foundation work, deposits for ordering materials, purchase of general construction materials, construction labor, professional services, and payroll. By December 14, 2009, ACT had completed the site/form survey, site preparation, underground plumbing, foundation/slab; installation of the KAMA exterior wall panels, interior framing, roof trusses, roof wood sheathing, shingles; installed the rough electrical, HVAC, and plumbing; installation of windows, exterior and interior doors, garage door, exterior siding, stucco, driveway/pathway, drywall, interior plaster and texture, and interior trims for three homes and had site/form survey, site preparation, underground plumbing, foundation/slab for the fourth home and the site survey, KAMA wall panels, and the setback variance was approved for the fifth home. By the 3rd Stage (January 19, 2010), ACT had two houses ready for delivery and scheduled for closing in February 2010, while the landscaping and cleaning of the property was in progress. The third house had the stucco, interior plaster and texture, garage door, and interior trims in progress; and the fourth and fifth homes continued construction. Finally, Stage 4 completed all five homes. Three of the homes have already been through closing and are now occupied by low-income families. The other two are only pending the finals on the plumbing, electrical, and HVAC; and complete the landscaping and cleaning of the property; of which one is expected to close on November 29, 2010 and the other within the next 2 or 3 months. The total funds expended this fiscal year for this project was \$267,234.12.

In addition, Architects for Charity of Texas, Inc. (ACT) was awarded \$400,000 of HOME/CHDO funds to purchase a subdivision to build 25 energy efficient homes that will be sold to eligible low-income families. This project will provide subsidies to the families and will be marketed as a self-help program. At the end

of this fiscal year (2009-2010), ACT purchased a 25-lot subdivision and expended \$342,400 of the HOME/CHDO funds provided to them. This project will continue into fiscal year 2010-2011.

Picture 3 - Architects for Charity of Texas, Inc.



Below is Table 11 that summarizes the housing activities for this fiscal year:

Housing Table 11 – SUMMARY OF OBJECTIVES							
For this reporting Period							
	Number of Housing Units		Median Family Income (at or below)			Resources used during Oct. 1, 2009 – Sep. 30, 2010	
	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	0	0	0	0	0	\$0	\$0
AFFORDABLE OWNER HOUSING							
Production of New Units	32	26	13	3	10	\$0	\$981,312
Rehabilitation of Existing Units	25	10	10	---	---	\$245,804	\$0
Homebuyer Assistance	40	41	5	7	29	\$0	\$399,400
TOTAL	97	78	17	10	39	\$245,804	\$1,380,712

2. 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.

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

The City of Brownsville is currently assisting families by rehabilitating 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. Therefore, activities, such as Rehab and Reconstruction are being provided to alleviate the worst-case house needs and the housing needs of persons with disabilities. The older housing stock in Brownsville requires a lot of improvements to be done and have no or some accommodations for the elderly and handicap. Unfortunately funds are limited. Consequently, these 2 programs have been able to alleviate most of the housing needs. The improvements done on these homes assist the elderly and handicap by placing ADA compliant accommodations and replacing the most needed and necessary Rehab-measures, such as roof repairs or replacement.

Public Housing Strategy

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

Program Year 5 (2009-2010) 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 has remained the same. 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 2006-2010 reporting period, fifteen (15) families have moved on to self sufficiency without housing assistance. For 2009-2010 four (4) families have 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 resident of the low-rent Housing Program, and Section 8 programs. In 2009-2010, four (4) 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 69 families from Section 8 have become homeowners. Twenty seven (27) others have moved on to self sufficiency without Housing assistance. Currently three (3) 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 2009-2010 this counselor has provided one-on-one housing counseling assistance to eighteen (18) 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 1,425 families on the Public Housing waiting list and 1,794 families on the Section 8 Voucher waiting list, for a total of 3,219 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 5 (2009-2010) 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 Affirmatively Furthering Fair Housing, the City of Brownsville will continue to establish 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, 2009 to September 30, 2010), the City of Brownsville was only able to participated in three (3) housing fair 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, the City's Homeowner Rehabilitation Program, the Texas Department of Housing &

Community Affairs (TDHCA) Community Development Block Grant Disaster Recovery Program, to assist with damage done by Hurricane Dolly. The City has also done house to house block walks to notify its citizens about the TDHCA Weatherization program. An estimated 1500 applications were received. The last program that the City has been very proactive is getting information out to its citizens' is the Homeless Prevention and Rapid Re-Housing Program(HPRP), which assists family's with rental, deposits, and utility assistance. 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, 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 buyer 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, some of which are still in progress, in order to provide affordable housing to low-income families this reporting period (2009/2010):

Housing Table 12 – SUMMARY OF ACTIONS TO ELIMINATE BARRIERS			
Type of Project	Committed	Funded	Source of Funding
Housing Counseling	\$22,500	\$29,456	CDBG
Rehab Homeowner	\$800,809	\$637,180	CDBG
Down Payment Assistance	\$450,000	\$431,000	HOME
Tenant Based Rental Assistance	\$200,000	0	HOME
ACT Affordable & Energy Eff. Homes	\$609,634	\$476,868	CDBG
CHDO-Brownsville Affordable Housing Corporation	\$701,639	\$387,450	HOME
LITC Hsg. Rehab	\$222,854	\$221,978	Home
TOTAL	\$3,007,436	\$2,183,932	CDBG/HOME

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 13

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

The HOME and CDBG assisted housing unit must meet the affordability requirements for no less than the applicable period specified above. 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.

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.

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 continues with its 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 14

% 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 invest \$1,000 as part of their Family Participation to commence the application process for financing and will be deposited into an escrow company at the Title Company designated by the approving lender.

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)

No ADDI funds awarded this FY. HOME accomplishments and other HOME funding information is included in the Housing Section which begins on Page 25.

Program Year 5 (2009-2010) 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 did not receive any ADDI funds on 2009-2010.

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 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 on all advertisements, pamphlets, information, applications disseminated.

c. Describe outreach to minority and women owned businesses.

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.

Program Year 5 CAPER Homeless Needs response:

1. Identify actions taken to address needs of homeless persons.

The City of Brownsville is a HUD recipient of CDBG, HOME, and ESG funds. During FY 2009/2010, 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 a 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
- Continuing work 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 the 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 201 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 2,859 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 1,131 individuals.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

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 Ozanam Center, Friendship of Women, Good Neighbor Settlement House, Brownsville Adult Literacy Council and the Consumer Credit Counseling. 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 used as a transitional home and three additional transitional homes at the Ozanam Center location. These units are pending utility connection. 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 individuals on managing their finances; and 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 2009-2010, the City of Brownsville continued to support the operations of the emergency shelters/homeless service providers with ESG funds. In the 2009-2010 program year, a total of \$144,493 was awarded for Public Services as follows: The Ozanam Center was awarded \$61,701; the Friendship of Women was awarded \$43,792; and the Good Neighbor Settlement House was awarded \$39,000. The total ESG funds expended this fiscal year (2009-2010) is \$144,493.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

The Texas Homeless Network was the only entity that received Homeless SuperNOFA funding. The funding was to develop an HMIS program. As a result, the City of Brownsville participates with the subrecipients to input data to the system to determine services provided and to get homelessness statistics.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 5 CAPER Specific Housing Prevention Elements response:

The City of Brownsville is a recipient of CDBG, HOME, and ESG funds. During FY 2009/2010, the City of Brownsville continued 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, and ESG 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.

The City of Brownsville also received two grants; funding from HUD and from the Texas Department of Housing & Community Affairs for the Homeless Prevention & Rapid Re-housing Program (HPRP). These grants provide funding for temporary financial assistance to help persons gain housing stability. Assistance may be provided for (1) Rental Assistance; (2) Security and Utility Deposits; (3) Utility

Assistance; and/or (4) moving costs. The City of Brownsville subcontracted its HUD HPRP grant funds of \$1,347,839 to five subrecipients – Ozanam Homeless Shelter, Consumer Credit Counseling Services, Good Neighbor Settlement House, Catholic Charities, and Valley Aids Council. The TDHCA HPRP grant of \$1,000,000 was subcontracted amongst three subrecipients – Ozanam Homeless Shelter, Consumer Credit Counseling Services, and Good Neighbor Settlement House. Currently, expenditures for the HUD HPRP have a total of \$346,489.72; and the TDHCA HPRP grant has expenditures of \$195,179.82. Additional marketing efforts are being developed to accelerate the expenditure rate of the funds available for these two programs. These services are in great demand, but it seems that more outreach is required to be able to reach those in need of such needed services.

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).*

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 \$144,493 in ESG funds in fiscal year 2009/2010.

- 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 has 19 beds available at its facility, with a housing capacity of 35-40 individuals; includes 7 family units.
- 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 was provided for the Ozanam Center, Inc. in the amount of \$61,701 and expended all funds in the reporting period. Ozanam is 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, with 209 beds available in its facility. Its housing capacity of 220 will accommodate 198 individuals and includes 5 family units. 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. *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.*

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. Although it does exist, Brownsville does not have a widespread rate 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.

Unfortunately, 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 41 percent between 2007-2008 (U.S. Conference of Mayors, 2008). The same study found that 31 percent of requests for shelter by homeless families were denied in 2007 due to lack of resources. Moreover, 72 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.

The Coalition conducted a Point-In-Time homeless count on January 28, 2010. 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. 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.*

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

The Brownsville Citizen's Advisory Committee (BCAC) recommends the amount of ESG funds each applicant receives each funding year; and the City Commission of the City of Brownsville makes the final decision. Recipients of these funds are required to provide a dollar-for-dollar match. In 2009, the Friendship of Women matched \$38,000 in grants. The Good Neighbor Settlement House matched \$39,036.92 in grants and the Ozanam Center matched \$61,701 from grants).

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

4. State Method of Distribution – Not applicable; for states only.

- 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.*

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 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 and 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, it provides an assessment to an array of prevention services, including, but not limited to,

- Case management (limited/short-term assessments/education, & 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. 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.*

The following descriptions illustrate the City's ESG activities for the period of October 1, 2009 through September 30, 2010:

PROJECT NAME: (05G) FRIENDSHIP OF WOMEN, INC. (FOW) - CHILDREN'S PROGRAM
FUNDING: \$43,792 (ESG)
ESG EXPENDITURES: \$43,792
PROJECT DESCRIPTION: ESG funds were used at FOW 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 201 clients.
ELIGIBILITY: BATTERED AND ABUSED SPOUSES 570.201 (e)

PROJECT NAME: (03T) GOOD NEIGHBOR SETTLEMENT HOUSE, INC. (GNSH)
FUNDING: \$39,000 (ESG)
ESG EXPENDITURES: \$39,000
PROJECT DESCRIPTION: ESG Funds were used to pay partial operations cost for delivery of Essential Services to 2,859 unemployed, underemployed, and homeless men, women, and children in the community.
ELIGIBILITY: OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS

PROJECT NAME: (03T) OZANAM CENTER
FUNDING: \$61,701 (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 1,131 individuals.

ELIGIBILITY: OPERATING COSTS OF HOMELESS/AIDS PATIENTS PROGRAMS

Also, no problems exist in collecting, reporting, and evaluating the reliability of this information. Data is collected and reported on a monthly basis by the Subrecipient to the City of Brownsville throughout the reporting period.

5.

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.

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. Therefore, the City of Brownsville is establishing the institution of a homeless discharge coordination policy and currently works on a case-by-case basis and on the type of need required.

COMMUNITY DEVELOPMENT

Community Development

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

Program Year 5 (2009-2010) CAPER Community Development response:

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 35th year went towards public facilities and improvements. Expenditures included

water/sewer improvements for the Villa Nueva 2001-2002 project; and the reconstruction and/or repaving of streets from FY 2006-2007, 2007-2008, 2008-2009, and 2009-2010. The allocation of CDBG funds for sidewalks projects is still pending construction; thus no funds for such projects were expended this fiscal year. 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 and/or handicap. CDBG funds have been expended this reporting period (2009-2010) for the CDBG Moderate Rehab Program, which was funded with funds that were allocated in FY 2006-2007 and 2007-2008. In 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. Last 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. This fiscal year (2009-2010), the City of Brownsville rehabilitated another 10 (ten) homes and expended \$234,059, and \$76,381 in Title Searches, Lead Inspections & Assessments, and other project-related expenses. Furthermore, the City of Brownsville continues to provide this program to the eligible elderly and/or disabled homeowners of the city of Brownsville and expects to help another 10 families this year (2010-2011).

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

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 2009-2010 One Year Action Plan and/or activities from previous funding years, as listed below:

Villa Nueva Colonia Drainage Project –Water/Sewer Imprvmnts (03I)

- 1) IDIS Activity Number: 912
Funded Amount: \$479,607.30
CDBG Expenditure Current Year: \$25,097
CDBG Expenditure To-Date: \$206,634
Priority: High
Output: Benefitted 500 people on the east side of Brownsville

Outcome: Improved Sewer Facilities in the Villa Nueva Colonia
Income Type Beneficiaries: ELI, LI, MLI

Cadell Street Waterline Installation – Water/Sewer Imprvmnts (03I)

- 2) IDIS Activity Number: 1540
Funded Amount: \$355,209
CDBG Expenditure Current Year: \$337,726
CDBG Expenditure To-Date: \$337,726
Priority: High
Output: Benefitted 35 people at Cadell Road/North Brownsville
Outcome: Waterline Installation on Cadell Road
Income Type Beneficiaries: ELI, LI, MLI

West Brownsville Treatment – Water/Sewer Imprvmnts (03I)

- 3) IDIS Activity Number: 1999
Funded Amount: \$463,331
CDBG Expenditure Current Year: \$102,910
Priority: High
Output: Benefitted 1,000 people
Outcome: Storm Water Treatment improvement
Income Type Beneficiaries: ELI, LI, MLI

Street Improvements (03K)

- 4) IDIS Activity Number: 1787, 1795, 1956
Engineering Streets Projects: Acapulco/Veracruz/et.a.l; W. Washington /Hauff Lane/W. 4th St.; Elizabeth Street
Public Works Project: Southmost Paving Project
CDBG Expenditure Current Year: \$1,265,668 and \$246,291
Priority: High
Output: Over 9,400 Individuals that live within the area.
Outcome: The new streets will provide safe road conditions for motorists and pedestrians as well. Reconstruction of the following streets included Acapulco & Veracruz Project, W. Washington/Hauff Lane/W. 4th Street Project, and Elizabeth Street Project; and Public Works worked on the Southmost Paving Project.
Income Type Beneficiaries: ELI, LI, MLI

Section 108 Loan (19F) Planned Repayment of Section 108 Loan Principal

- 5) IDIS Activity Number: 1985
Funded Amount: \$230,400
CDBG Expenditure Current Year: \$202,700
Priority: High
Output: Benefitted 3,726 people on the west side of Brownsville
Outcome: Linear Park Section 108 Loan payment completed.

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 \$507,148 or 15% 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: 1906
Funded Amount: \$25,000
CDBG Expenditure Current Year: \$25,000
Priority: High
Output: A total of 159 Individuals were served in FY 2009.
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.

- 2) Brownsville Public Library-Computer Upgrades
IDIS Activity Number: 1921
Funded Amount: \$50,000
CDBG Expenditure Current Year: \$50,000
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: 1909
Funded Amount: \$14,000
CDBG Expenditure Current Year: \$14,000
Priority: High
Output: A total of 733 Individuals were served in FY 2009.
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: 1895
Funded Amount: \$30,000
CDBG Expenditure Current Year: \$30,000
Priority: High
Output: A total of 33 Individuals were served in FY 2009.

Outcome: Project provided daily home delivered nutritious lunch meals Monday through Friday to the elderly.

Youth Services (05D)

- 1) Brownsville Weed and Seed Drug Program
IDIS Activity Number: 1898
CDBG Input: \$17,668
CDBG Expenditure Current Year: \$17,668
Priority: High
Output: A total of 159 Youth were served in FY 2009.
Outcome: Funded summer camp ambient and safe, 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: 1901
CDBG Input: \$3,471
CDBG Expenditure Current Year: \$3,471
Priority: High
Output: A total of 225 teenage girls were served in FY 2009.
Outcome: This program provides teenage girls with the opportunity to gain leadership skills and values.

- 3) Cameron County Juvenile Probation Department
IDIS Activity Number: 1542
CDBG Input:
CDBG Expenditure Current Year: \$76,381.46
Priority: High
Output: 10 Boot Camp Cadets Trained
Outcome: 1 Home Completed for Elderly & 2 under construction

Substance Abuse Services (05F)

- 1) Palmer Drug Abuse Program
IDIS Activity Number: 1904
CDBG Input: \$30,000
CDBG Expenditure Current Year: \$30,000
Priority: High
Output: A total of 288 Individuals were served in FY 2009.
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: 1896
CDBG Input: \$10,000 + \$2,000
CDBG Expenditure Current Year: \$12,000

Priority: High

Output: A total of 209 individuals were served FY 2009.

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. **Note:** Agency received an additional \$2,000 of reprogram funding.

Health Services (05M)

1) Moody Clinic

IDIS Activity Number: 1903

CDBG Input: \$72,000 + \$10,000

CDBG Expenditure Current Year: \$82,500

Priority: High

Output: A total of 131 children were served in FY 2009.

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. **Note:** Agency received an additional \$10,000 of reprogram funding.

2) Brownsville Community Health Clinic (BCHC)

IDIS Activity Number: 1897

CDBG Input: \$20,000 + \$8,000

CDBG Expenditure Current Year: \$28,000

Priority: High

Output: A total of 571 Individuals were served in FY 2009.

Outcome: BCHC is important to this community, particularly because of the high diabetes rate 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: 1905

CDBG Input: \$28,000

CDBG Expenditure Current Year: \$0

Priority: High

Output: A total of 0 individuals were served in FY 2009.

Outcome: This program provides 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. Unfortunately, Planned Parenthood did not request the funds allocated for this program. **Note:** Therefore, a total of \$28,000 was de-obligated in FY09.

4) Infant Nutrition Program

IDIS Activity Number: 1902

CDBG Input: \$10,000

CDBG Expenditure Current Year: \$10,000

Priority: High

Output: A total of 361 Individuals were served FY 2009.

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: 1907

CDBG Input: \$22,500

CDBG Expenditure Current Year: \$22,500

Priority: High

Output: A total of 39 Individuals were served in FY 2009.

Outcome: This program provides care for terminally ill patients who don't have adequate 24-hour caregiver at home. Funding has provided for caregivers and a percentage for operations.

6) Valley AIDS Council

IDIS Activity Number: 1910

CDBG Input: \$58,469

CDBG Expenditure Current Year: \$63,469

Priority: High

Output: A total of 561 Individuals were served in FY 2009.

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 \$5,000 of reprogram funding.

Abused and Neglected Children (05N)

1) Court Appointed Special Advocates (CASA)

IDIS Activity Number: 1899

CDBG Input: \$39,393

CDBG Expenditure Current Year: \$39,393

Priority: High

Output: A total of 103 children were served in FY 2009.

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.

2) Tip of Texas Family Outreach

IDIS Activity Number: 1908

CDBG Input: \$32,927

CDBG Expenditure Current Year: \$32,927

Priority: High

Output: A total of 518 Individuals were served in FY 2009.
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: 1900
CDBG Input: \$22,500
CDBG Expenditure Current Year: \$22,500
Priority: High
Output: A total of 358 Individuals were served in FY 2009.
Outcome: This program provides residents with financial education with regards to management of personal finances and indebtedness.

Homeless Facility (03C)

1) Ozanam Center – Homeless Shelter Renovation/Rehabilitation Project

IDIS Activity Number: 2025
CDBG Input: \$94,000
CDBG Expenditure Current Year: \$94,000
Priority: High
Output: A total of 1,131 Individuals were served in FY 2009.
Outcome: Improved homeless shelter. This project involved the renovation/rehabilitation of the homeless shelter.

Operating Costs of Homeless/AIDS Patients Programs (03T)

1) Ozanam Center – Homeless Shelter

IDIS Activity Number: 2026
CDBG Input: \$11,205
CDBG Expenditure Current Year: \$11,205
Priority: High
Output: A total of 1,131 Individuals were served in FY 2009.
Outcome: This homeless shelter 24-hour emergency shelter and supported services, such as meals, transportation, case management, referrals, and a food pantry. **Note:** Agency received \$11,205 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 2009-2010 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 projects 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.

6. *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 35th year.

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

- a. *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, Consumer Credit Counseling of South Texas, Consumer Credit Counseling of South Texas, Girls Scouts, Infant Nutrition Program, Moody Clinic, Palmer Drug Abuse, Ronald McDonald House, Tip of Texas, Sunshine Haven, 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.

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 \$36,874 from CDBG Program Income. The Program Income was received from housing notes. While Program Income received from HOME funds were \$86,590.

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. *Loans and other receivables*
 - a. *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.*
 - b. *List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.*
 - c. *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.*
 - d. *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.*
 - e. *Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*

11. *Lump sum agreements*
 - a. *Provide the name of the financial institution.*
 - b. *Provide the date the funds were deposited.*
 - c. *Provide the date the use of funds commenced.*
 - d. *Provide the percentage of funds disbursed within 180 days of deposit in the institution.*

12. *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	\$234,059	\$10,000

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.

13. *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 and ESG 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 5 (2009-2010) 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