

Before we Begin

You must call the conference line for audio

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Questions will be taken at the end of
the presentation

Texas Department of Agriculture

Texas Capital Fund Main Street/Downtown Revitalization Application Workshop

Sid Miller, Commissioner



Presentation Agenda

- Introduction to the CDBG program
- Downtown Revitalization Program
- Main Street Program
- Scoring
- 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
 - \$59.8M for 2015 program year

2015 Texas CDBG Allocation

Fund	Allocation (%)*
Community Development	61.71%
Texas Capital Fund	14.51%
Colonia Fund	12.5%
Disaster / Urgent Need	4.09%
STEP Fund	3.12%
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)

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

Applications due October 1, 2015

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:

- Grant or otherwise transfer TCF monies to a business
- Speculation, investment or excess improvements
- Building rehabilitation, building construction, machinery, equipment, and working capital
- Landscaping
- Refinancing or to repay the applicant, a local related economic development entity, a benefiting business or its owners and related parties for expenditures
- 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-\$150K
Downtown Revitalization Program	\$50K-\$150K



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

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
- 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, 2013 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 equal to or greater than Texas's Median Household Income
- 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, 2013 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
- Note: Unemployment Rates change on an annual basis as the ACS 5-Year Survey is updated, 2013 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>	\$15,000	0
20%	\$30,000	5
30%	\$45,000	10

*based on an application for the maximum award amount

- 10% cash match is required (\$15,000)
- 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

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

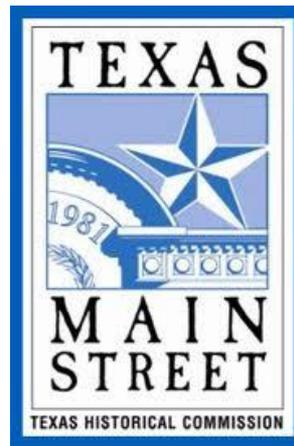
Historic Preservation Ethic Impact (10 points)

- 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 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

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



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