

Texas Department of Agriculture

Texas Capital Fund
Main Street/Downtown Revitalization
Application Workshop

Commissioner Sid Miller



Presentation Agenda

- Introduction to the CDBG program
- Texas Capital Fund
 - Infrastructure / Real Estate Program
 - Downtown Revitalization Program
 - Main Street Program
- Scoring
- Application and Attachments
- CDBG Contact Information

Texas Community Development Block Grant (CDBG) Program

- Texas Department of Agriculture administers CDBG funds for non-entitlement cities and counties in Texas
- Serves 1,015 cities and 244 Counties
- Largest state CDBG allocation in the nation
- \$59.5M for 2017 program year

2017 Texas CDBG Allocation

Fund	Allocation (%)*
Community Development	64.83%
Texas Capital Fund	14.51%
Colonia Fund	12.5%
Disaster / Urgent Need	4.1%
Planning Fund	0.9%

- Downtown Revitalization Program (DRP) 12% of TCF allocation
- Main Street Program (MS) 6% of TCF allocation

*Totals do not equal 100%

CDBG Objectives

- Development of viable communities by providing:
 - Decent Housing
 - A suitable living environment; and
 - Expanding economic opportunities
- National Program Objectives
 - Benefit to LMI Persons or Households
 - **Elimination of Slum and Blight conditions**
 - Urgent Need (URG)

Texas Capital Fund (TCF) Economic Development Programs

- Infrastructure & Real Estate Improvements
- Main Street Program
- Downtown Revitalization Program



Infrastructure (INFRA) Program

Applications accepted on the 20th of each month

Eligible Activities for Public/Private Infrastructure

- Water & sewer lines and treatment plants
- Streets, curb & gutter, and sidewalks
- Harbor and channel dredging
- Rail Improvements
- Drainage
- Utilities



Real Estate (RE) Program

Applications accepted on the 20th of each month

Use of Funds: Improvements Owned by Applicant & Leased to Business

- Projects include:
 - Building improvements/renovation
 - Building construction (w/ walls & roof)
 - Site Improvements
 - Land acquisition

Downtown Revitalization (DRP) & Main Street (MS) Programs

2017 application deadline – Monday October 16 at 5:00PM CST

- Annual Application Cycle
- Public infrastructure improvements or activities which will address one or more of the conditions that contributed to the deterioration of an area designated as slum or blighted in the downtown or main street area of a community.

General Program Eligibility

Downtown Revitalization Program

- Not designated as a Main Street Community

Main Street Program

- Designated Main Street City

Both Programs

- Eligible non-entitlement community
- Ability to manage and administer the proposed project
- Demonstrate satisfactory performance on past contracts
- Eliminate or prevent Slum & Blight
- Requested funds may not exceed “the minimum necessary to meet the needs of the area”

Downtown Revitalization (DRP) & Main Street (MS) Programs

Eligible use of Funds:

- Water & sewer lines
- Streets, curb & gutter, and drainage
- Sidewalks and lights
- Architectural barrier elimination
- Electric & natural gas lines
- Note: Landscaping is not an eligible use of TCF funds but is eligible as a matching contribution

DRP/MS

Ineligible use of Funds:

- Transfer TCF monies to a business
- Speculation, investment or excess improvements
- Building rehab, construction, machinery, equipment, and working capital
- Landscaping, benches, decorative trash cans
- Architectural and/or Engineering services (Eligible as match)
- Demolition of a historic building

TCF Main Street and Downtown Revitalization Funds

Fund	Award Range
Main Street Program	\$50K-\$250K
Downtown Revitalization Program	\$50K-\$250K



Slum & Blight



Slum & Blight



Slum & Blight



Slum & Blight



Slum & Blight



Slum & Blight



Slum & Blight



Application Review

- Objective scoring metrics
- Applications arranged highest to lowest by score
- Highest scoring applications reviewed for eligibility and completeness
- Minor deficiencies are addressed
- Staff makes funding recommendations to Executive
- 2 year contract period to complete project

Application Scoring

Downtown Revitalization Program Max. 85 points

- Community Needs (35 points)
- Project Profile Criteria (50 points)

Main Street Program Max. 95 points

- Community Needs (25 points)
- Project Profile Criteria (50 points)
- Main Street Criteria (20 points)

Common Programmatic Scoring Categories

DRP/MS

Poverty Level/Rate (10 Points)

- 5 points if city's ACS 5-year individual poverty rate is equal to or greater than the state's poverty rate (All people)
- 10 points if the city's poverty rate is 115% or more of the state's poverty rate
- Note: Poverty Rates change on an annual basis as the ACS 5-Year Survey is updated, 2015 data now available

<http://factfinder2.census.gov/>

DRP/MS

Median Income (10 Points)

- 5 points if city's ACS 5-year median household income is lower than or equal to Texas's Median Household Income (**Median household income (dollars)**)
- 10 points if the city's median household income is 85% or less of Texas's median household income
- Note: Median household incomes change on an annual basis as the ACS 5-Year Survey is updated, 2015 data now available

<http://factfinder2.census.gov/>

DRP/MS

Unemployment Rate (5 Points)

- 5 points if city's ACS 5-year Unemployment Rate is equal to or greater than Texas's Unemployment Rate (**Percent Unemployed**)
- Note: Unemployment Rates change on an annual basis as the ACS 5-Year Survey is updated, 2015 data now available

<http://factfinder2.census.gov/>

DRP/MS

Economic Development Consideration

(5 Points)

- 5 points awarded if the city has passed an economic development sales tax
 - Type A and/or Type B

DRP/MS

Leverage/Match (10 Points)

Percent*	\$ Total	Points awarded
10% <i>required</i>	\$25,000	0
20%	\$50,000	5
30%	\$75,000	10

*based on an application for the maximum award amount

- 10% cash match is required (\$25,000)
- Additional match may be cash or in-kind
- Match may not come from other state or federal sources
- Resolution must acknowledge award application and match amounts
- Additional match sources must be documented
- Force Account requires approved documentation

DRP/MS

Sidewalks/ADA Compliance (10 Points)

- 5 points if a minimum of 50% of requested funds will be used for sidewalk and/or ADA compliance activities
- 10 points if 70% of requested funds will be used for sidewalk and/or ADA compliance activities

DRP/MS

Broad-Based Public Support (10 Points)

- 5 points if providing a letter of support from the County Historical Commission, local design review board, EDC or Chamber of Commerce
- Additional 5 points for letters from 50%+ of the business and/or property owners impacted by the proposed project (includes businesses within 1 block of proposed improvements)
- Note: Map should utilize or be based on the plat map for the Downtown/Main Street area

DRP/MS

Broad-Based Public Support Continued (10 Points)



DRP/MS

Benefit to Low- to Moderate-Income (LMI) Population (10 Points)

- 5 points if a city's LMI population is equal to or greater than 51%
- 10 points if a city's LMI population is equal to or greater than 60%
- Note: LMISD data is updated on an annual basis. The most recent spreadsheet can be found at www.TexasAgriculture.gov

DRP/MS

TCF Grant Training (5 Points)

- 5 points if a current city official/employee has attended a TCF Main Street and/or Downtown Revitalization workshop in the previous or current calendar year

DRP/MS

Program Specific Scoring Categories

Previous Contracts (10 points)

- 5 points if the city has been awarded one (1) contract in the preceding 2 program years
- 10 points if the city has been awarded zero (0) contracts in the preceding 2 program years

DRP

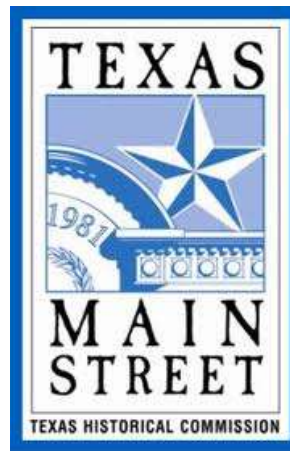
Historic Preservation Ethic Impact (10 points)

- 5 points to applicants that have a current historic preservation ordinance
- Additional 5 points to applicants that have design guidelines for the Main Street project area

MS

Main Street Program Participation (5 Points)

- For every 2 years of continuous participation in the Main Street Program, the applicant will be awarded 1 point
- Points will be awarded for every 2+ consecutive years



MS

Main Street Recognition (5 points)

- 5 points if city received national recognition the prior calendar year



**National Main Street
Center**

a subsidiary of the
National Trust *for* Historic Preservation

MS

Common TCF Deficiencies

Budget Justifications

- Missing/incomplete cost estimates
- No supporting documentation

Poor maps/layouts

- Support letters do not clearly match maps

Scoring Errors

- Incorrect data source(s)

Complete Applications

- A completed 424 Form with original signature;
- All application forms, fully completed;
- A passed/adopted Local Government Resolution authorizing submission of the application;
- Evidence of compliance with the TxCDBG Citizen Participation Plan including the Public Hearing Notice;
- Legible, quality maps;
- Applicant's Annual Audit FY2016 or later (Independent Auditor's letter) and;
- Documentation of an active [SAM Registration](#)

Applications lacking any of the items listed above will be disqualified

Application

2017 DRP / MS Application

Attachments

- Scoring Sheet Supporting Documentation
- Project Maps
 - Area Map
 - Downtown District / Main Street map
 - Project Site Map
 - Floodplain map ***NEW***
- Photos
- Resolutions
- Documentation of Additional Matching Funds
- Letter from applicant addressing its inability to fund the proposed improvements

Attachments (Cont'd)

- Published Notices of Public Hearing and Application Activities
- Section 106 notification letter (Determination of Eligibility) to/from Texas Historical Commission
- TxDOT notification letter and response
- Evidence of Active SAM Registration
- Annual Audit
- ~~A303 Categorical Exclusion Not Subject to 58.5~~
- Application Review Checklist

Section 106 Review

Section 106 of the National Historic Preservation Act is a federal law.

For projects using federal funds, licenses, or permits, the project planners must consult with potentially interested parties, including the State Historic Preservation Officer (THC) to:

- Identify historic properties potentially affected by the undertaking
- Avoid, minimize, or mitigate adverse affects on historic properties

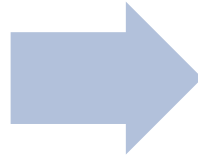
Why are Downtown Revitalization & Main Street projects subject to Section 106?

- Texas Community Development Block Grant projects are funded with money from the U.S. Department of Housing and Urban Development.
- **Sidewalk projects have the potential to affect historic properties, especially in historic commercial districts**

Section 106 Timeline

During the DRP-MS Application Period

- Initial Coordination: APE, Presence of Historic Properties



If proposed project is awarded funds

- Determine Effects: Project Specifics, including plans

Section 106: During the Application

Applicant provides **Initial Coordination** to THC on the general project area and properties within the Area of Potential Effect (APE)

- Submit letter to THC for determination of historic district or properties and attach documentation listed in letter. Sample letter to THC included in application guide.

or

eTRAC
electronic THC review and compliance

- Submit project review information electronically

Texas Dept. of Transportation (TxDOT)

- Is your proposed project located within **TxDOT ROW**?
- If so, you must contact TxDOT before receiving an award

http://www.txdot.gov/contact_us/form/

- Provide TxDOT documentation
- TxDOT Clearance Notification/Communication



YOU

ARE

2017 CERTIFIED!

Email Aubrey-Ann.Gilmore@TexasAgriculture.gov with the words
“Certify me 2017” in the subject line to receive your certificate