



TEXAS DEPARTMENT OF AGRICULTURE
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TxCDBG 2017-2018 Colonia Fund

Construction & Planning
Application Workshop



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Deadline

The deadline for both Construction and
Planning applications is
5:00 p.m. on Sept. 18, 2017




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Maximum Award Amounts

- Colonia Construction - \$500,000
- Colonia Area Planning - \$100,000... (use guide matrix).
- Colonia Comprehensive Planning - \$100,000 for new; or up to \$30,000 for an update.

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Rules

The 2017 Action Plan describes all TxCDBG funds.

- Go to www.texasagriculture.gov
- Click on “*Grants & Services*” (top of page);
- Click on “*Community Development*” (bottom);
- Scroll to “*Publications*” under Additional Resources.
- T.A.C. Rules (SOS website)


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National Program Objectives for CDBG

1. **Principally benefit low and moderate income persons.** At least fifty-one percent (51%) of the identified beneficiaries must have a family income of less than 80% of the area median family income.

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Definition of “Colonia”

A colonia is:

“Any identifiable unincorporated community that is determined to be a colonia on the basis of objective criteria, including lack of potable water supply, lack of adequate sewage systems, and lack of decent, safe, and sanitary housing; and was in existence as a colonia prior to the date of enactment of the Cranston-Gonzalez National Affordable Housing Act (November 28, 1990).”


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Eligible Applicants & Locations

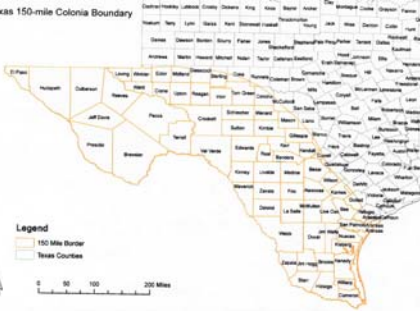
- Limited to non-entitlement **counties** with colonia areas located within **150 miles** of the Texas-Mexico border region.
- An exception to this requirement is Hidalgo County.
- Any county in the 150-mile range that is part of a metropolitan statistical area with a population exceeding 1,000,000 is **not** eligible under the Colonia Fund.

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Eligible Applicants & Locations


Texas 150-mile Colonia Boundary



Legend
 150 Mile Border
 Texas Counties

0 50 100 200 Miles

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Number & Types of Applications

Each applicant may submit:


- One (1) application for Area Planning or
- One (1) application for Comprehensive Planning

and/or

- Two (2) application for Construction

(To apply for Area Planning, the applicant must already have a TxCDBG Colonia Comprehensive Plan in place, and the colonias in the comprehensive plan must be the ones included in the Area Planning application.)


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Application Requirements

- Applicants must provide their most recent annual audit.
- Submit Housing Rehabilitation Guidelines with application. See Section C “Housing Rehabilitation” of CDBG Implementation Manual for sample.
- Waiting list of actual households must be provided for all 14a (Housing Rehabilitation) activities.
- Evidence of active SAM.gov Registration


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RFQ for CFC

- Procurement of Grant Administrator before preparation of application
- Pilot two-phase process
- Phase One completed. Administrators approved by TDA through this RFQ process
- Phase Two – final selection process by the local govt.
- Grant application preparation by selected administrator

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Application Checklist

- Use the checklist provided in both the Planning and Construction application guides to make sure the application is complete.
 - Each item on the checklist must be included or the application will be disqualified.

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Ineligible Activities

Regulations expressly prohibit:

- Buildings for conduct of government & general government expenses
- Political activities
- New housing construction (exceptions for CRDOs and Entitlements)
- Income payments
- Purchase of equipment
- Operating and maintenance expenses


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Colonia Fund Scoring (Construction)

- Community Distress
- Benefit to Low/Moderate-Income Persons
- Project Priorities (Water, Sewer & Housing)
- Project Design
- Matching Funds
- Past Performance


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Project Priorities changes

- Activities providing public access to EDAP-funded water or sewer systems - 195 points
- First time public water service activities - 145 points
- First time public sewer service activities - 145 points
- Housing activities - 140 points
- Drainage activities - 135 points
- First time water and/or sewer service through a privately-owned for-profit utility - 135 points
- Expansion/improvement of existing water/sewer service - 120 points
- Installation of approved residential OSSF - 120 points
- Street paving - 100 points
- All other eligible activities - 20 points


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Past Performance Scoring

- Timely submission of close-out reports
- Timeliness of environmental clearance with the following deduction categories:
 - within 30 days of the environmental clearance milestone
 - within 60 days of the environmental clearance milestone
 - within 90 days of the environmental clearance milestone
 - did not complete the environmental review within 90 days of the environmental clearance milestone
- Timeliness of completing projects (i.e., extension of contracts)

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Planning: Eligible Activities

- **Payment of the cost of planning community development (including water and sewage facilities) and housing activities;**
- **Costs for the provision of information and technical assistance to residents of the area in which the activities are located and to appropriate nonprofit organizations and public agencies acting on behalf of the residents; and**
- **Costs for preliminary surveys and analyses of market needs, preliminary site engineering and architectural services, site options, applications, mortgage commitments, legal services, and obtaining construction loans.**
- Eligible activities under the Texas Community Development Block Grant Program are defined in Section 105 of the federal Housing and Community Development Act of 1974, as amended, and further defined in Section 570.205 of 24 CFR Part 570.


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Ineligible Planning Activities

- Administrative activities
- Engineering/architectural design
- Audit Costs

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Planning Categories

- Colonia Comprehensive Planning
- Colonia Area Planning

Submit proposals that promote solutions to colonia physical problems primarily related to water and sewer and housing.

Cannot use the Area Planning Fund to repeat planning elements that were completed under the Comprehensive Planning Fund effort.

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Comprehensive Plan Grant Recipients

Aransas	Atascosa*	Bandera*	Bee	Brewster
Brooks	Cameron	Concho	Crane	Crockett
Dimmit	Duval	Ector	Edwards	Frio
Hidalgo	Hudspeth	Irion	Jeff Davis	Jim Hogg
Jim Wells	Kenedy	Kerr	Kimble	Kinney
Kleberg	La Salle	Live Oak	Mason	Maverick
Medina*	Midland	Nueces	Pecos	Presidio
Real	Reeves	Refugio	San Patricio	Schleicher
Starr	Terrell	Tom Green	Upton	Uvalde
Val Verde	Ward	Webb	Zapata	Zavala

* Indicates metro


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Planning Fund & Platting Subdivisions

- Is there funding availability for physical improvements with the resultant recording of a final plat in accordance with locally adopted subdivision regulations?
- Will documentation guaranteeing construction improvements be provided with the application?


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Identifying Beneficiaries

What information do we need?


- Number of beneficiaries
- Income levels
- Gender
- Race/Ethnicity
- Location



Why?

- To satisfy a CDBG National Program Objective: principally benefit low- to moderate-income persons (51% LMI).


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LMI Area Benefit (LMA)

- Activities that benefit all residents of an area
- 51% LMI persons
- Area must be primarily residential
- Must determine service area of activity (CGA)
- Beneficiary Identification Methods include LMISD and TxCDBG Surveys.
- Typical activities: water/sewer, parks, community centers, roads


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LMI Housing (LMH)

- To meet the housing national objective, structures must be occupied by low/mod households
- This is the only L/M national objective for housing activities
- Typical activities: homeowner unit rehab, rental acquisition and rehab, homebuyer assistance, **yard lines**


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Using Census Data

- 60% of a Census Geographic Area's population must receive benefits in order for that area's Census data to be used
- The Census Geographic Areas for which we have income data are: County-wide, City-wide, Census Tract, Block Group
- Resources: LMISD spreadsheet, American Fact Finder www.factfinder2.census.gov
- Colonia specific Census data may not be available


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Census FAQs


- Where do I find the LMISD spreadsheet?
 - TexasAgriculture.gov >> Grants & Services >> Community Development >> All Resources >> Beneficiary Documentation
- What information does it contain?
 - Census-based population & income data from HUD


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LMISD Spreadsheet


- **CDBGNAME**- The name of the CDBG formula program jurisdiction that covers this area
- **COUNTY**- The numeric Federal Information Processing Standards (FIPS) county code.
- **COUNTYNAME**- The Name of the County.
- **TRACT**- The numeric code for the census tract.
- **BLKGRP**- The block group code.
- **LOWMOD**- The count of Low and Moderate income persons.
- **LOWMODUNIV**- Persons with the potential for being deemed Low and Medium income.
- **LOWMODPCT**- The percentage of Low and Moderate income persons.


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Gender & Race/Ethnicity Data


- Use most recent ACS data
- 2015 ACS 5-year Estimates
- Table DP05
- ACS Census data is collected differently than in the past.


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Survey Manual

- The Survey Methodology Manual contains instructions on conducting door-to-door surveys.
- If you aren't sure about your beneficiary documentation, contact TxCDBG staff.


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Survey Rules

- Minimum 80% response rate with 100% effort (two attempts per house)
- Random sample required if surveying 200 households or more.
- Approved surveys are good for 5 years (so for the 2017-2018 CFC cycle, surveys from 10/1/12 are OK)
- Location Form must also be submitted


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Survey Rules

- For random sample surveys, we only count Sample Pool responses.
- Vacancies are not counted.
- Non-responses count as a non-LMI response at the average family size of all respondents.


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Survey FAQs

- Where are the forms?
 - TexasAgriculture.gov >> Grants & Services >> Community Development >> All Resources >> Beneficiary Documentation
- Which forms do I need?
 - Survey Methodology Manual, Survey Questionnaire, Survey Tabulation Form
 - maybe Random Number Generator/Sample Size Calculator depending on size of survey

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Order of Survey Forms

Survey forms must be in the following order:



Tab Form	Survey List	Sample Size Calculator/ Random # Generator	Sample Pool	Subbed Out	Non-sample	Vacancies
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(Only random sample surveys will include the Sample Size Calculator/Random Number Generator, subbed-out questionnaires, and non-sample questionnaires.)

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Census Maps

<http://www.census.gov/geo/maps-data/maps/reference.html>



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Contact Information

Texas Department of Agriculture
Trade and Business Development Division
Office of Rural Affairs
1700 N. Congress Avenue
Suite 220 Austin, Texas 78701
P.O. Box 12847
Austin, Texas 78711
Phone: 512-936-6701
Fax: (888) 216-9867

www.texasagriculture.gov
Chad.Hinds@texasagriculture.gov
Aubrey-Ann.Gilmore@texasagriculture.gov
Joe.Midura@texasagriculture.gov
Erica.Garza@texasagriculture.gov