



City of Brownsville



2013 ONE YEAR ACTION PLAN

Fiscal Year 2013-2014

Community Development Block Grant (CDBG)
Home Investment Partnerships Program (HOME)
Emergency Solutions Grant (HESG)

Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities to develop and submit a One-Year Action Plan in order to access housing and community development funds. The 2013 One-Year Action Plan (Plan) represents year four of the 2010-2014 Consolidated Plan approved by HUD in October 2010. In July of 2013, HUD approved extending the Three-Year Consolidated Plan by one year, to have an ending date of September 30, 2014.

This Plan is the City of Brownsville's (City) official application for HUD entitlement grants and proposed programs and services to be funded during the City's Fiscal Year (FY) 2014, Program Year (PY) 2013 (Oct. 1, 2013 – Sept. 30, 2014). There are three sources of federal program funds in this application, all of which will be administered by the Office of Grant Management and Community Development Department (OGMCD).

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (HESG)

The key elements of this plan include the needs assessment, priority needs, specific objectives, and how the activities address identified needs and objectives.

2. Summarize the objectives and outcomes identified in the Plan

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

The City aims to develop viable urban communities for low- and moderate-income individuals and families by pursuing three primary objectives:

- Create suitable living environments
- Provide decent affordable housing
- Create economic opportunities

SPECIFIC GOALS

1. To encourage the provision of affordable housing through the rehabilitation of the existing housing stock and through the promotion of new housing and rental housing.
2. To provide the necessary infrastructure (street improvements, sidewalks, etc.) in support of a suitable living environment.
3. To provide public facilities and assistance for the improvement of quality of life conditions for low and moderate income residents.
4. To provide public services in the areas of youth services, health services, education services, disability services, the elderly, job training and homelessness services.
5. To expand the economic opportunities for low and moderate income residents.
6. To provide for planning activities that will promote a more viable, safe and affordable environment, particularly for low and moderate income residents.
7. Reduce chronic and family homelessness.

The activities that will enable the City to achieve these objectives and outcomes in PY 2013 are listed below:

Decent Housing: Activities that will facilitate making decent housing more available, accessible, affordable, and sustainable for low- and moderate-income residents, including:

Suitable Living Environment: Activities tha will help make suitable living environments more available, accessible, affordable, and sustainable for low- and moderate-income residents, including:

- Building/rehabilitating neighborhood facilities
- Code enforcement
- Juvenile, youth, and childcare programs
- Support services for populations with special needs (e.g. elderly, persons with disabilities)
- Services for the homeless
- Health care education and services

Economic Development/Opportunities: Activities that help increase access to economic opportunity for low- and moderate- income communities, including:

- Expansion of business products based on community
- Job training for low- and moderate-income persons

3. Evaluation of past performance

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

Each year the City submits a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD. This report serves as a description of how funding was expended during the last program year and uses the Plan as a benchmark document in which performance can be measured. Major accomplishments during the most recent completed program year, PY 2011 (Oct. 1, 2011 to Oct. 31, 2012), are listed below:

Decent Housing

- Provided 7 homebuyers with down payment and closing cost assistance
- Provided rental and utility assistance to 1,349 persons to prevent homelessness
- Provided housing relocation and stabilization services and short-term assistance to 48 persons who are homeless

The City of Brownsville's 2012 One Year Action Plan was not approved by the U.S. Department of Housing and Urban Development (HUD). However, in previous years the City has assisted residents of Brownsville with Down Payment Assistance, Housing Rehabilitation, Elderly Replacement Housing, and new construction through Community Housing Development Organizations (CHDO). The City will administer these same programs using funding allocated for the 2013 One Year Action Plan, as well as previous program years' funding. Projects not listed in the 2013 One Year Action Plan will be submitted to HUD as a substantial amendment.

Therefore, in 2012 there was little to no activity regarding the HOME program other than planning and restructuring the program. In December of 2012, the City contracted with the National Association for Latino Community Asset Builders (NALCAB) to assist with addressing the six (6) HUD Findings that led to the HOME program being suspended. The technical assistance provided allowed the City and the CHDOs to strengthen partnerships and develop strategies to tackle local housing issues. The City developed policies and procedures, revised written agreements and reclassified staff to more effectively carry out daily operations.

Suitable Living Environment

- Served 600 youth through enrichment and achievement programs
- Provided health services to 651 persons
- Provided meals to 2,287 elderly persons
- Increased access to general social services for 1,412 persons
- Provided essential services, case management, and other services to 4,137 homeless individuals
- Demolished 10 substandard structures as part of Code Enforcement

Economic Opportunity

- Provided job training and enrichment activities for 158 low- and moderate-income persons

- Initiated the Downtown Façade Improvement Program which consists of 8 building facades in Downtown Brownsville. The project is currently underway and has been very successful. The City anticipates continuing the program in the 2014 program year.

OneCPD Initiative: On May 16, 2013, HUD headquarters approved OneCPD Technical Assistance to assist the City in a variety of areas for CDBG, HOME and ESG programs. The SNAPs Office at HQ HUD was assigned to provide ESG Technical Assistance to the Office of Grant Management and Community Development Department (OGMCD) and all homeless sub-recipients or potential sub-recipients. The City continues to meet with OneCPD representatives and consultants to increase efficiencies and improve program management and oversight.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As required by the Department of Housing and Urban Development (HUD) Rules and Regulations, the City of Brownsville complies with regulation 24 CFR 91.105, Citizen Participation Plan for local governments as outlined. The City has adopted a citizen's participation plan that sets forth the City's policies and procedures for citizen participation.

The Office of Grant Management and Community Development (OGMCD) is responsible for producing the 2013 Annual Action Plan. In this capacity, OGMCD works with a number of City departments, the Brownsville Public Housing Authority, non-profits, and other stakeholders to ensure that the planning process is both comprehensive and inclusive. OGMCD solicits information from other City departments, the private sector, non-profits, neighborhood-based organizations, and residents regarding existing conditions and strategies for addressing current needs.

OGMCD recognizes that Brownsville residents are the center of, and partners in, the development and execution of the 2013 Annual Action Plan. OGMCD aggressively seeks community involvement and provides residents with opportunities to become involved in the development of the One – Year Action Plan. Citizen Participation is encouraged through:

- Brownsville Citizens Advisory Committee (BCAC)
- Publications and Postings
- Public Hearings

1st Public Hearing: July 31, 2013 at 6pm (BCAC Meeting – City Hall)

2nd Public Hearing & Action: August 6, 2013 at 6pm (City Commission Chambers)

- Community Voice Campaign

- Online Community Needs Survey (Both English and Spanish) Attached as **Unique Grantee Appendices**

Funding Process: The Notice of Funding Availability (NOFA) was released on March 15, 2013 with an application deadline of April 15, 2013. All potential applicants were required to attend a mandatory orientation which took place on March 18, 2013. Agencies and city departments interested in applying to CDBG, HOME or ESG were provided information regarding program requirements, project eligibility, and application requirements and reporting requirements should they be awarded funding. In addition, the City was available for Technical Assistance during the period of March 19 - 28, 2013 on a first, come first serve basis.

Review Process: The OGMCD developed a new review process in 2012 to more effectively evaluate applications and select projects. Once projects were selected, they were reviewed for eligibility using the Project Eligibility Form which requires that all projects meet one of the three HUD national objectives. All eligible projects were submitted to the Brownsville Citizens Advisory Committee (BCAC) for evaluation using the Evaluation Score Sheet. *(Attached as Grantee Unique Appendices)*. As part of the evaluation, applicants were provided the opportunity to present their projects to the BCAC. All applications were then scored and ranked, highest to lowest. Alternate projects were also selected in the event that funding becomes available throughout the program year.

Comment Period: The draft Plan was then made available for 30-day comment period on Friday, June 28, 2013 - Monday, July 29, 2013. Brownsville residents were encouraged to submit written comments on the proposed Plan during the 30-day comment period, or were encouraged to call the office.

Brownsville Citizens Advisory Committee

On July 10, 2012, the Brownsville City Commission adopted Ordinance No. 2013-1570-A establishing the structure and guidelines for the Brownsville Citizens' Advisory Committee (BCAC). As part of the City's Citizens Participation Plan, the BCAC was established to:

- (a) Provide guidance, evaluation and recommendations of proposed projects throughout the City; and
- (b) Provide guidance, evaluation and recommendations while reviewing applications for funding of prospective programs/ projects as to the feasibility of such to City staff to provide the most accurate and factual recommendations to the City Commission.

The composition of the membership of the BCAC consists of the following:

- (i) Eleven (11) voting members of the committee;

(ii) At least 1/3 of the committee members are required to represent areas that are designated as low- or moderate-income areas, and may do so by either having a business interest or by living in the low- or moderate-income area; and

(iii) Appointees are to serve a two year term and may be reappointed to a second two year term. The appointee may only serve two consecutive terms.

A Chair is elected from the eleven (11) member committee by the committee members. The term of the chairperson is one year with eligibility for re-election. Committee members may not serve more than two consecutive terms as Chair.

The City Manager shall be responsible for providing staff support of the BCAC and shall be responsible for providing City manpower and other resources as requested by the BCAC as scheduling permits.

See Grantee Unique Appendices for BCAC Ordinance, Citizens' Participation Plan and the Resolution of Approval

Increasing Participation Strategy

The OGMCD continues to seek new strategies to broaden participation to groups that are served with HUD funding. During PY 2012, OGMCD made revisions to the composition of the BCAC and created guidelines that require monthly meetings to review HUD funded activities and provide meaningful information to strengthen programming. In addition, the City has created a Housing Committee which consists of current and potential CHDOs, the Brownsville Housing Authority of the City of Brownsville (HACB), several City officials and City Administrators, as well as local developers. Meetings are held quarterly to discuss housing needs, potential project collaboration and how to effectively promote fair housing.

Public Notice Locations

Full descriptions of the projects listed in the Plan were made available online on the OGMCD website and were available at the following locations:

- Brownsville Public Library, 2600 Central Blvd., Brownsville, TX 78520
- Southmost Public Library, 4320 Southmost Blvd., Brownsville, TX 78521
- Southmost Community Network Center, 2900 Southmost Road, Brownsville, TX 78521
- Westside Community Network Center, 1763 U.S. Highway 281, Brownsville, TX 78520
- Brownsville Housing Authority, 24 Elm Street, Brownsville, TX 78521

Community Voice

The Community Voice Campaign launched in November 2012. The Community Voice Campaign goal is to ensure that residents of Brownsville are able to continue to reside in, assist in defining, and actively participate in, critical decision-making processes in the community as it evolves.

The project aims to unite Brownsville residents by tackling some of the most pressing issues affecting the community such as housing, workforce development, job creation, and anything that is essential of a vibrant and thriving community. The annual campaign consists of various community workshops and needs assessment surveys conducted throughout Brownsville neighborhoods, schools and public community centers.

In 2012, the City conducted four community workshops in the four electoral districts of Brownsville, specifically at venues located in low-to-moderate income areas, as defined in the CDBG eligibility map. In addition, the City surveyed residents at a city-wide event on November 4, 2012 called Cyclobia which was held in Downtown Brownsville near the Buena Vida barrio. Both youth and adults were surveyed. Two surveys were created to accommodate age (ages 5-13 and ages 18 and over). Surveys were available in both English and Spanish. Community Voice Workshops were held on:

- Wednesday, December 5, 2012
- Wednesday, December 6, 2012
- Wednesday, December 12, 2013
- Thursday, December 13, 2013

5. Summary of public comments

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

One comment was received. "Some of the streets selected are dead-end streets and while they are important, there are other streets that should be priority"

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

The City only received one comment in regards to street improvement. The City will consider such comment in the next program year, as the projects selected for funding are eligible projects that ranked high in the evaluation process.

7. Summary

The City continues to make great strides in addressing the community's needs and the Consolidated Plan priorities through community involvement, evaluating past performance, and responding to past experience with improved efficiency.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	BROWNSVILLE	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Lead Agency: City of Brownsville, TX

CDBG Administrator: Stephanie Reyes, Director (Primary Contact) and John Rodriguez, Asst. Director (Secondary Contact)

HOME Administrator: Jennifer O'Connor, Housing Manager

ESG: Jose F. Perez, Community Development Manager

Consolidated Plan Public Contact Information

Stephanie Reyes, Director

City of Brownsville Office of Grants Management and Community Development

1034 E. Levee St.

Brownsville, Texas 78520

<http://grants@cob.us>

(956) 548-6167 Phone

(956) 548-6161 Fax

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

1. Introduction

The priority needs for housing and community development are developed through consultation with public agencies, community organizations, and local residents. Housing and community development data relevant to the City of Brownsville (City) and region are reviewed to help determine city goals. These goals include reaching out to Community Housing Development Organizations, Cameron County, the Housing Authority of the City of Brownsville (HACB), and other community organizations whose fields of interest and service include but are not limited to: social services, youth services, abused children's services, health services, and domestic violence services. The City continues to collaborate with differing community organizations, the public, and local government to address gaps found through the consultation process.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City is consulting with the Housing HACB to leverage resources in order to facilitate a Tenant Based Rental Assistance program (TBRA) aimed at alleviating the shortage of low-income rental units within Brownsville. Also, the City is consulting with three Community Housing Development Organizations (CHDOs) to provide homebuyer assistance, owner-occupied housing rehabilitation, single family new housing construction, and housing rehabilitation for resale services to low-, and moderate-income persons. The CHDO projects listed will be included in a substantial amendment using previous program funding.

The City recently began a HUD Technical Assistance process which involves an integrated effort by multiple City departments, and Community Housing Development Organizations to identify priorities and ensure community needs are effectively addressed.

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

The City is involved with the Cameron County Homeless Partnership and the Homeless Network of the Rio Grande Valley to plan, organize, and deliver supportive and housing services to homeless persons. Partners are working toward reducing the confusion related to the definition of "homeless" and "at-risk homeless," synthesizing resources, and keeping in track with the area's growing "homeless" and "at-risk homeless" populations. In partnership with the City, the Homeless Network of the Rio Grande Valley's principle goal is to create a seamless flow of services to homeless individuals and

families that will create a "sustainable form of livelihood" that can ensure permanent housing meant for human habitation.

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

The City is involved with the Texas Homeless Network (THN) in gathering survey data to assist homeless (or at risk) clients with assessing the mainstream benefit programs such as Food Stamps, Medicaid, Medicare, One-Stop Career Center System, Social Security Disability Insurance, State Children's Health Insurance Program, Supplemental Security Income, Temporary Assistance for Needy Families, Veteran's Affairs Compensation, Veteran's Affairs Health Care. The HEART Act will mandate a coordinated assessment model for all entities considering applying for CoC funds for 2014. The THN Balance of State Governance Board has established a Coordinated Assessment Steering Committee in order to develop an assessment model to be used by Texas Balance of State members.

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

1	Agency/Group/Organization	CAMERON COUNTY
	Agency/Group/Organization Type	PHA Services-homeless Other government - State Other government - County Civic Leaders Homeless Network of the Rio Grande Valley
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In partnership with the City, the Homeless Network of the Rio Grande Valley developed a series of strategies to eliminate chronic homelessness in the region by 2014. The overall goal was to create a seamless flow of services to homeless individuals and families that would generate a "sustainable form of livelihood" that can ensure permanent housing meant for human habitation. The Homeless Network will continue to implement the following goals and action steps to address chronic homelessness.Goal 1: Effectively count and track the chronically homeless living in Cameron County.Action Step: Actively participate in HMIS data entry.Goal 2: Expand the availability and utility of transitional housing.Action Step: Develop additional transitional housing stock and integrate a case management system into the transitional housing.Goal 3: Maximize the use of mainstream assistance programs. Develop cultural and language specific case management for individuals with both substance abuse and mental health.Action steps: Have mandatory participation by service providers participating in the HMIS System; increased homeless advocacy; require assessment and application before supportive services funding can be utilized.

Table 2 – Agencies, groups, organizations who participated

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

The City recognizes the integration of transportation, education, health, housing, and community organizations and related social services are an integral part of developing the One-Year Action Plan. The City is participating through HUD technical assistance with the Cloudburst Consulting Group to ensure a robust process to identify all of the stakeholders needing to be included in the One-Year Action Plan process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Cameron County	Local needs are represented when establishing a strategic plan with other agencies at regional, state, or federal levels.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Brownsville Citizens Advisory Committee (BCAC) serves as a gateway for community projects. BCAC reviews applications from the community and recommends projects. The Office of Grant Management and Community Development (OGMCD) provides city goals to the BCAC in the form of housing needs and community development through the Consolidated Action Plan. The OGMCD consults with developers, CHDOs, contractors, and subrecipients to execute its One-Year Action Plan. Those organizations participating are included (but not limited to) in the list below:

AP-12 Participation – 91.105, 91.200(c)

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

The City of Brownsville Citizen's Participation Plan sets forth the City's policies and procedures involving public participation. The City held a series of public hearings and conducted a 30-day comment period to solicit input on the City's proposed One-Year Action Plan. All publications were in a local newspaper of general distribution.

- A Notice of Funding Availability (NOFA) was published on March 15, 2013.
- Brownsville Citizens Advisory Committee (BCAC) Meeting-April 24, 2013.
- BCAC meeting-May 8th, 2013.
- 1st Public Hearing-July 31, 2013 (BCAC Meeting at City Hall), Published on June 5, 2013
- 2nd Public Hearing-August 6, 2013. (Brownsville City Commission), Published on June 5, 2013
- One Year Action Plan (OYAP) 30-day comment period was published on June 27, 2013, began June 28, 2013
- Correction to OYAP 30-day comment period was published on July 12, 2013.
- Brownsville City Commission meeting - August 6, 2013, OYAP Public Hearing and Action.

Funding Process: The Notice of Funding Availability (NOFA) was released on March 15, 2013 with an application deadline of April 15, 2013. All eligible projects were submitted to the Brownsville Citizens Advisory Committee (BCAC) for evaluation. As part of the evaluation, applicants were provided the opportunity to present their projects to the BCAC. All applications were then scored and ranked, highest to lowest. Alternate projects were also selected in the event that funding becomes available throughout the program year.

Comment Period: The draft Plan was then made available for 30-day comment period on Friday, June 28, 2013 - Monday, July 29, 2013. Brownsville residents were encouraged to submit written comments on the proposed Plan during the 30-day comment period, or were encouraged to call the office.

Recommendations were then presented before the City Commission for their approval. Opportunities for citizen input are provided during the entire planning process.

In addition, City staff met with the Housing Authority of the City of Brownsville (HACB) on July 2, 2013 to discuss opportunities for collaboration, hear about HACB needs and brainstorm how they could be incorporated into planning for HOME funds. The two organizations met again on July 23, 2013 to specifically discuss Tenant Based Rental Assistance (TBRA) as an activity in the Plan; the HACB proposed funding TBRA at an average cost of \$10,000 per family per year over a period of five years. The City plans to submit a Substantial Amendment to provide TBRA to 35 families for five years.

City staff also met with the three Community Housing Development Organizations (CHDO's) to discuss and plan for projects to be included in the Plan. Meetings with the Community Development Corporation of Brownsville were held on April 22, May 1 and June 14, 2013 and included discussions of new construction, Homeowner Assistance, acquisition/rehab and multifamily housing development. Meetings with Brownsville Affordable Homeownership Corporation were held on April 22 and May 16 to discuss their proposal for new construction, CHDO operating funds and homebuyer assistance. The City met with Architecture for Charity on May 1 and June 4, 2013 to discuss their interest in new construction, homebuyer assistance and CHDO operating funds. Some CHDO projects are included in the OYAP and additional projects will be submitted in a Substantial Amendment.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	The 1st Public Hearing was held at city hall.	No comments were received.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	The 2nd Public Hearing was held at city hall.	One comment was received. "Some of the streets selected are dead-end streets and while they are important, there are other streets that should be priority"	The City only received one comment in regards to street improvement. The City will consider such comment in the next program year, as the projects selected for funding are eligible projects that ranked high in the evaluation process.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Entitlement grant resources totaling \$4,476,893 are planned during the next fiscal year (October 1, 2013 - September 30, 2014) to address obstacles to meet underserved needs, foster decent housing, provide public housing improvements and resident initiatives, reduce the number of people below the poverty line, develop institutional structures, and enhance coordination between public and private housing and social service agencies. The Office of Grant Management and Community Development (OGMCD) possesses a unique stand, with its ability to leverage federal and private funding through its team of grant writing professionals, whom collaborate with other City departments and local entities to leverage additional funding for community projects. Building upon the Imagine Brownsville Comprehensive Plan, the City is constantly seeking funding for its One-Year Consolidated Action Plan as well as for building upon its citizen-driven visions.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,824,627	0	639,934	3,464,561	0	Included in the annual allocation is the Section 108 loan in the amount of \$229,700. In addition to the 2013 annual allocation, uncommitted funds totaling \$639,936 from previous years will also be used to fund CDBG projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	751,796	0	43,384	795,180	0	In addition to the annual allocation for the 2013 HOME Program, the City will also be using funding from previous program years to fund HOME projects, \$43,384. A Substantial Amendment will be submitted to HUD for review and will consist of various projects to be funded by previous program years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	217,152	0	0	217,152	0	HESG funding will be used for projects that address chronic homelessness through Homelessness Prevention, Rapid Re-Housing and Emergency Shelter for homeless individuals and families, and abused youth.
Other	public - local	Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	217,152	0	0	217,152	217,152	The City of Brownsville requires all HESG recipient agencies to provide a dollar for dollar match which may include private donations, volunteer hours, fundraisers and other grants.

Table 5 - Expected Resources – Priority Table

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

The One-Year Action Plan identifies as many other resources as possible for community development programs. Many of these funding sources may provide leverage from private and public sources for these projects listed in the Plan. Funds may be available to sub-recipients through the following federal and state programs:

Federal Programs:

Federal Emergency Management Agency (FEMA) awarded the City of Brownsville a federal grant in the amount of \$4.275 Million to provide a 75% match for construction of the Sports Park Community Center (Dome) and the Southmost Community Center (Dome).

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

The City of Brownsville leveraged city-owned property to reduce the cost of the Sports Park Community Center (Dome) located at 1000 Sports Park Boulevard and the Southmost Community Center (Dome) located at 4320 Southmost Blvd. In addition, the Former Mother of Perpetual Help building was purchased to assist in the construction of the Youth Homeless Resource Center located at 519 E. Madison. Furthermore, the City has contributed the right of way along the proposed 2.5 mile hike and bike trail located in the Southmost area (La Posada to Botanical Gardens and Arboretum).

Discussion

The City will continue to identify additional funding to leverage CDBG, HOME and HESG projects.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent housing	2010	2014	Affordable Housing Public Housing	CITY OF BROWNSVILLE	Affordable homeownership Rehabilitation to improve housing conditions	HOME: \$795,180 ESG: \$86,906	Homeowner Housing Rehabilitated: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Homelessness Prevention: 308 Persons Assisted Housing for Homeless added: 77 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Provide a suitable living environment	2010	2014	Homeless Non-Homeless Special Needs Non-Housing Community Development Reducing isolation of income groups	CITY OF BROWNSVILLE	Neighborhood facilities/infrastructure improvement Social services	CDBG: \$2,669,936 ESG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 226226 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 3046 Persons Assisted Other: 4650 Other
3	Provide expanded economic opportunities	2010	2014	Homeless Non-Housing Community Development	CITY OF BROWNSVILLE	Economic opportunities	CDBG: \$0	Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted

Table 6 – Goals Summary<TYPE=[text] REPORT_GUID=[9B4786E64DDAC839A8E119B13CB7DB46]>

Goal Descriptions

1	Goal Name	Provide decent housing
	Goal Description	<p>This goals includes:</p> <ul style="list-style-type: none"> • To encourage the provision of affordable housing through the rehabilitation of the existing housing stock and through the promotion of new housing and rental housing. • Assisting homeless persons to obtain affordable housing; • Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status or disability; • Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and • Providing affordable housing that is physically accessible to job opportunities
2	Goal Name	Provide a suitable living environment
	Goal Description	<p><u>Goals:</u></p> <ul style="list-style-type: none"> • To provide the necessary infrastructure (street improvements, sidewalks, etc.) in support of a suitable living environment. • To provide public facilities and assistance for the improvement of quality of life conditions for low and moderate income residents. • To provide public services in the areas of youth services, health services, education services, disability services, the elderly, job training and homelessness services. • To provide for planning activities that will promote a more viable, safe and affordable environment, particularly for low and moderate income residents. • Reduce chronic and family homelessness <p>The City estimates that 60,872 residents would benefit from the fourteen street overlays.</p> <p>Other: Refers to the Street Outreach for HESG.</p>

3	Goal Name	Provide expanded economic opportunities
	Goal Description	<p>Goals:</p> <ul style="list-style-type: none"> • To expand the economic opportunities for low and moderate income residents. • Provide job training and enrichment activities. <p>While there are no new projects geared towards economic development in the 2013 One-Year Action Plan, the City continues to administer the Downtown Facade Improvement Program which was funded in Program Year 2011. To date, 4 building facades have been renovated.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City of Brownsville estimates that it will provide affordable housing to as many as 230 residents in Program Year 2013 using PY 2013 funding as well as uncommitted funds from previous years which will be programmed through a Substantial Amendment. With PY 2013 funds, the City of Brownsville plans to assist 10 household through the Acquisition/Rehab program and 10 families through the homebuyer assistance program, for a total of 20 households assisted with affordable housing.

AP-35 Projects – 91.220(d)

Introduction

The City will address the community development priorities identified in the one year extension of the Rio Grande Valley Entitlement Communities' (RGVEC) Consolidated Plan and Strategy. Funding has been allocated to projects and activities in the following high priority categories: public facilities and improvements, public services, rehabilitation/reconstruction activities, and planning and administration. These activities were selected according to the needs identified during the One-Year Action Plan preparation process.

#	Project Name
1	2013-2014 Street Improvements Project
2	Acquisition Rehabilitation Program
3	CHDO Operating Funds
4	Homebuyer Assistance
5	HOME Administration
6	Social Services
7	HESG
8	Public Facilities and Improvements
9	Community Development Block Grant Administration
10	Section 108 Loan

Table 7 – Project Information

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

The Rio Grande Valley Entitlement Communities' Consolidated Plan found the following obstacles to meeting underserved needs.

- South Texas is one of the fastest growing regions in the country, and its population growth threatens to outstrip the existing capacity of local housing and community development organizations.
- Brownsville has a higher number of households living in poverty than the rest of the State. Approximately 35.4% of households are living below the poverty line, compared to 17.0% statewide.
- Few extremely low- and low-income residents can afford a median priced home or the rent for a market rate two-bedroom apartment.
- Much of the region continues to struggle with near double digit unemployment.
- A major contributor to the region's unemployment and high poverty rate is the region's low educational attainment levels. Approximately 60.3% of residents in the RGVEC have graduated from high school, compared to 80.4% statewide. Approximately 15% graduated from college,

compared to 26.1% statewide.

Seven priorities have been targeted to address these underserved needs.

1. To increase the opportunities for low- and moderate-income residents to attain homeownership, including first time homebuyers, renters, and single heads of households.
2. To preserve and rehabilitate the region's existing single family housing stock, primarily for extremely low-, low-, and moderate-income owner occupant families.
3. To improve the living conditions for extremely low-, low-, and moderate-income renters.
4. To improve housing and supportive services to the region's residents that become homeless in order to provide these individuals and families with access to emergency, transitional, and permanent housing.
5. To preserve, provide, and improve social services for residents with special needs, particularly the elderly, the physically disabled, victims of domestic violence, and youth.
6. To expand economic opportunities in the community, particularly for minorities and lower income residents at-risk of becoming homeless.
7. To provide public facilities and infrastructure improvements, particularly drainage facilities, streets, parks, and sidewalks in low- and moderate-income neighborhoods.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	2013-2014 Street Improvements Project
	Target Area	CITY OF BROWNSVILLE
	Goals Supported	Provide a suitable living environment
	Needs Addressed	Neighborhood facilities/infrastructure improvement
	Funding	CDBG: \$397,259
	Description	The project will overlay fourteen (14) streets within CDBG eligible areas.

	Planned Activities	<p>The following fourteen streets will be overlaid.</p> <ol style="list-style-type: none"> 1. Las Casas Street 2. Cedar Street 3. Simpson Street 4. Thomas Street 5. Fay Street 6. Goodwin Street 7. Scott Street 8. Clover Street 9. Sunflower Street 10. Sequoia Drive 11. Redwood Drive 12. Renfro Boulevard 13. Yolanda Street 14. S. 11th Street
2	Project Name	Acquisition Rehabilitation Program
	Target Area	CITY OF BROWNSVILLE
	Goals Supported	Provide decent housing
	Needs Addressed	Affordable homeownership Rehabilitation to improve housing conditions
	Funding	HOME: \$370,000
	Description	Homeowner Housing added through CHDO Acquisition of older Homes, rehabilitation and sale to low-ro moderate-income families.
	Planned Activities	Individual activities will be homes purchased by Community Development Corporation of Brownsville (CDCB), a local community development housing organization (CHDO) and will be rehabbed and sold to moderate or low income homebuyers. As addresses become available, activities will be added to IDIS.

3	Project Name	CHDO Operating Funds
	Target Area	CITY OF BROWNSVILLE
	Goals Supported	Provide decent housing
	Needs Addressed	Affordable homeownership
	Funding	HOME: \$100,000
	Description	The City of Brownsville has three non-profit community housing development organizations (CHDO), two of which are small and could significantly benefit from CHDO Operating Funds - Architecture for Charity and Brownsville Affordable Homeownership Corporation. Each CHDO will be awarded \$50,000 to help cover operating expenses. Eligible operating expenses for which CHDOs may use the funds include: Salaries, wages, benefits, and other employee compensation; Employee education, training and travel; Rent and utilities; Communication costs; Taxes and insurance; and Equipment, materials and supplies. The \$100,000 in CHDO Operating Funds will come from 1) 5% of the PY 2013 annual HOME allocation (\$751,796) totaling \$37,590; and 2) uncommitted funds from PY 2009 (\$1,301,823) totaling \$62,410. Therefore, the City will not exceed the statutory cap of 5% of the annual funding allocation for the City of Brownsville. Note: The CHDOs will be receiving operating dollars to administer programs funded through the Substantial Amendment being submitted to HUD for review. The Substantial Amendment will consist of new construction projects funded by previous program years.
	Planned Activities	Substantial Amendment projects will include new construction for Architecture for Charity who projects building 7 new homes in the St. Tropez, and Brownsville Affordable Homeownership Corporation who projects building 10 new homes in scattered sites located roughly before Alton Gloor and Ruben Torres, east of Paredes Line Rd.
4	Project Name	Homebuyer Assistance
	Target Area	CITY OF BROWNSVILLE
	Goals Supported	Provide decent housing
	Needs Addressed	Affordable homeownership

	Funding	HOME: \$250,000
	Description	HOME funds will be used to provide direct assistance to low-to moderate-income households in the form of grants or loans to cover some of the costs of home-ownership (such as gap-financing, closing costs, or carrying costs). The maximum amount of down payment assistance is \$20,000 plus \$5,000 for closing costs.
	Planned Activities	Activities will be in the form of deferred forgivable loans to participants in the homebuyer assistance program who are eligible as per HUD income requirements. There will be a maximum of \$20,000 for down payment assistance and \$5,000 for closing costs.
5	Project Name	HOME Administration
	Target Area	CITY OF BROWNSVILLE
	Goals Supported	Provide decent housing
	Needs Addressed	Affordable homeownership Rehabilitation to improve housing conditions Affordable rental housing Housing units to support homelessness Affordable housing for special needs
	Funding	HOME: \$75,180
	Description	The Office of Grant Management and Community Development (OGMCD) has the primary responsibility for the planning, organizing, implementation and monitoring of the City's HOME Investment Partnerships Program (HOME). HOME funds will support staff positions to administer the HOME program.*Organizational Chart is attached as Grantee Unique Appendices
	Planned Activities	Administrative funds will be used to pay for the Salaries of the Housing Manager and Housing Coordinator, as well as the Code Compliance Officer.
6	Project Name	Social Services
	Target Area	CITY OF BROWNSVILLE

	Goals Supported	Provide decent housing Provide a suitable living environment Provide expanded economic opportunities
	Needs Addressed	Affordable homeownership Rehabilitation to improve housing conditions Affordable rental housing Housing units to support homelessness Affordable housing for special needs Neighborhood facilities/infrastructure improvement Social services Economic opportunities
	Funding	CDBG: \$490,227
	Description	The City of Brownsville will use CDBG funds to provide social services to eligible residents. Public service projects aid the general population, seniors, youth and the underprivileged in society.
	Planned Activities	The following eight sub-recipient agencies will be awarded funding to provide the following social services: 1) Girl Scouts of Greater South Texas, Inc.; (O5D)-In-School Girls Assistance Program; \$10,000; funds will be used to pay for planning and outreach services and to pay a portion of operating expenses. 2) United Way of Southern Cameron County; (O5)-Volunteer Income Tax Assistance; \$25,000; funds will be used to pay for staffing that will provide free income tax services and to to pay for a portion of operating expenses. 3) CASA (Child Advocates); (O5N)-Court Appointed Special Advocates; \$35,000; funds will be used to pay for staff, that will provide casework duties, and to pay for a portion for operating expenses. 4) Sunshine Haven, Inc.; (O5M)-Sunshine Haven, Inc.; \$75,527; funds will be used to pay for staff that will provide 24/7 nursing and palliative care. 5) Ronald McDonald House Charities of the RGV; (O5M)-Ronald McDonald House Charities; \$40,000; funds will be used to pay for staff that will provide support services. 6) Tip of Texas Family Outreach; (O5N)-Parenting Program; \$25,000 7) Communities in Schools - Cameron County; (O5D)-At-Risk Student Enrichment Program; \$39,000; funds will be used to pay for staff that will conduct academic, cultural, leadership, life skills and workforce development activities. 8) Dentists Who Care, Inc; (O5M)-Mobile Dental Unit; \$11,000; funds will provide for operating expenses.
7	Project Name	HESG

Target Area	CITY OF BROWNSVILLE
Goals Supported	Provide decent housing Provide a suitable living environment
Needs Addressed	Affordable rental housing Housing units to support homelessness Social services Economic opportunities
Funding	ESG: \$217,152
Description	The HESG program supports homeless shelters, as well as those organizations that provide services to shelter Brownsville residents. In addition, the City will allocate 7% of the annual allocation for the administration of the HESG program (\$15,201.00), including the salary of the Social Services Coordinator.
Planned Activities	<p>The City will award HESG funding to the following subrecipients for Emergency Shelter (<i>not to exceed the statutory cap of 60% of total annual allocation</i>), Homelessness Prevention, Rapid Re-Housing, and HMIS.</p> <p><u>1) Emergency Shelter</u></p> <ul style="list-style-type: none"> • Ozanam Center - \$53,725; funds will be used for essential services and operations of the overnight shelter • Friendship of Women (Youth Domestic Abuse) - \$26,521; funds will be used for essential services and operations. <p><u>2) Rapid Re-Housing</u></p> <ul style="list-style-type: none"> • Ozanam Center - \$60,525; funds will be used for rental assistance, short-term or long-term rental deposit, security deposit and utility bills for homeless individuals or families who are homeless • Catholic Charities of the RGV - \$30,565; funds will be used for short-term or long-term rental assistance, rental deposit, security deposit and utility bills for individuals and families who are homeless <p><u>3) Homelessness Prevention</u></p> <ul style="list-style-type: none"> • Catholic Charities of the RGV - \$30,565; funds will be used for short-term or long-term rental assistance, rental deposit, security deposit and utility bills for individuals and families who are at-risk of becoming homeless <p><u>4) Administration</u></p> <ul style="list-style-type: none"> • The City will allocate 7% of the annual allocation for the administration of the HESG program -\$15,201.00 <p><u>5) HMIS</u></p> <ul style="list-style-type: none"> • All agencies will be allocated funding for HMIS administration, it is included in their total project budget.

8	Project Name	Public Facilities and Improvements
	Target Area	CITY OF BROWNSVILLE
	Goals Supported	Provide a suitable living environment
	Needs Addressed	Neighborhood facilities/infrastructure improvement
	Funding	CDBG: \$2,012,150
	Description	The City of Brownsville will use CDBG funds to complete public improvement projects to benefit residents of low- and moderate-income areas, as determined by the 2000 Census.
	Planned Activities	The following four projects will be constructed: 1) City of Brownsville - Southmost Public Library; O3E-Southmost Community Center (Dome) Phase II; Construction and finish out a monolithic, thin-shelled, concrete dome (safe room) to be alternately used as a community center; \$642,150 2) City of Brownsville - Parks and Recreation Department; O3E-Sports Park Community Center (Dome) Phase II: Construction and finish of a monolithic, thin-shelled, concrete dome (safe room) to be alternately used as a community center/in-door gymnasium; \$685,000 3) City of Brownsville - Planning Dept.; O3F-Southmost Hike & Bike Trail Phase II; Construction of the 2.5 mile hike and bike path providing alternative transportation options to citizens; \$535,000 4) City of Brownsville - Parks and Recreation Dept.; Youth Homeless Resource Center; Phase II; Renovation of building for use as a Youth Homeless Resource Center (YHRC); \$150,000
9	Project Name	Community Development Block Grant Administration
	Target Area	CITY OF BROWNSVILLE
	Goals Supported	Provide decent housing Provide a suitable living environment Provide expanded economic opportunities

	Needs Addressed	Affordable homeownership Rehabilitation to improve housing conditions Affordable rental housing Housing units to support homelessness Affordable housing for special needs Neighborhood facilities/infrastructure improvement Social services Economic opportunities
	Funding	CDBG: \$564,925
	Description	The Office of Grant Management and Community Development (OGMCD) has the primary responsibility for the planning, organizing, implementation and monitoring of the City's Community Development Block Grant Program (CDBG). CDBG funds will support staff positions to administer the CDBG program, supplies, training and other necessary program eligible items.*Organizational Chart is attached as Grantee Unique Appendices
	Planned Activities	Administrative funds will be used to pay for the salaries of the Community Development Director, Community Development Assistant Director, Compliance Specialist, HOME (Housing) Manager, Housing Coordinator, Community Development Manager, CDBG (Social Services) Coordinator, Code Compliance Officer, Administrative Specialist II and the (2) P/T Regulatory Compliance Specialists.
10	Project Name	Section 108 Loan
	Target Area	CITY OF BROWNSVILLE
	Goals Supported	Provide a suitable living environment
	Needs Addressed	Neighborhood facilities/infrastructure improvement
	Funding	:
	Description	In 2007, the City of Brownsville received a \$2,000,000 HUD 108 loan to provide funding for construction of Linear Park, including land acquisition for the benefit of low-to-moderate income persons. Each year approximately \$229,700 of the CDBG entitlement is set aside for debt services to the Section 108 guaranteed loan which becomes due on August 15, 2018.

	Planned Activities	Repayment to CDBG Section 108 loan. Payments are made twice a year (February and August). Funding to make repayment is included in the annual allocation for CDBG which totals \$3,464,561.00.
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Table 8 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

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

The City will direct 100% of its housing and community development activities to low-and-moderate income areas where 51 percent of the households are living at or below 80 percent of the median income. Approximately 17 percent of Brownsville's census tracts (8 of 46) qualify as low-to moderate-income census tracts according to 2010 Census Tract information.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF BROWNSVILLE	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Of the 132 square miles that the City of Brownsville covers geographically, the CDBG eligible areas encompasses approximately 24 square miles. The need for assistance is citywide, though needs are most easily identified in two distinct communities: the Southmost area, and the Downtown area.

The City recommends its funding based on its analysis of housing and community development needs, and comments collected from public hearings. Comments received from citizens directly, and as a result of neighborhood meetings/public hearings are used to establish priorities for housing and community development needs.

In 2012, as part of the Community Voice Campaign, the City conducted (4) community workshops to which the community was asked to complete a survey identifying community needs.

Discussion

The City plans to disburse 100 percent of funds in eligible CDBG areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In FY 2013-2014, the City of Brownsville’s HOME Program will support acquisition/rehab, homebuyer assistance, and CHDO capacity building using Program Year 2013 funds. The City of Brownsville will also undertake additional activities, where permitted by federal regulation, using HOME funds from previous years that have yet to be committed or disbursed. Any activity that qualifies under the HOME Final Rule, sections 24 CFR 92.205-209, may be financed by the City’s HOME Program, provided it is consistent with the Consolidated Plan, the City’s Action Plan, and the City’s Housing Policy.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	20

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

Proposed activities for unused HOME funds include Homeowner Rehabilitation/Reconstruction, Tenant-Based-Rental-Assistance (TBRA), New Construction, Homebuyer Assistance, and, if eligible multi-family housing tax credit projects, multi-family housing construction. These activities are to be included in a Substantial Amendment.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Brownsville Office of Grant Management and Community Development (OGMCD) continues to build on its relationship with the Housing Authority of the City of Brownsville (HACB) in order to expand opportunities for affordable housing to low income families.

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

The Housing Authority of the City of Brownsville (HACB) administers the Low-Rent Housing and Section 8 Programs, which are instrumental in preventing homelessness among extremely low-income families. At the present time, the HACB provides an estimated 728 public housing units through its Low-Rent Housing Program. Public Housing is subsidized assistance for residents of HACB-owned properties. These 728 rental units are located at eight developments throughout the City of Brownsville and are available to eligible low-income families, seniors, and people with disabilities.

An estimated 2,163 Section 8 Housing Choice Vouchers are also being utilized in scattered-site housing within the city limits. The Section 8 Housing Choice Voucher Program offers low-income families the opportunity to choose affordable rental housing within the City of Brownsville.

The City of Brownsville is working to further strengthen its relationship with the Housing Authority of the City of Brownsville by identifying projects that benefit both organizations, as well as moderate, low-income and extremely low-income households. Starting in FY 2014, as per the proposed substantial amendment, the City of Brownsville hopes to provide \$1,750,000 in previously unused HOME funds to HACB for use as Tenant Based Rental Assistance in their Section 8 voucher program over the next five years. Participating households receive approximately \$10,000 in housing assistance each year and the City of Brownsville believes it can help approximately 35 families over 5 years.

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

Each of the HACB's public housing developments has a resident management council affording residents the opportunity to become involved in the decision-making process that affects their public housing units. The HACB facilitates the selection of the councils and encourages residents to participate in council activities and in the general management of their development. The HACB will continue to promote involvement by the council in management of all facilities and will look at forming new partnerships with community agencies to provide services that encourage and assist residents with achieving self-sufficiency.

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

provided or other assistance

The HACB is not designated as troubled.

Discussion

The City of Brownsville continues to encourage the HACB administrator to refer potential homebuyers presently residing in low rent housing to seek out the services of different housing providers and HUD-funded programs and organizations. The main problem facing the HACB continues to be the ever increasing demand for housing services with little or no increase in federal aid to support this demand. This reality is clearly represented in the growing number of individuals and families on the waiting lists maintained by the HACB and other PHAs in the region. According to the City's recent consultations with PHAs, there are an estimated 1394 households on local waiting lists, and 1309 families on the HACB's Section 8 waiting lists. This number illustrates that the current demand for housing assistance far exceeds the ability of the HACB meet this growing demand.

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

Introduction

The HESG program was originally intended to be used to shelter homeless clients. The program however 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.

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 that 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.

As an entitlement community, the City of Brownsville was awarded \$217,152 of HESG funds. The HESG grant allocation remains predominantly to support homeless shelters, as well as those organizations that provide services to shelter Brownsville residents and subrecipients of these funds are required to provide a dollar for dollar match when applying. However, the City is working sub-recipient agencies to focus on providing Rapid Re-Housing assistance.

For program year 2013, the City of Brownsville plans to fund one local homeless shelter facility, a soup and kitchen agency, and a service provider organization.

- Catholic Charities of the RGV- Homeless Prevention and Rapid Re-Housing
- The Bishop Enrique San Pedro OZANAM Center – 24-hour, 365 days a year, Emergency shelter services to homeless men, women and children.
- The Bishop Enrique San Pedro OZANAM Center – Rapid Re-Housing to homeless men, women, and children.
- Friendship of Woman - Emergency Shelter (Youth Domestic Abuse) - Essential services

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their

individual needs

The City of Brownsville continues collaborating 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

Addressing the emergency shelter and transitional housing needs of homeless persons

Social service agencies providing emergency shelter or transitional housing for homeless individuals and families will be funded for essential services and operations. Services will include case management, direct rent or utility assistance, and operations costs associated with overnight shelter. The facilities provide shelter and services to homeless families with children, single parents with children, single men and women, victims of domestic violence and sexual abuse, homeless veterans, and the population living on the streets. HESG funding will address emergency shelter and transitional housing needs as requested by agencies. As part of the planning process for community-wide coordination of HESG implementation and the restructuring of the CoC funding process, the Coalition is collaborating with local HESG recipients to right-size the system of emergency shelter, transitional housing, and rapid re-housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In partnership with the City of Brownsville, the Homeless Network of the Rio Grande Valley developed a series of strategies to eliminate chronic homelessness in the region by 2014. The overall goal of the Homeless Network of the Rio Grande Valley is to create a seamless flow of services to homeless individuals and families that will create a “sustainable form of livelihood” that can ensure permanent housing meant for human habitation.

During Program Year 2013, the Homeless Network of the Rio Grande Valley will continue to implement the following goals and action steps to address chronic homelessness:

Goal 1: Effectively count and track the chronically homeless living in Cameron County.

Action Steps: Acquire funding to continue implementation of Phase I HMIS System.

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.

Goal 3: Maximize the use of mainstream assistance programs. Develop cultural and language specific case management for individuals with both substance abuse and mental illness.

Action Steps: Will have mandatory participation by service providers participating in the HMIS System; increased homeless advocacy; require assessment and application before supportive services funding can be utilized.

The Homeless HMIS system will also help agencies better communicate 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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In partnership with the City, and with the CDBG and the new revise ESG funding the Homeless partners provide an array of prevention services, including:

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

The Homeless Network of the Rio Grande Valley continues to work with 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 HNRGV's efforts to prevent these individuals from becoming homeless and requiring homeless assistance.

Discussion

The SNAPS HUD Headquarters has approved technical assistance to assist the City and the HESG sub-recipient agencies improve administration of the ESG program, as well management and oversight.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

During FY 2013-14, the City of Brownsville will continue to undertake efforts to eliminate affordable housing barriers which include, but are not limited to:

1. The City of Brownsville does not maintain any public policies that serve as barriers to affordable housing, nor does it implement any excessive building fees or charges.
2. The City will continue to work closely with individuals and private contractors to develop residential areas, in coordination and compliance with the City's Zoning Ordinances.
3. The City and/or other organizations will continue to undertake efforts to eliminate affordable housing barriers which include, but are not limited to:
 - Making available down payment assistance to facilitate homeownership by individuals and families of low income.
 - Working with the private sector to promote the construction of affordable housing by not implementing any restrictive building fees.
 - Assisting CHDO's in their proposed projects on which to construct affordable housing.
 - Keeping informed of innovative methods of construction, which help keep the cost of construction low.
 - Providing homebuyer-counseling services.

Discussion

Planned actions to remove the negative effects of public policies that serve as barriers to affordable housing:

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.

However, it needs 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.

To address these issues and help remove these barriers to affordable housing, several programs have been designed and implemented to help the citizens of Brownsville not only to become homeowners, but to access funds to repair and bring their home up to code, as well as to assist those families that need additional funds to make a monthly housing rent payment. The Office of Grant Management and Community Development now ensures that all homes receiving roof replacement through the Homeowner Rehab Program are Windstorm Certified. While windstorm certification adds an estimated \$2,000 per roof replacement, it ensures that the homeowner is able to obtain windstorm insurance and that the home is better protected during windstorms and hurricanes.

AP-85 Other Actions – 91.220(k)

Introduction

The OGMCD continues to seek new strategies to broaden citizen participation, build and strengthen partnerships, eliminate obstacles, provide decent affordable housing opportunities, and alleviate poverty.

Actions planned to address obstacles to meeting underserved needs

The Office of Grant Management and Community Development of the City of Brownsville will continue to develop new programs and initiatives, improve existing programs, and identify additional sources of funding to better serve those in need of affordable housing and related services.

In an effort to identify and address underserved needs in Brownsville, the City is currently participating in a One CPD HUD Technical Assistance process lead by the Cloudburst Consulting Group.

Actions planned to foster and maintain affordable housing

The City of Brownsville will continue to work in coordination and collaboration with the following to foster and maintain affordable housing:

Work with the City's quasi-governmental agencies to include Housing Authority of Brownsville (HACB)

The City will continue to review affordable housing rules to ensure that they are necessary and understandable and City Departments continue to streamline and expedite their review processes for applications and approvals. The City will also provide training to program staff, including project partners, carrying out affordable housing programs, encourage the development of special needs housing in its programs, process and mediate fair housing choice complaints, review rental rehabilitation and multi-family building permit applications for compliance with Fair Housing Act and City Building Codes, and conduct outreach and education for Fair Housing.

Actions planned to reduce lead-based paint hazards

Due to suspected levels of lead-based paint hazards in residential structures located throughout Brownsville, the City will continue to undertake strategies requiring lead-based paint testing and interim controls in housing activities performed on homes built before 1978.

Actions planned to reduce the number of poverty-level families

The City actively strives to build partnerships with organizations to provide comprehensive services that help alleviate poverty.

Actions planned to develop institutional structure

The institutional structure in the City of Brownsville is relatively strong and diverse. A variety of agencies and organizations will play key roles in delivering and managing the Community Development Programs. In general, this includes the City's Office of Grant Management and Community Development, Planning Department, Brownsville Housing Authority, and individual non-profit and for-profit housing developers and service providers.

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

The City of Brownsville continues to work in coordination and collaboration with multiple public and private entities including Brownsville Housing Authority, Community Housing Development Organizations (CHDO), as well as neighborhood associations in addressing the needs of low- and moderate-income, special needs, and homeless populations. The City is also working with community organizations to identify the needs of small businesses in commercial corridors. Significant planning efforts between these entities continue to be coordinated by the City's Office of Grant Management and Community Development and the Planning Department.

Discussion

Through the BCAC, Housing Committee and through the Community Voice campaign, the City will actively strengthen partnerships to identify the community's most pressing needs.

Program Specific Requirements

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

Introduction

The following addresses the program specific requirements for the One-Year Action Plan. It includes required information for CDBG, HOME, and HESG.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Brownsville does not use other forms of investment beyond those identified in Section

92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The period of affordability is based upon the direct HOME subsidy to the homebuyer as described in the previous section. The period of affordability is stated in the loan and program documents which include the Loan Note, the Lien, the Statement of Terms and Conditions, and Land Use Restriction. All four of these documents are signed by the homebuyer to ensure compliance during the affordability period. Recapture is triggered when a default occurs. Each of the following constitutes a default as defined by the loan documents:

- Homeowner fails to owner-occupy the property.
- Homeowner transfers any interest in the property through a voluntary or involuntary sale.
- Homeowner fails to follow terms of loan agreements.

Annually, OGMCD confirms homeowner compliance by requiring each homeowner to confirm their primary occupancy of the home purchased with federal funds that are still within the affordability period. The default and recapture process is initiated when residency cannot be established.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

While City permits refinancing of HOME financed multifamily housing projects undergoing rehabilitation in accordance with 24 CFR 92.206(b) and 24 CFR 91.220(c) and under the specific conditions and circumstances described below, City does not have plans for such refinancing at this time.

Applicants must demonstrate that:

- Rehabilitation is the primary eligible activity. A rehabilitation in which HOME funds are used to reduce any dollars in the capital structure, is considered rehabilitation and refinancing. Applicants can demonstrate compliance by reporting a minimum of \$5,000 of rehabilitation per unit. Property will meet the extended, 15-year affordability period. The project, based on the included feasibility analysis, can reasonably service the targeted population over the affordability period. The rehabilitated property will have at least 5 percent of its units designated as disability accessible and 2 percent designated, as appropriate, for use by the visually and hearing impaired. The new

investment being madeMaintains current affordable units; creates additional affordable units, or bothFunds a project which lies within the limits of the City of BrownsvilleIs on a site and within a neighborhood suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Executive Order 11063, and implementing HUD regulations

A rehabilitation project in which all HOME funds are used for construction costs is not considered a refinancing. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The HESG standards were developed for providing assistance with Emergency Solutions Grant (ESG) funds as required by 24 CFR 576.400(e). See Attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The City of Brownsville is a member of the Cameron County Homeless Partnership (CCHP), which is the local homeless coalition for Cameron County.

CCHP is a member of the Balance of State (BoS) within the Texas Homeless Network (THN). The THN provides technical and support assistance to BoS members. Presently CCHP Chairperson is a member of the Texas Balance of State Coordinated Access Steering Committee, which has been meeting to develop Coordinated Access system with the Texas Homeless Network Balance of State Continuum of Care.

The Coordinated Assessment System Committee was created through volunteers after reaching out CoC –wide. A series of meetings will be held to help set up the standards and guidelines for rolling out HEARTH-required coordinated access system for the Texas BoS.

To date the THN Coordinated Assessment System has selected Guiding Principles and selection of Pilot Communities. The Guiding Principles selected were intended to show the direction, intention and emphasis that the Centralized Access in BoS regions should reflect. Models for Conceptualization for THN BoS CoC proposed are:

- Access: 2-1-1 and/or community-selected providers; other providers direct clients to access points where data is entered into HMIS.

- Assess: Assessment by community-selected providers, completed on paper or HMIS;
- Assign: Selected providers refer to other providers, availability through HMIS or other, referral through HMIS or via phone;
- Accountability: THN, regional coalitions, community selected agencies.

The above are models which will be redefined given each community within BoS are unique dependent upon resources within respective communities. It should be noted that the Coordinated Access Steering Committee submits its product to the THN BoS Governance Board which will make final decision on Coordinated Access System. The membership of the Cameron County Homeless Partnership has been informed of process and THN has developed surveys to obtain providers insight as well.

The THN has secured services of Comprehensive Support Housing to provide technical assistance in the development of the system. It is further understood the timeline is to have system in place by 2014. It is projected in September 2013 a Cameron County Homeless Partnership meeting will be held to provide update on Coordinated Access Steering Committee work to continue to strive for input from local providers.

The Cameron County Homeless Partnership is in the process of developing a coordinated system consist with THN BoS and local input with expectations it is designed to coordinate program participant intake, assessment and provisions of referrals to address needs of its clients.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Projects for funding are selected based on the greatest community need as well as the effectiveness of the organizations in assisting the community. The City utilizes the Request for Proposal process to allocate HESG funds and to make sure that all programs awarded meet the HESG categorical requirements.

The Brownsville Citizens Advisory Committee (BCAC) reviews and scores projects then makes a recommendation to the City. The City determines HESG budget. It has been the City 's experience that HESG funds are rarely if ever returned to HUD unspent, as there is an always greater need than funds to support these needs.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Brownsville does not currently meet the homeless participation requirement in 24 CFR 576.405 (a). However, a Point-In-Time (PIT) count has been established to count the number of

homeless individuals living in the streets, in shelters, safe havens, transitional housing as well as in areas not meant for human habitation. The PIT is a survey conducted by volunteers with the purpose of gathering information from homeless individuals regarding their current needs. The information collected is compiled into a report in order to provide an analysis of the local homeless population. A portion of the survey addresses the needs of those surveyed including the following: housing, job training/placement, medical/dental services, Social Security Disability Insurance (SSDI), Food Stamps, mental health services, food, General Educational Development (GED) classes, clothing, transportation, emergency shelter, Temporary Assistance for Needy Families (TANF), legal assistance, Veteran's benefits, childcare, substance abuse services, life skills training, and/or HIV/AIDS assistance.

5. Describe performance standards for evaluating ESG.

Performance standards for monitoring HESG subrecipients include but are not limited to a mix approach of regular telephone contacts, monthly financial record reviews and monthly on-site monitoring visits. Subrecipients must submit their most recent audit and implement a Homeless Management Information System (HMIS) as required by HUD for McKinney-Vento funding. Further contact with HESG funded agencies occurs at quarterly Homeless Coalition meetings. In addition, the City Program Coordinator attends consumer forums to hear the view point of clients receiving services from HESG funded programs. If any concerns are raised during these forums, the Program Coordinator will follow up with the agency to ensure issues are resolved.

Financial monitoring of subrecipients occurs monthly when invoices are submitted, including on-site monitoring visits. The Social Services Coordinator receives, reviews, and processes invoices to ensure that spending is only for eligible activities, operations costs, homeless prevention activities, and administrative costs in compliance with HUD and TDHCA mandated guidelines. On a monthly basis, all HESG funded agencies must submit the number of new clients coming into their programs. If the number of beneficiaries served is well under or over the target for the period, agencies are contacted for further information. At the end of the contract year, the Social Services Coordinator compiles all client demographic data reported and prepares a comprehensive client's statistical report for all projects that becomes part of each year's CAPER.

Aside from the yearly scheduled monitoring projects, the City continues to monitor any projects from previous years that have not been completed (open contracts).

HESG Written Standards

The following standards were developed for providing assistance with Emergency Solutions Grant (HESG) funds as required by 24 CFR 576.400(e).

A. Eligibility.

HESG subrecipients must meet the following criteria to become eligible for assistance:

Homeless Prevention:

Total household income must be below 30 percent of AMI,

Participants must meet HUD criteria for defining at risk of homelessness.

Rapid Re-housing:

Participants must meet HUD criteria for determining homelessness as either homeless or fleeing/attempting to flee domestic violence.

Shelter Clients:

Homeless clients entering into the shelter system must meet HUD criteria for homelessness as with rapid re-housing.

An initial evaluation to determine program eligibility of individuals and/or families will be conducted by the agencies. Agencies will reassess the eligibility of individuals and/or families and the kind and amount of assistance needed for program participants. All participants must receive an exit assessment that is entered into HMIS or comparable-level database.

B. Coordinating Services

All HESG subrecipients are expected to work collaboratively to coordinate funding that addresses the needs of the entire continuum.

C. Client Prioritization

The City will allow HESG funded agencies that provide Rapid Re-housing and Homelessness Prevention services to determine the prioritization of eligible families. The determination should be based on a risk assessment completed during a screening process.

HESG Written Standards - Cont.

D. Participant Share

The City will allow HESG funded agencies that provide rapid re-housing and homelessness prevention services to determine the participant's share of costs based on their program design and the trends of the specific population served.

E. Duration and Amount of Assistance

Agencies shall assist individuals and/or families for no more than 24 months, during any 3-year period – this in accordance with the general conditions under §576.103 and §576.104. Assistance provided may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination thereof.

Short-term rental assistance is to be limited to a maximum of 3 months of rent. -

Medium-term rental assistance shall extend for more than 3 months but not more than 24 months of rent.

Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.

F. Duration and Amount of Housing Stabilization and/or Relocation Services

The standard for determining the type, amount, and duration of housing stabilization and/or relocation services to program participants will be determined by HESG funded agencies as long as no more than 24 months of these services are provided within a 3-year period. Housing relocation and stabilization services include financial assistance activities such as moving costs, rental application fees, security deposits, last month's rent, utility deposits and utility payments; and services such as housing search and placement, housing stability and case management, mediation, legal services, and credit repair.

The City encourages agencies to assess the amount and type of assistance provided based on the level of services needed for participants to become self-sufficient. When a substantial amount of assistance is provided, the City should have access to clear documentation that supports the amount and type of assistance provided, including but not limited to, a written referral by another housing or service provider, lease agreement, a court order from an eviction action, self-certification when applicable, and/or documentation of special needs.

Discussion

The City of Brownsville will continue to work together with HESG grantees to improve on the efficiency and effectiveness of HESG funds and the corresponding standards of performance established.