



TEXAS DEPARTMENT OF AGRICULTURE
COMMISSIONER SID MILLER

Texas Community Development Block Grant Program
2023 Downtown Revitalization Program &
Colonia Fund: Construction



TxCDBG Fund Categories

- **Downtown Revitalization Program (DRP)**
- **Colonia Fund – Construction (CFC)**
- Colonia Fund – Planning (CFP)
- Community Development (CD)
- Fire, Ambulance, and Service Truck (FAST)
- Planning and Capacity Building (PCB)
- State Urgent Need (SUN)

Application
Deadline:
May 3, 2023



CDBG Objectives

- Development of viable communities by providing:
 - Decent Housing
 - A suitable living environment; and
 - Expanding economic opportunities
- National Program Objectives:
 - Benefit to **low- and moderate-income persons**;
 - Elimination of slums or blighted conditions
 - Meet other community development needs of particular urgency which represent an **immediate threat** to the health and safety of residents.





TxCDBG Program

Downtown Revitalization Program (DRP)



2022 DRP Application Cycle

- Deadline: May 3, 2023, 11:59PM CT
 - Online submissions via TDA-GO
 - Annual application cycle
-
- Up to \$500,000 grant award



Eligible Applicants

- Incorporated municipality
 - Downtown District
 - THC Main Street Community



National Program Objective

- Elimination of Slum/Blight Conditions within downtown district
 - S/B Area-basis
 - S/B Spot-basis
- Project area must:
 - Be officially designated as an area of S/B
 - Meet definition of slum, blighted, deteriorated
 - Exhibit physical signs of decay



S/B Definitions

- Predominance of buildings or other improvements that are dilapidated and or deteriorated
- Has the below conditions:
 - Endanger life or property by fire or other causes; or
 - Are conducive to
 - the ill health of the residents,
 - High rates of crime
 - or disorderly development because of inadequate or improper platting for adequate residential development of lots, streets, and public utilities.



S/B Resolution

- Officially designate the project area as a slum or blighted
- List qualifying conditions of S/B
- Describe project activities and how each will address S/B conditions
- Define physical boundaries of area



Eligible Activities

- **IF** addressing blighted conditions:
 - Sidewalks & lighting (03L)
 - Eliminating architectural barriers for disabled
 - Street reconstruction, including curb & gutter and related drainage
 - Utility improvements
 - Water/sewer lines
 - Demolition and clearance of non-residential structures



Project Design Considerations

A downtown district will meet one of the following criteria:

1. Historic area of commerce or economic center of the community;
2. Area around the courthouse or city square;
(if the improvements will primarily serve non-governmental buildings)
3. The primary business or retail district for the community that does not include single-family dwellings

Recommend including map of businesses served by proposed project.



S/B Area \neq Downtown District

- Slum & blight area should include physical project location within a one-block perimeter
- Downtown District is the established/zoned commercial or business district

Key Points:

- S/B area should be located within downtown district
- S/B area should NOT be entire downtown district
- Map should include downtown district boundaries and S/B area, as defined by local resolution



TxDOT Coordination

- If project is located within TxDOT controlled highway, road, ROW, easement
- Notify/consult TxDOT district prior to application submittal



Section 106 Compliance

- Submit project scope and details to Texas Historical Commission (THC) for initial consultation
 - E-TRAC submission preferred



Project site photos

- Provide photos of S/B conditions experienced within project area.
 - Combine into single PDF
 - Number photos and include brief description of location and conditions shown



Instructions for DRP

- Engineer Certification and Benefit Area Justification Letter required



Scoring

2022 Scoring Factors	Points
MHI	10
Unemployment	2
Match	15
ED Tax	10
Priority	10
LMI	5
Previous	17
MS/DRP	10
Citizen Participation	5
Past Performance	16



TxCDBG Program

Colonia Fund: Construction (CFC)



2022 Colonia Fund Construction

- **Deadline: May 3, 2023 11:59PM CT**
- Online submissions via TDA-GO
- Annual application cycle
- Up to \$1,000,000 grant award



National Program Objective

- Low-to Moderate Income (LMI)
 - LMI Area Benefit
 - LMI Housing Benefit
 - LMI Limited Clientele
 - Requires TDA approval prior to passage of local resolution



Eligible Applicants

- Counties within 150 miles of the Texas-Mexico border
 - Nonentitlement (with exception to Hidalgo)
 - Not located in Community (MSA) with population greater than 1M

See RFA for list of eligible counties and contact TDA for additional guidance.

- County may apply for projects involving water systems, utility districts, etc.



Eligible Activities

- Public improvements designed for the benefit of colonia residents
 - Project located within colonia community
 - Primarily benefits colonia residents
- At least 51% of project must principally address basic infrastructure or housing
 - Water
 - Sewer
 - Housing



Project Design

If work is proposed outside colonia boundaries, the applicant must demonstrate that:

- The work is necessary to adequately serve colonia residents;
- Non-colonia residents do not exceed ten (10) housing units or 25% of the total beneficiaries, whichever is less; and
- Proposed location and scope of work is the most reasonable and efficient option available



Project Design

- Application must include one or more “stand-alone” projects and cannot depend on work proposed in any other pending TxCDBG application.
- CFC grant or match funding shall not be used for housing rehabilitation or other improvements on private property that is not located within the colonia community.



Colonia Designation

Each activity must provide benefit to residents of a colonia that is eligible under the Cranston Gonzales Act:

1. Documentation of the colonia's existence prior to 1990:
 - Subdivision platting;
 - Documentation of residential construction, minimum of 25% of current number of units or 11 units, whichever is less;
 - Photos of colonia community;
 - Newspaper articles or similar publications that reference or describe the colonia community
 - Other available documentation, with TDA approval **prior** to the application deadline



Colonia Designation, cont.

2. Proximity to the United States-Mexico Border
3. Colonia's geographic boundaries
4. Summary of colonia's current potable water supply, sewage systems, and inventory of decent, safe, and sanitary housing
5. Photos of the proposed project site that illustrate conditions to be addressed by project



Colonia Benefit Map

Each activity must provide benefit to residents of an eligible colonia. A map should be included with the following:

- The project(s) location;
- The colonia's proximity to the U.S.-Mexico Border
- Documentation of the colonia's geographic location and boundaries;
- The applicant County's jurisdictional boundaries



Scoring

Scoring Factor	Points
% housing without plumbing	5
Median Household Income	10
Benefit to LMI	49
Project Priorities	195
Cost per beneficiary	30
Comprehensive approach	30
Project-Specific design criteria	
Match	20
Citizen Participation	5
State Scoring (past performance)	16



Signatory Resolution

Update

Sample Signatory Resolution

RESOLUTION

A RESOLUTION OF THE [City Council/Commissioners Court] OF [City/County], TEXAS AUTHORIZING [CITY/COUNTY] REPRESENTATIVES IN MATTERS PERTAINING TO THE [CITY/COUNTY]'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

WHEREAS, the [City Council/Commissioners Court] of [City/County] desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of [City/County] to participate in the Texas Community Development Block Grant Program; and

WHEREAS, the [City Council/Commissioners Court] of [City/County] is committed compliance with federal, state, and program rules, including the current TxCDBG Project Implementation Manual; and

NOW, THEREFORE, BE IT RESOLVED BY THE [City Council/Commissioners Court] OF [City/County], TEXAS:

That the [City Council/Commissioners Court] directs and designates the following to act in all matters in connection with any grant application and the County's participation in the Texas Community Development Block Grant Program:

- The [County Judge, Mayor, Mayor Pro-Tem, City Manager, etc.] shall serve as the [City/County]'s Chief Executive Officer and Authorized Representative to
 - execute a grant application and any subsequent contractual documents,
 - certify environmental review documents between the Texas Department of Agriculture and the City/County, and
 - certify the Payment Request form and/or other forms required for requesting funds to reimburse project costs, and
 - be assigned the role of Authorized Official in the TDA-GO grant management system.
- In addition to the above designated officials, should any grant be funded the [Mayor Pro-Tem, City Manager, City Secretary, City Council Member, County Clerk, County Auditor, County Treasurer, etc.] is authorized to
 - certify the Payment Request form and/or other forms required for requesting funds to reimburse project costs,
 - prepare and submit other financial documentation, and
 - be assigned the role of Project Director or Payment Processor in the TDA-GO grant management system.

Passed and approved this ____ day of ____, 20__.

Mary Smith, County Clerk
(XYZ) County, Texas

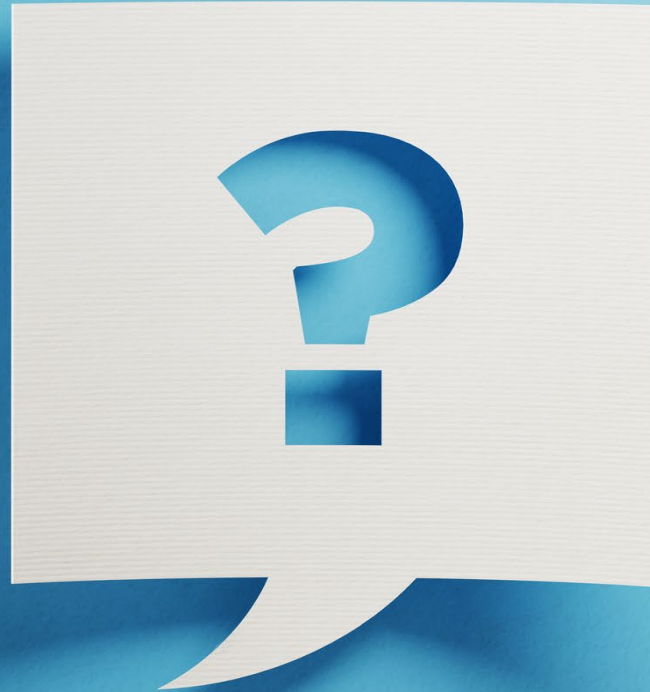
John Doe, County Judge
(XYZ) County, Texas



Build America, Buy America

Update

- On November 15, 2021, the Build America, Buy America Act (BABA) was enacted as part of the Infrastructure Investment and Jobs Act
- Grants funded under 2023 Application Guide will be required to comply with the BABA provisions.
- HUD guidance on implementation of the BABA provisions has not yet been published – more information to come



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