



**City of Brownsville**  
**ONE YEAR ACTION PLAN**

**Fiscal Year 2021-2022**

**October 1, 2021 - September 30, 2022**

Community Development Block Grant (CDBG)

Home Investment Partnerships Program (HOME)

Emergency Solutions Grant (ESG)



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# Executive Summary

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

### 1. Introduction

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, with revisions for preparing a Consolidated Plan and guiding the use of CDBG, HOME, and ESG funding based on applications to the U.S. Department of Housing and Urban Development (HUD). The major sections of the Consolidated Plan include a Housing Market Analysis, Housing and Homeless Needs Assessment, 5-year Strategic Plan, a 1-year Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comment. The Strategic Plan addresses specific needs that were identified in the data analysis, with specific goals and program targets for each category designated for funding. The Action Plan is a subset of the Strategic Plan, addressing funding options for the next fiscal year. The Consolidated Plan can be used by organizations in the community as a guide for identifying activities through which they can help the jurisdiction reach their housing and community development goals. The Consolidated Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. Incorporated into the Consolidated Plan are an analysis of the local housing market and a review of housing and homeless needs in the city of Brownsville as a means of defining the current environment in which federal funding is being used. The Consolidated Plan provides a strategic plan for meeting priority needs that were identified through the community participation process. The analytical parts of the document draw from the 2015-2019 American Community Surveys and 2013-2017 CHAS data provided by HUD. Other data sources include the 2010 U.S. Census and other information gathered locally, including the Cameron County Homeless Partnership and a survey of citizens that was used to assist in prioritizing needs. The survey was available on the City's website and was distributed at community meetings. Public housing information was provided by the Housing Authority of the City of Brownsville (HACB).

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

This Consolidated Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. These objectives include:

- Continue to Plan, Monitor and Administer Entitlement Grant Programs and ensure compliance with Federal Regulations.
- Improve the condition of housing for low-income homeowners.

- Increase Development of units and affordability of housing for homeownership.
- Address community needs through community-based public service programs.
- Address community needs through improvements and expansion of Public Facilities and Public infrastructure.

These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, public facilities and infrastructure improvements, and public services. Specifics can be found in the Strategic Plan and Annual Action Plan.

### **3. Evaluation of past performance**

Brownsville has a history of successful programs funded through the Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Shelter Grant. Of particular importance to the health of the city have been programs that provide downpayment assistance to first-time homebuyers. The City has worked actively with local homeless services providers to expand both the stock of units/beds available to homeless persons and services aimed at helping those persons find employment, housing, health care services, and educational opportunities. Details of past performance can be found in the City's Consolidated Annual Performance and Evaluation Report (CAPER).

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 2019 (Oct. 1, 2019 to September 30, 2020), include the following :

#### **Decent Housing**

- Provided 29 homebuyers with down payment and closing cost assistance
- Completed 3 CHDO Energy Efficient and Affordable Single Family Homes
- 6 New Reconstructions to low income families

Activities in the City's 2020 Annual Action Plan allowed the City to provide funding for programs that foster decent housing including the Homebuyer Assistance Program and new construction of energy efficient homes.

#### **Suitable Living Environment**

**The City utilized 80.00% of funds for activities benefiting low and moderate-income persons.**

- Served 140 individuals through enrichment and achievement programs
- Provided health services to 55 persons
- Provided assistance to 19 special needs children
- Provided day/night shelter, essential services, case management, and other services to 590 homeless individuals
- Provided 93 children with case management for victims of child abused

Activities in the City's 2020 Annual Action Plan allowed the City to implement different social service programs that foster a suitable living environment including Rehabilitation Services to Children with Special Needs, Services for abused and neglected children, Palliative Patient Care, Family Planning & Women's Health, Parenting Skills Classes, Senior Home Delivered Meals, and Emergency Shelter/Rapid Rehousing/and Street Outreach operations.

#### **4. Summary of citizen participation process and consultation process**

Based on the Community Participation Plan, outreach included public forums and focus group meetings, an on-line survey provided on the City of Brownsville Web Site, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, the HACB, Continuum of Care (COC), public and social service agencies, and elected and appointed officials.

Four Public Forums and Stakeholder Focus Group sessions were held online on April 8, April 9 (two sessions), and April 14, 2021. Supplemental interviews were conducted with, and information and input received from, various social and public service organizations, community, professional and industry representatives to obtain information from those unable to attend the sessions. Participants in the sessions and supplemental interviews included Brownsville City staff and other government representatives; non-profit organizations, home builders, housing and social service agencies representatives; real estate and financial industry representatives; and the general public and other community representatives.

#### **5. Summary of public comments**

No comments were received on the Consolidated Plan. One comment was received on the first year annual action plan in support of street improvements.

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

All comments were accepted.

#### **7. Summary**

This plan provides a framework through which Brownsville manages its federal entitlement programs related to community development and homeless assistance. Data were provided through HUD's eCon software system, utilizing American Community Survey data and other sources, to construct the needs assessment and market analysis. The City worked with local service providers and other concerned citizens to develop the strategic plan and annual action plan, both designed to address needs within the city as identified through the public participation process and needs assessment.

## Expected Resources

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

#### Introduction

The City of Brownsville receives funding from three federal grant programs, the Community Development Block Grant Program, the HOME Investment Partnership, and the Emergency Solutions Grant. These three grant programs combined will bring \$3,880,098 into the county to support affordable housing, homelessness, and community development programs and projects in the first program year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,731,110	0	0	2,731,110	10,924,440	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation plus the Year 1 Program Income times four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	917,366	0	0	917,366	3,669,464	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation plus the Year 1 Program Income times four.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	231,622	0	0	231,622	926,488	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation plus the Year 1 Program Income times four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	public - federal	Financial Assistance	13,686,159	0	0	13,686,159	39,058,477	Section 8 funds are allocated to the City of Brownsville through the Housing Authority to provide Section 8 vouchers to residents for housing assistance.

**Table 1 - Expected Resources – Priority Table**

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

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

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing Opportunities & Preser	2021	2025	Affordable Housing		Housing Rehabilitation and Reconstruction Homebuyer Assistance Housing Development Emergency Home Repairs	HOME: \$917,366	Homeowner Housing Added: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 22 Households Assisted
2	Improve Public Infrastructure & Public Facilities	2021	2025	Non-Housing Community Development		Public and Community Facilities Public Improvements Parks and Recreation Facilities	CDBG: \$2,321,443	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40715 Persons Assisted
3	Enhance Services for LMI & Special Needs Populatio	2021	2025	Non-Housing Community Development		Youth Services Senior Services Health Services/Substance Abuse Domestic Violence/Child Abuse Hunger Relief	CDBG: \$409,667	Public service activities other than Low/Moderate Income Housing Benefit: 407 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide Homelessness Prevention Services & Housing	2021	2025	Affordable Housing		Homeless Facilities Homelessness Prevention and Emergency Assistance	ESG: \$231,622	Homelessness Prevention: 1780 Persons Assisted

Table 2 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Increase Affordable Housing Opportunities & Preser
	<b>Goal Description</b>	Improve living conditions in Brownsville by addressing housing needs over the ( 2021-2022 Program Year). Provide support through downpayment assistance programs and construction of new affordable units.
2	<b>Goal Name</b>	Improve Public Infrastructure & Public Facilities
	<b>Goal Description</b>	Improve living conditions in Brownsville by addressing non-housing community development needs over a first year ( 2021-2022 Program Year). Support improvement of infrastructure, including sidewalks and streets, and facilities, including parks and recreation facilities, community facilities, and public facilities in CDBG eligible census tracts.
3	<b>Goal Name</b>	Enhance Services for LMI & Special Needs Populatio
	<b>Goal Description</b>	Improve living conditions in by addressing non-housing community development for low-moderate income and vulnerable populations over the first year ( 2021-2022 Program Year). Address community needs through community-based public service programs, including for senior, youth, mental health, domestic violence, substance abuse, and hunger relief services.
4	<b>Goal Name</b>	Provide Homelessness Prevention Services & Housing
	<b>Goal Description</b>	Address homelessness by providing funds to organizations that provide prevention services and housing assistance to support those experiencing homelessness and those at risk of homelessness.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priorities established with involvement of the community survey. Fo AP -15, regarding leveraging funds narrative.

The City of Brownsville’s Engineering Department has received funding in the amount of \$2.6 million from the Texas Water Development Board (TWDB) for the construction of the Southmost Waterplein Park infrastructure. The design of the park will implement green infrastructure and low impact development techniques, aligning with the strategic design principles for sustainable parks listed in the City of Brownsville’s Parks and Recreation 2015 Master Plan while promoting wildlife, habitat, and climate resiliency. The dual-purpose design of the park promises to aid the City in reducing the burden caused by flooding in this low-lying area by simultaneously adding inclusive recreational amenities and the necessary infrastructure to reroute the flow of stormwater to the nearby canal. The Engineering Department and the Parks and Recreation Department are partnering to leverage the \$2.6 million awarded to the City by TWDB. The federal funding provided to this project will provide the recreational amenities needed to complete the Southmost Waterplein Park. AP-15

#### Projects

#	Project Name
1	CDBG Administration
2	Drainage & Street Improvement Project
3	Southmost Branch Planetarium
4	Waterplein Park Facilities
5	Moody Clinic
6	CASA of Cameron and Willacy Counties
7	Planned Parenthood
8	Sunshine Haven, Inc.
9	Tip of Texas Family Outreach Center
10	Amigos Del Valle
11	HOME General Administration (10% of PY 2021)
12	CHDO New Construction - Scattered Sites
13	HACB Homebuyer Assistance Program
14	CDCB Homebuyer Assistance Program

#	Project Name
15	ESG21

**Table 3 - Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Affordable Housing Opportunities & Preser Improve Public Infrastructure & Public Facilities Enhance Services for LMI & Special Needs Populatio Provide Homelessness Prevention Services & Housing
	<b>Needs Addressed</b>	Public and Community Facilities Public Improvements Parks and Recreation Facilities Youth Services Disability Services Senior Services Health Services/Substance Abuse Domestic Violence/Child Abuse Hunger Relief
	<b>Funding</b>	CDBG: \$546,222
	<b>Description</b>	Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; comprehensive plans, develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No direct benefit.
	<b>Location Description</b>	N/A

	<b>Planned Activities</b>	Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
<b>2</b>	<b>Project Name</b>	Drainage & Street Improvement Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Infrastructure & Public Facilities
	<b>Needs Addressed</b>	Public Improvements
	<b>Funding</b>	CDBG: \$1,470,993
	<b>Description</b>	The goal of this project is to perform Street Improvement by repairing curbs and gutters and repaving of the streets. The project was awarded \$1,470,993 on streets designated within the CDBG Low Income Map which have begun showing signs of degradation. By completing this project, the streets are expected to expand its use of service by 5-8 years.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	23,645 low to moderate income residents
	<b>Location Description</b>	CDBG Eligible Areas

	<b>Planned Activities</b>	<p>E. Levee St. (E. 6th St. to W. 2nd St.)</p> <p>Molino de Viento Cir. (La Mancha St. to End)</p> <p>Sancho Panza Cir. (La Mancha St. to End)</p> <p>Don Quixote St. (La Mancha St. to Paredes Ln. Rd.)</p> <p>Dulcinea Cir. (La Mancha St. to End)</p> <p>Coolidge St. (International Blvd. to E. 25th St.)</p> <p>Villa del Rey Blvd. (Rey David Dr. to Robindale Rd.)</p> <p>Rey Enrique Dr. (Rey David Dr. to Rey Fausto Dr.)</p> <p>Rey Fausto Dr. (Rey David Dr. to Rey David Dr.)</p> <p>Rey David Dr. (Jaime J. Zapata Ave. to Rey Fausto Dr.)</p> <p>Rey Jaime St. (Robindale Rd. to Robindale Rd.)</p> <p>Rey Salomon St. (Rey Jaime St. to Rey Jaime St.)</p> <p>Rey Jorge St. (Rey Jaime St. to Rey Jaime St.)</p> <p>Rey Juan Carlos St. (Rey Jaime St. to Rey Jaime St.)</p> <p>\$ 1,470,993 CDBG Funding allocated for drainage and streets public improvement project</p>
3	<b>Project Name</b>	Southmost Branch Planetarium
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Infrastructure & Public Facilities
	<b>Needs Addressed</b>	Parks and Recreation Facilities
	<b>Funding</b>	CDBG: \$55,895
	<b>Description</b>	The Brownsville Public Library will acquire a new Exploration Theater to provide the library patrons with the latest technology in 3D STEAM education. Equal technology access for all patrons with the mission of improving educational levels and enhancing the academic and social skills of the community. The new Exploration Theater will include a 7 meter Digitalis Dome which allows handicap accessibility and a quieter operating fan to allow for easier communication. The matrix code for this project will be 05Z.
	<b>Target Date</b>	9/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10,250 low- to moderate-income residents.
	<b>Location Description</b>	4320 Southmost Road, Brownsville, TX 78521
	<b>Planned Activities</b>	Provide funding to support improvements to Southmost Branch Planetarium
4	<b>Project Name</b>	Waterplein Park Facilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Infrastructure & Public Facilities
	<b>Needs Addressed</b>	Parks and Recreation Facilities
	<b>Funding</b>	CDBG: \$411,000
	<b>Description</b>	The site for the Southmost Waterplein Park is an underdeveloped tract of land located in a low income socio-economic residential area in Census Tract 014300, near Brownsville's core industrial center. This innovative project was modeled as a "water square" designed to detain water during peak rainfall, easing the stress on sewage systems and preventing floods in high urbanized areas. This storm water management site will have three (3) surface detention ponds that double as park amenities intended to flood connected underground by two (2) subsurface detention ponds; with green infrastructure components connecting underground detention ponds that will percolate water back into the ground. The park amenities will comprise of a basketball court, soccer field and splash pad, an outdoor play area with sprinklers, fountains, nozzles and other structures that spray water. The CDBG-funded component will entail the construction of the splash pad park facilities. The dual-purpose design of the park promises to aid the City in reducing the burden caused by flooding in this low-lying area by simultaneously adding inclusive recreational amenities and the necessary infrastructure to reroute the flow of stormwater to the nearby canal.

	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7,530 low- to moderate-income residents.
	<b>Location Description</b>	The project is located adjacent to Porter High School (3500 International Blvd) and the boundry of the area is between Ruiz st, Owens St, Burton St and Resaca Ln. The GEO location of the project is 25.916188097712272, - 97.46545401825763.  GEO-ID: 07-9600-0290-1000-00
	<b>Planned Activities</b>	Provide funding to support improvements to Waterplein Park
5	<b>Project Name</b>	Moody Clinic
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Services for LMI & Special Needs Populatio
	<b>Needs Addressed</b>	Disability Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Funding provided to Brownsville Society for Crippled Children dba / Moody Clinic to serve low-income children with special needs with diagnosis and treatment for speech/language, occupational, and/or physical therapy.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated <b>40</b> children with disabilities will benefit from the proposed activities.

	<b>Location Description</b>	1901 E 22nd St, Brownsville, TX 78521
	<b>Planned Activities</b>	Brownsville Society for Crippled Children dba / Moody Clinic to serve low-income children with special needs with diagnosis and treatment for speech/language, occupational, and/or physical therapy.
<b>6</b>	<b>Project Name</b>	CASA of Cameron and Willacy Counties
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Services for LMI & Special Needs Populatio
	<b>Needs Addressed</b>	Domestic Violence/Child Abuse
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funds will be used to provide services to abused and neglected children who are low to moderate income at 80% or below the median income, within the City of Brownsville.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated <b>80</b> victims of child abuse will benefit from the proposed activities.
	<b>Location Description</b>	1740 Boca Chica Blvd #300, Brownsville, TX 78520
	<b>Planned Activities</b>	Funds will be used to provide services to abused and neglected children who are low to moderate income at 80% or below the median income, within the City of Brownsville.
<b>7</b>	<b>Project Name</b>	Planned Parenthood
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Services for LMI & Special Needs Populatio
	<b>Needs Addressed</b>	Health Services/Substance Abuse

	<b>Funding</b>	CDBG: \$17,000
	<b>Description</b>	Fund health services offered by Planned Parenthood
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 50 patients will benefit from family planning, sexual health care, and primary care services.
	<b>Location Description</b>	870 E. Alton Gloor Blvd Ste B, Brownsville TX 78526
	<b>Planned Activities</b>	Funding provided to Planned Parenthood Cameron County - to provide birth control, STD testing and treatment, cervical cancer screening and prevention, pelvic exams, clinical breast exams, diagnosis and treatment of gynecologic infections, PrEP HIV prevention, and primary care services.
<b>8</b>	<b>Project Name</b>	Sunshine Haven, Inc.
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Services for LMI & Special Needs Populatio
	<b>Needs Addressed</b>	Health Services/Substance Abuse
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Funds will be used to provide hospice patient care services for low to moderate persons at 80% or below the median income within the City of Brownsville.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimate <b>45</b> low- to moderate-income individuals in need of hospice care will benefit from the proposed activities.

	<b>Location Description</b>	7105 W Lakeside Blvd Brownsville, TX 78575
	<b>Planned Activities</b>	Funds will be used to provide hospice patient care services for low to moderate persons at 80% or below the median income within the City of Brownsville.
<b>9</b>	<b>Project Name</b>	Tip of Texas Family Outreach Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Services for LMI & Special Needs Populatio
	<b>Needs Addressed</b>	Youth Services Domestic Violence/Child Abuse
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funds will be provided to support Tip of Texas Family Outreach Center
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 150 parents will benefit from the proposed activities.
	<b>Location Description</b>	455 E Levee St, Brownsville, TX 78520
	<b>Planned Activities</b>	Funding provided to Tip of Texas Family Outreach Center - to provide parenting classes with additional education and tools that support the healthy development of their children.
<b>10</b>	<b>Project Name</b>	Amigos Del Valle
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Services for LMI & Special Needs Populatio
	<b>Needs Addressed</b>	Senior Services
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	Funds will be provided to support Amigos Del Valle

	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 42 seniors will benefit from the proposed activities.
	<b>Location Description</b>	2575 Russell Dr, Brownsville, TX 78520
	<b>Planned Activities</b>	Funding will be utilized to provide home delivered meals that reside within the City of Brownsville
11	<b>Project Name</b>	HOME General Administration (10% of PY 2021)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Affordable Housing Opportunities & Preser
	<b>Needs Addressed</b>	Housing Rehabilitation and Reconstruction Homebuyer Assistance Housing Development Emergency Home Repairs
	<b>Funding</b>	HOME: \$91,736
	<b>Description</b>	Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No direct benefit.

	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
<b>12</b>	<b>Project Name</b>	CHDO New Construction - Scattered Sites
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Affordable Housing Opportunities & Preser
	<b>Needs Addressed</b>	Housing Development
	<b>Funding</b>	HOME: \$260,000
	<b>Description</b>	Brownsville Affordable Homeownership Corporation (CHDO) will Develop and construct two new single-family energy efficient housing units for resale to eligible low-income families at or below 80% MFI.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated two low- to moderate-income homebuyers will benefit from the proposed activities.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Develop and construct single-family energy efficient housing units for resale to eligible low-income families at or below 80% MFI. Benefit –Low/Mod Income Households.
<b>13</b>	<b>Project Name</b>	HACB Homebuyer Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Affordable Housing Opportunities & Preser

	<b>Needs Addressed</b>	Homebuyer Assistance
	<b>Funding</b>	HOME: \$282,815
	<b>Description</b>	Subrecipient Housing Authority of the City of Brownsville, through the Homebuyer Assistance Program (HBA) will provide down payment and closing costs to qualifying first time homebuyers. First time homebuyer's household income must be 80% or less than the Brownsville Area Income (AMI) and may receive a maximum of \$ 25,000.00 in down payment and closing costs, with a minimum contribution of \$ 1,000.00. Funds are available to eligible homebuyers purchasing a home as primary residence, which must be located within the City of Brownsville Limits.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated <b>11</b> low- to moderate-income homebuyers will benefit from the proposed activities.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Provide eligible homebuyers at or below 80% MFI up to \$25,000 in down payment assistance and closing costs. Benefit Low and Moderate Income Households.
<b>14</b>	<b>Project Name</b>	CDCB Homebuyer Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Affordable Housing Opportunities & Preser
	<b>Needs Addressed</b>	Homebuyer Assistance
	<b>Funding</b>	HOME: \$282,815

	<b>Description</b>	Subrecipient Community Development Corporation of Brownsville, through the Homebuyer Assistance Program (HBA) will provide down payment and closing costs to qualifying first time homebuyers. First time homebuyer's household income must be 80% or less than the Brownsville Area Income (AMI) and may receive a maximum of \$ 25,000.00 in down payment and closing costs, with a minimum contribution of \$ 1,000.00. Funds are available to eligible homebuyers purchasing a home as primary residence, which must be located within the City of Brownsville Limits.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated <b>11</b> low- to moderate-income homebuyers will benefit from the proposed activities.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Provide eligible homebuyers at or below 80% MFI up to \$25,000 in down payment assistance and closing costs. Benefit Low and Moderate Income Households.
<b>15</b>	<b>Project Name</b>	ESG21
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Homelessness Prevention Services & Housing
	<b>Needs Addressed</b>	Homeless Facilities Health Services/Substance Abuse Homelessness Prevention and Emergency Assistance
	<b>Funding</b>	ESG: \$231,622
	<b>Description</b>	Use ESG funds to support programs that serve those experiencing homelessness or at risk of homelessness.
	<b>Target Date</b>	9/30/2022

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1780 homeless individuals or individuals at-risk of homelessness will benefit from the proposed activities.
<b>Location Description</b>	Various locations across the city of Brownsville.
<b>Planned Activities</b>	<p>City of Brownsville - OSI CD Dept. ESG Administration (7.5% of PY 2021) \$ 17,371.65</p> <p>Good Neighbor Settlement Housing HMIS \$ 10,000.00</p> <p>Good Neighbor Settlement House Street Outreach \$20,000.00</p> <p>The Bishop Enrique San Pedro Ozanam Center HMIS \$10,000.00</p> <p>The Bishop Enrique San Pedro Ozanam Center Emergency Shelter \$59,486.60</p> <p>The Bishop Enrique San Pedro Ozanam Center Rapid Re-Housing \$ 15,277.15</p> <p>Friendship of Women, Inc. HMIS \$10,000.00</p> <p>Friendship of Women, Inc. Emergency Shelter (Youth Domestic Abuse) \$ 59,486.60</p> <p>Friendship of Women Rapid Rehousing \$30,000.00</p> <p>Total ESG \$ 231,622.00</p>

## **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**

Much of the funding from the CDBG, HOME, and ESG programs is available for use in any of the CDBG neighborhoods or countywide, depending on the specifics of the designated activities. Also, some funding is available according to individual benefit rather than area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. The numbers below are strictly estimates based on experience.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Buena Vida Revitalization	0
East Brownsville NRSA	0

**Table 4 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in the targeting process. The city of Brownsville doesn't intend to target these areas this program year.

### **Discussion**

The distribution of funds by target area is projected to be primarily citywide due to use of funds for administrative, non-profit support, and individual benefit-oriented programmatic uses of the funds. The remaining funds are estimated to be spread through smaller CDBG-eligible areas.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

In PY 2021, the City of Brownsville’s HOME Program will support single family new construction and homebuyer assistance programs. The City of Brownsville will also undertake additional activities, where permitted by federal regulation, using HOME funds from previous years.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	24
Special-Needs	0
Total	24

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	0
Acquisition of Existing Units	22
Total	24

**Table 6 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City of Brownsville (City) intends to assist 2 families, with incomes at or below 80% AMI, with energy efficient homes to be built by Brownsville Affordable Homeownership Corporation as a CHDO project. Housing Authority of the City of Brownsville will assist at a minimum of 11 families as part of the Homebuyer Assistance Program with down payment and closing costs. Community Development Corporation of Brownsville will assist at a minimum of 11 families as part of the Homebuyer Assistance Program with down payment and closing costs. City of Brownsville certifies is in compliance with regulations 24 CFR 92.252 and 24 CFR 92.254. Estimates do not include emergency shelter, transitional shelter or social service activities.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Brownsville's Office of Strategic Initiatives (OSI) 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. A successful example of this was the HACB's and City of Brownsville's joint application for the Choice Neighborhoods Planning grant. By working together, the HACB was awarded a planning grant from Choice Neighborhoods to focus on the Buena Vida neighborhood in downtown Brownsville. In June 2018, these efforts resulted in the completion of the Buena Vida Neighborhood Transformation Plan. The plan will be used for a NRSA designation request in the near future. Most recently the City of Brownsville and HACB received support by the City Commission and HACB Board, in partnership with HUD, to start the planning process for a Brownsville Comprehensive Housing Plan. The Comprehensive Housing Plan process will take two years and will entail coordination with numerous entities and direct public input. The City of Brownsville will continue to build its relationship with the Housing Authority through these initiatives. The City also partnered with HACB and a local non-profit for the EnVision Centers opportunity; we are proud to share that the Buena Vida site in Brownsville was selected as an EnVision Center by HUD.

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

The City of Brownsville and HACB will continue to collaborate to jointly address public housing needs. During the course of the year the City met and worked with HACB to provide research and information needed for a tax credit application. Furthermore, we will continue to collaborate on numerous initiatives such as Choice Neighborhood and the Brownsville Comprehensive Housing Plan for our community. We will continue our Community Partnership with HUD to develop the Comprehensive Housing Plan for the community. On July 13, 2021 the City of Brownsville enter into an MOU with the Housing Authority of the City of Brownsville regarding a 2nd joint application for the Choice Neighborhood Planning Grant to show strong commitment to development of a Transformation Plan for the International and Southmost Neighborhood. The plan is to guide the redevelopment of the Victoria Gardens Public Housing site while simultaneously directing the transformation of the surrounding International Southmost neighborhood, positive outcomes to families, and investment in well-functioning services, high quality public schools and education programs, early learning programs, public assets, public transportation and employment opportunities.

### **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. In partnership with Community

Development Corporation of Brownsville (CDCB), The City promotes awareness through Community Voice Campaign participating in residents meetings, by providing, brochures of multiple programs , and major community events to encourage homebuyer assistance program. Also, the City has coordinated with HACB to have its residents fill out the Community Voice Campaign survey in order to continuously increase the results and have better data for funding decisions. HACB has established, through the Choice Neighborhood program, Resident Leader Liaisons who serve as a unified voice for Public Housing needs. The City of Brownsville also encourages residents in public housing to become homeowners and provide further information regarding the Homebuyer Assistance. The City of Brownsville's Homebuyer Assistance program accepts housing vouchers for any resident in public housing that would want to become a homeowner.

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

The Housing Authority of the City of Brownsville is not a troubled PHA.

**Discussion**

The City of Brownsville has made great strides in its partnership with the HACB. Collaboration continues to increase each year as has interagency dialogue. The City of Brownsville will also continue their efforts to assist residents in public housing to become homeowners.

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

### **Introduction**

The ESG 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 \$231,622 of ESG funds. The ESG grant allocation remains predominantly to support homeless shelters, as well as those organizations that provide services to shelter Brownsville residents and sub-recipients of these funds are required to provide a dollar for dollar match when applying. However, the City is working with sub-recipient agencies to focus on providing Rapid Re-Housing assistance.

For Program Year 2021, the City of Brownsville plans to fund two local homeless shelter facilities, and a service provider organization. The funding would cover:

- 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 Women - Emergency Shelter (Youth Domestic Abuse) - Essential services.
- Friendship of Women, Inc. – Rapid Re-Housing to homeless men, women, and children.
- Good Neighbor Settlement House - Street Outreach.
- HMIS for Good Neighbor Settlement House, Ozanam Center, and Friendship of Women, Inc.

### **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, the Homeless Coalition, 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. The City continues to participate in the annual Point in Time which allows for the ongoing assessment of individual needs in the community. OSI reaches out throughout the year to its Homeless population by holding special events and providing basic toiletries that are provided through

community donations.

### **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 operation 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. ESG funding will address emergency shelter needs as requested by agencies. As part of the planning process for community-wide coordination of ESG implementation, the Cameron County Homeless Coalition is bringing together stakeholders to collaborate on a shared goal.

### **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 Cameron County Homeless Coalition developed a series of strategies to eliminate chronic homelessness in the region. The overall goal of the Cameron County Homeless Coalition 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 2021, the Cameron County Homeless Coalition 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 add a feature to support the nationwide effort of a coordinated access point in which the agencies will be able to better identify a program suitable to the clients’ individual needs. In addition, through this coordinated access agencies will 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.**

The Cameron County Homeless Coalition, in partnership with the City and the Texas Homeless Network (THN) continue to collaborate on implementing the newly revised ESG standards. The partnership provides 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 Cameron County Homeless Coalition (CCHC) 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.

## **Discussion**

The City continues to work diligently in ensuring that it maximizes its impact on servicing our most vulnerable population.

There are a number of agencies within the community that are receiving 2021 funding from either CDBG or ESG to assist individuals with special needs. The following are services provided to Brownsville residents:

The Bishop Enrique San Pedro OZANAM Center: Provides temporary Shelter to a average of 65 to 90 homeless clients daily, clean bed, three hot meals, showers and clothing.

Good Neighbor Settlement House: Street outreach teams will be offering monthly basics survival items: Food , hygiene kits transportation, laundry assistances, incentive gift cards for reaching an obtainable goals to continue staying housed.

Friendship of Women: Friendship of Women is a domestic violence shelter which houses individuals/families who are fleeing or attempting to flee violence in their home. Friendship of Women

aims to provide leadership and comprehensive services to promote safety, health and well-being of adults and children impacted by family and sexual violence. Friendship of Women also provides a safe home for victims and their families. Friendship of Women assists clients with counseling sessions, legal services, temporary housing (Emergency Shelter) as well as Rapid Re-Housing.

Sunshine Haven: Sunshine Haven provides palliative care to those individuals who need end of life care in a more homelike setting. All of the clients at Sunshine Haven are frail clients due to their critical diagnosis. Sunshine Haven provides 24 hour continuous care, preparation and serving of meals, clean up, daily baths, administration of medications, repositioning of clients every 2 hours, suctioning patients, diaper change and emptying of folis and patient laundry. Clients range from those who are elderly, near the end of life due to critical diagnosis (e.g. cancer patients, elderly, dementia, HIV/AIDS etc.) young children with critical diagnosis.

The Brownsville Society for Crippled Children dba Moody Clinic: Moody Clinic provides high quality rehabilitative services to maximize the potential of children with special needs. Services include: Physical Therapy, Occupational Therapy, Speech Therapy, Orthopedic Consultation, Early Intervention and resources for parents. Moody Clinic helps children improve their overall quality of life. More than 7,000 children have been served since the inception of Moody Clinic.

The City of Brownsville has continued its partnership with the Cameron County Homeless Coalition where several agencies throughout the county gather and provide resources being provided in their areas. Some of the agencies that attend are the Recovery Center which provide services to those individuals who have a drug/alcohol issue, Valley Aids Council which provides services to those individuals living with HIV/AIDS, Tropical Texas which provides services to those individuals with mental health issues/concerns. This partnership uses the members as resources for clients who may not know of all of the agencies within The City of Brownsville and the surrounding areas.

The City of Brownsville will continue to partner with these organizations to offer or find services ( housing, education, youth, health, employment, etc.) to the homeless and special needs populations. Also, all the housing services/ programs that the City offers are open to the homeless and special needs populations. Any services that City offers, including housing services/programs including Homeowner Occupied Reconstruction/ Rehabilitation, New Construction, and Downpayment Assistance are open to the special needs population.

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

### **Introduction:**

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. 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 ordinance. The City and its partners will continue to undertake efforts to eliminate affordable housing barriers by offering down payment assistance to facilitate homeownership by individuals and families of low income. The City is working with the private sector to promote the construction of affordable housing by not implementing any restrictive building fees. The City of Brownsville updated the Building and Planning Development Regulations, effective April 21, 2020. The purpose of the update is to simplify and modernize the existing Code, and to ensure that the regulations reflect the community's vision for future development in Brownsville. This will involve updates to Brownsville's building codes as well as its development codes, including zoning regulations, subdivision regulations and a variety of supplemental regulations into a coordinated, modern and progressive set of standards. The Brownsville City Commission has formed two Commission subcommittees to oversee the effort: one focused on building and fire codes, and the other focused on land development regulations. Together, updating these two groups of regulations will better prepare Brownsville for its next decades of growth and enhanced quality of life. In conjunction with other city departments, both policy and regulatory changes will be evaluated, as well as development of future programs aimed at increasing the supply, revitalization and rehabilitation of existing affordable housing. The City of Brownsville continues to partner with CHDOs to develop affordable single family homes. The City also launched an effort, in July 2018, by establishing a Comprehensive Housing Plan Committee to address growth, zoning, land use, policies and ordinances to address the needs of the Housing in the City.

### **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**

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. 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. The City has contracted a consultant to assist in reviewing the public policies, growth and zoning, ordinances and any building code which shall ameliorate barriers on affordable housing.

The City and its partners 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:**

The Office of Strategic Initiatives was not able to find any specific public policies impeding the development of affordable housing in Brownsville. The City has worked with developers to increase its affordable housing stock through the construction of tax-credit complexes and affordable single-family construction. The City of Brownsville will continue to provide affordable homes through Homebuyer Assistance Program & assisting CHDOs to develop affordable homes. 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 Strategic Initiatives and the Planning and Redevelopment Department.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The OSI continues to seek new strategies to broaden citizen participation, build and strengthen partnerships, eliminate obstacles, provide decent affordable housing opportunities, and alleviate poverty. In order to extend the benefit of funds, OSI will continue to apply for additional federal, state and other funding to support affordable housing programs as funds become available. OSI will continue to provide technical assistance to non-profits and agencies applying for competitive entitlement and non-entitlement funding with federal agencies and the state. Through The Community Voice Campaign, the City learns the residents top priorities and underserved needs, to leverage funds to meet those needs. As a stem of citizen priorities, as well as overall infrastructure needs, the city received approval of the Texas Water Development Board (TWDB) for a \$7,000,000 in financial assistance consisting of \$6,975,000 in financing and \$25,000 in principal forgiveness from the Clean Water State Revolving Fund for construction of storm water and drainage system improvements project. The TWDB loan opportunity was secured as a result of great collaboration addressing the Community Voice priority of drainage and due to the overall current state of our infrastructure.

### **Actions planned to address obstacles to meeting underserved needs**

The Office of Strategic Initiatives 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. During the difficult times of COVID-19, the City of Brownsville has increased its support and collaborations with other organizations to help meet underserved needs. The City collaborated with other nonprofits for the United Against Hunger initiative, which is a local campaign led by United Way of Southern Cameron County that provides meals and emergency food to families in need. The food campaign has provided over 30,000 bags of food through distributions that were held weekly between April 24, 2020 to April 28, 2021. The City of Brownsville has also led a COVID-19 Testing Site, where it covers uninsured residents. The testing site led the City to find that roughly 58% of the participants were uninsured. In addition, the City is working on a City-wide broadband feasibility study and digital inclusion plan. Brownsville is the least connected city in the US and Lit is partnering with Brownsville to change this reality. The study will 1) identify and assess its connectivity and digital inclusion issues, 2) develop a broadband strategy, 3) assist the City when applying for relevant federal and state grants. As part of this work, the City and its partner Lit have launch a connectivity survey in both English and Spanish to reach as many residents and businesses as possible to understand the digital divide in the City. The goal of this study is to identify strategies and leverage community partnerships and assets to develop infrastructure that will provide greater competition, improve affordability, and serve Brownsville's residents and businesses.

### **Actions planned to foster and maintain affordable housing**

The City of Brownsville will continue to work in coordination and collaboration with key community

stakeholders, including the Housing Authority and local non-profit developers to foster and maintain affordable housing. In addition, the City will continue to review affordable housing rules to ensure that they are necessary and understandable and work with City Departments to streamline and expedite their review processes for applications and approvals. This will be enhanced through the planning process for the Brownsville Comprehensive Housing Plan. 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, refer fair housing complaints, and conduct outreach and help sponsor education for Fair Housing. In addition, through its Comprehensive Housing Plan Process, the City of Brownsville will ensure that affordable housing is maintained and fostered. The City of Brownsville provides support to CHDOs in order to develop affordable housing. Through the Homebuyer Assistance Program, the City of Brownsville continues to maintain affordable housing for residents.

City of Brownsville in partnership with the Housing Authority of the City of Brownsville will create a Comprehensive Housing Plan. The goal of the Brownsville Comprehensive Plan is to meet the growing need for quality and affordable housing for the community in the next ten years. The Brownsville Comprehensive Housing Plan will compose of community engagement and input, housing research and analysis, strategies, partnerships, and technical assistance from the HUD San Antonio Field Office. The City and Housing Authority of the City of Brownsville has developed a committee to undertake the plan in less than two years.

### **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 abatement efforts and undertake strategies requiring lead-based paint testing and interim controls in housing activities performed on homes built before 1978. The City will focus on coordinating efforts between the City Public Health Department, Planning Department, and the Cameron County Health Department regarding LBP data. Also, the City is planning to submit grant application such as the Lead Hazard Reduction Grant Program and other grants to reduce lead based paint hazards. Due to COVID-19 this project was impacted.

### **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. In conjunction with non-profits, sub-recipients, and other organizations, the City will continue its efforts to reduce the number of poverty-level families by providing educational services, budget counseling services through Community Development Corporation of Brownsville, Parenting Classes through Tip of Texas family Outreach and Skills training through Ozanam Center are in hold at this time due to COVID.

### **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 Strategic Initiatives (OSI), Planning Department, Brownsville Housing Authority, and individual non-profit and for-profit housing developers and service providers. The OSI provides presentations regarding the CDBG, HOME, and ESG programs before City Commission, City management, and fellow departments. In addition, OSI provides presentations and training regarding the three programs to the public during the Community Development Summit and outreach events such as CycloBias, Town Hall meetings, and other special events throughout the year. More specifically during the Community Development Summit, OSI also provides a Grant Writing workshop to the organizations to help strengthen their skills. OSI is available throughout the year to provide 1 to 1 technical assistance training. On a departmental level, Community Development staff receive on-site and webinar trainings from HUD, NCD, and NAHRO, relating to CDBG, HOME, and ESG programs. The Community Development team also uses the HUD exchange website for research. The knowledge gained from the trainings and research tools are used to further educate and inform the community about the HUD programs.

### **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 Strategic Initiatives and the Planning Department.

### **Discussion:**

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 City of Brownsville determines the priority needs each Annual Plan Year through consultation with agencies, non-profits, and the general public. All of the projects recommended for funding must be deemed a “high priority”. High priority designated projects are also deemed “critical needs” for the community addressing infrastructure; public improvements; housing affordability, accessibility, and conditions; public services and other needs.

Consultation with agencies and nonprofits include an information kick off summit in the month of October for each Annual Plan Year. The informational summit is held free of charge to all non-profit agencies who are interested in applying for any HUD funds from the City. This summit serves as the kick off for the City’s request for “letters of intent” which is requested a week after the summit. The letter of intent requires agencies to list proposed project in a one page letter, the amount being requested, and the type of grant. Office of Strategic Initiatives staff then reviews the letters of intent and determines eligibility for funding. Once all letters of intent are reviewed, an invitation to apply will be sent out to the agencies with eligible projects/programs. Those agencies that were deemed ineligible receive a letter stating the reasons for the ineligibility.

The application is provided in electronic form. Agencies have approximately one month to submit and technical assistance is provided during the first week. During this process there is a review committee composed from staff. This ensures fair evaluation of all proposed projects. The City of Brownsville publishes an advertisement in the newspaper that opens the 30-day public comment period. In addition, to publishing the advertisement in newspaper, the city also publish the information with social media outlets.

There are two public hearings, the final presented at City Commission meeting in which the members of the commission vote on approval or denial of the proposed activities. Once approved then annual action plan is finalized and submitted to HUD for approval. If there are prior year unused funds returned to the City by funded agencies, the City may open up a new funding cycle for those funds before the November informational summit.

The CDBG allocation for FY 2021 is \$ 2,731,110.00. The City of Brownsville will use 80 percent of CDBG funding on a one-year basis, and each one-year following this Action Plan, to address the needs of low- and moderate-income persons, with 20 percent dedicated to administrative expenses. The City of Brownsville expects \$ 0.00 for program income received during the PY.

### **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
<b>Total Program Income:</b>	<b>0</b>

### 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(l)(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.

The City of Brownsville uses HUD's HOME affordable homeownership limits for both homebuyer assistance and/or rehabilitation of owner-occupied single family programs. For all HOME Programs applicants are selected on the first come first serve basis. Detailed information regarding program requirements and application process for both the Homebuyer Assistance and new construction can be obtained on the Office of Strategic Initiatives website or in our office located at 1150 E. Adams 3rd floor, Brownsville. The City of Brownsville HOME Programs does not have set preference or any beneficiaries limitations to a particular segment of the low-moderate income population in its HOME program. All applicants must be eligible under the HOME program guidelines and City of Brownsville Program's policies and procedures.

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:

In compliance with 24 CFR 92.254 of the HOME rule, the City of Brownsville has adopted the ***Reduction During Affordability Period*** recapture policy to ensure that the City recoups all or a portion of the HOME assistance from the homebuyer, if the housing ceases to be the principal residence of the family for the duration of the period of affordability. Under this model, the City may reduce the HOME investment amount to be recaptured on a prorata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period.

The HOME recapture provisions are established at §92.254(a)(5)(ii) , and unlike the resale approach, they permit the original homebuyer to sell the property to any willing buyer during the period of affordability, while the City of Brownsville is able to recapture all or a portion of the HOME assistance provided to the original homebuyer.

Two key concepts in the recapture requirements, direct subsidy to the homebuyer and net proceeds, must be understood in order to determine the amount of HOME assistance subject to recapture, and the applicable period of affordability on the unit. The recapture approach requires that all or a portion of the direct subsidy provided to the homebuyer be recaptured from the net proceeds of the sale.

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 Homebuyer Assistance/Owner Occupied Rehabilitation and Reconstruction must comply with HUD's affordability homeownership limits as required. The period of affordability is stated in the loan and program documents which include the homebuyer assistance contract, deed of trust, and promissory note. All three 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 occupy the property as principal residence.
- Homeowner transfers any interest in the property through a voluntary or involuntary sale.
- Homeowner fails to follow terms of loan agreements.

Annually, OSI 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.

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

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

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

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 Coalition (CCHC), 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). 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 Coalition has been informed of process and THN has developed surveys to obtain providers insight as well.

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. Community needs are based on the results received from the Community Voice Campaign (CVC). The campaign is kicked off from November-March where a survey is used to find what the community wants and needs.

During the CVC process the Office of Strategic Initiatives put together a Community Development Summit. During this summit a review of CDBG, ESG, HOME grants as well as a Grant Writing session are held. The City of Brownsville promotes this summit through social media outlets, newspaper

ads, Brownsville TV ad, calendar invites to organizations within the city as well as on the City of Brownsville website.

After results are tabulated from the CVC and after the Community Development Summit is held, the City utilizes the Request for Proposal process to allocate ESG funds and to make sure that all programs awarded meet the ESG categorical requirements.

In the course of developing their recommendation for a spending plan for the Annual Action Plan, the Office of Strategic Initiatives creates a review committee which reviews the proposals, ranks and scores for consideration for funding.

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 currently meets the homeless participation requirement in 24 CFR 576.405 (a). In addition to the PIT a Community Voice Campaign (CVC) event is conducted yearly between the months of November-March. Technical assistance training was previously received through a consultant Ms. Margaret McFadden and the CVC survey was established in accordance with her recommendations. The City of Brownsville is now on their 7th year of the campaign. The campaign is kicked off at the local homeless shelter. At this shelter we gather information from current residents as well as citizens who have walked in to the shelter seeking emergency food pantry assistance/ food pantry assistance, assistance with clothing or other household items.

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 and living situation. 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.

The results of the PIT count are presented to the Cameron County Homeless Coalition. With the PIT results, it is determined where the "gaps" are in regards to assistance for homeless individuals/families. This information is used as part of the ESG funding process for allocation on programs including Emergency Shelter Operations, HMIS, Rapid Re-Housing, Street Outreach, and Homeless Prevention. The information from the PIT and the Community Voice Campaign are used to

determine the funding amount for each activity. The PIT process is shared with the public through local media and organizations within the region. The results are sent to the state for decision making process and are also presented to City Commission to assist in policy making.

5. Describe performance standards for evaluating ESG.

Performance standards for monitoring ESG 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 ESG 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 ESG 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 ESG 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).

**Housing Trust Fund (HTF)  
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
  
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

**4. Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**5. Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**6. Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

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### **Discussion:**

The City of Brownsville will continue to work together with ESG grantees to improve on the efficiency and effectiveness of ESG funds and the corresponding standards of performance established. The COB received CDBG Program funding for the 2021-2022 grant year for an amount of \$2,731,110.00 and no program income is expected to be received during the program year for CDBG. CDBG Program has not generated any program income before the start of the next program year. The COB received HOME Program funding for the 2021-2022 grant year for the amount of \$917,366.00. The HOME's program income generated before the start of the next program year was \$ 38,307.18 (PI) and \$ 0.00 in recapture funds, with a total balance of \$ 62,583.76. The City of Brownsville continues to expense PI & HP funds through the Homebuyer Assistance Program. The City expects to receive PI for the 2021-2022 is \$ 15,000.00 to \$ 20,000.00 and will be allocated to existing subrecipient agreement for Homebuyer Assistance Program. Eligible applicants must be low income under the low income limits ( 80%) set by HUD and qualify under HOME guidelines and City's Policies and Procedures.

