



THE CHARM AND CHALLENGES of **DOWNTOWN INVESTMENT**

April 24, 2019





Fort McIntosh National Historic District

Consulate General of Mexico

Webb County Tax Assessor...

Laredo City Hall

Tornado & El Expro Bus Company

Wells Fargo Bank

BBVA Compass

Dollar Tree

Danny's Restaurant - Laredo

Webb County Heritage Foundation

Marisol's Convenience Store

Republic of the Rio Grande Museum

Border Heritage Museum

The Outlet Shoppes at Laredo

Puente Internacional

Google

Redevelopment Challenges

1. Abandoned properties (blighted and/or underutilized)
2. Homeless Individuals
3. Services
4. Gentrification
5. More....

Revitalizing Downtown

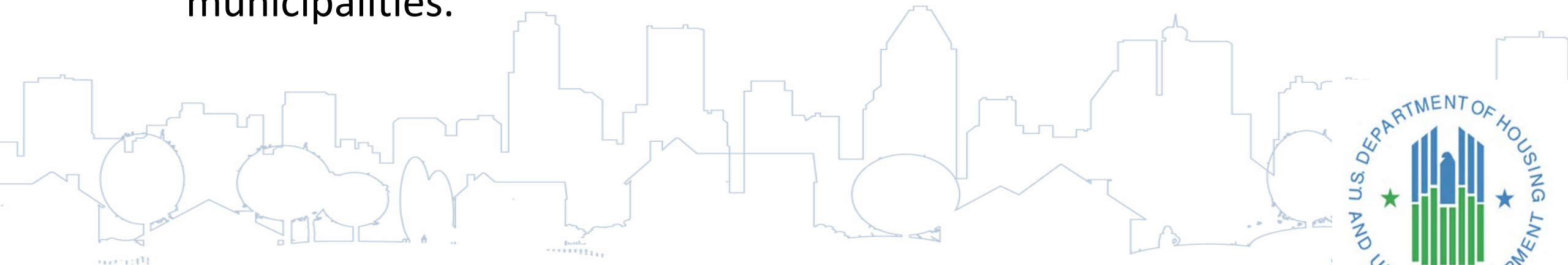
Downtown revitalization includes all aspects of peoples daily lives, it is not just about making physical improvements, but overall life improvement.

In 1974, Housing and Community Development Act introduced the Community Development Block Grant that funds local community development activities with the stated goal of providing affordable housing, anti-poverty programs, and infrastructure development.

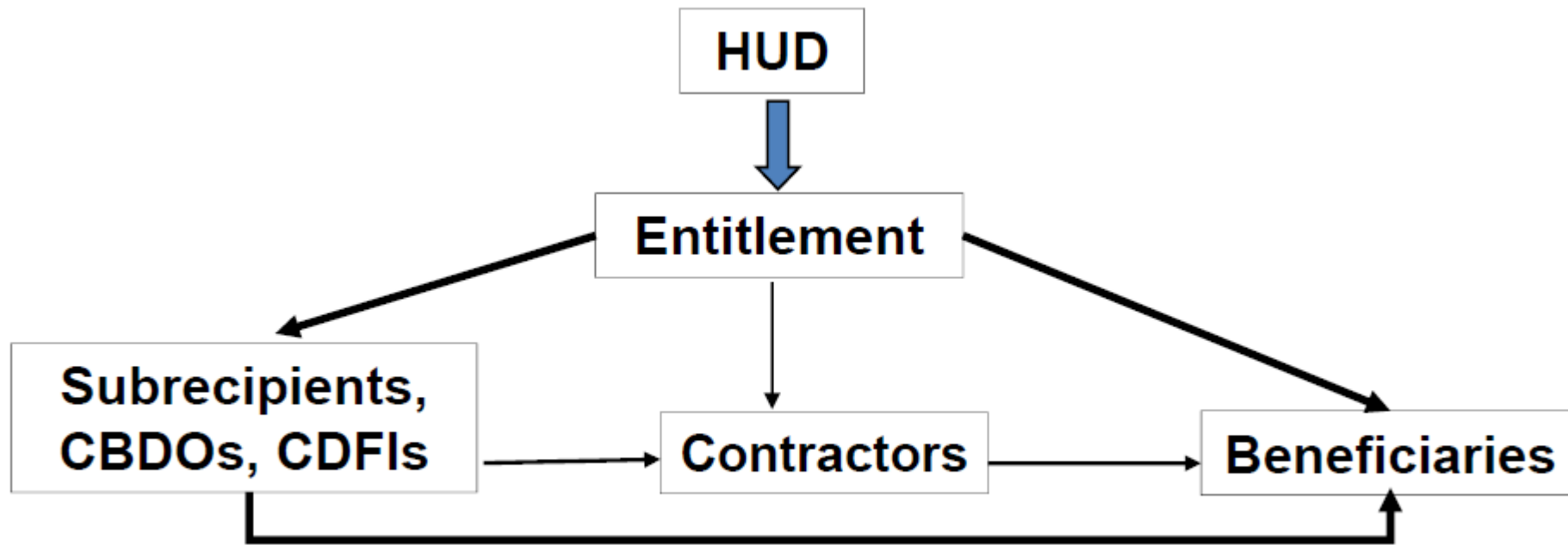


HUD's Grant Programs

- Discretionary Funding - Competitive Grants
 - Notice of Funding Availability (NOFA) issued annually after budget resolution and appropriations.
- Formula Funding – Block Grants
 - Formula grants are issued to States, eligible counties and municipalities.

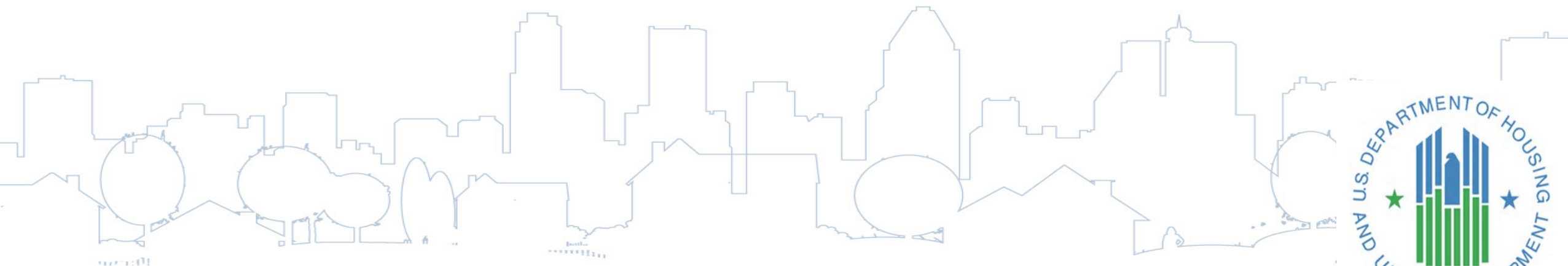


Formula Funding Flow



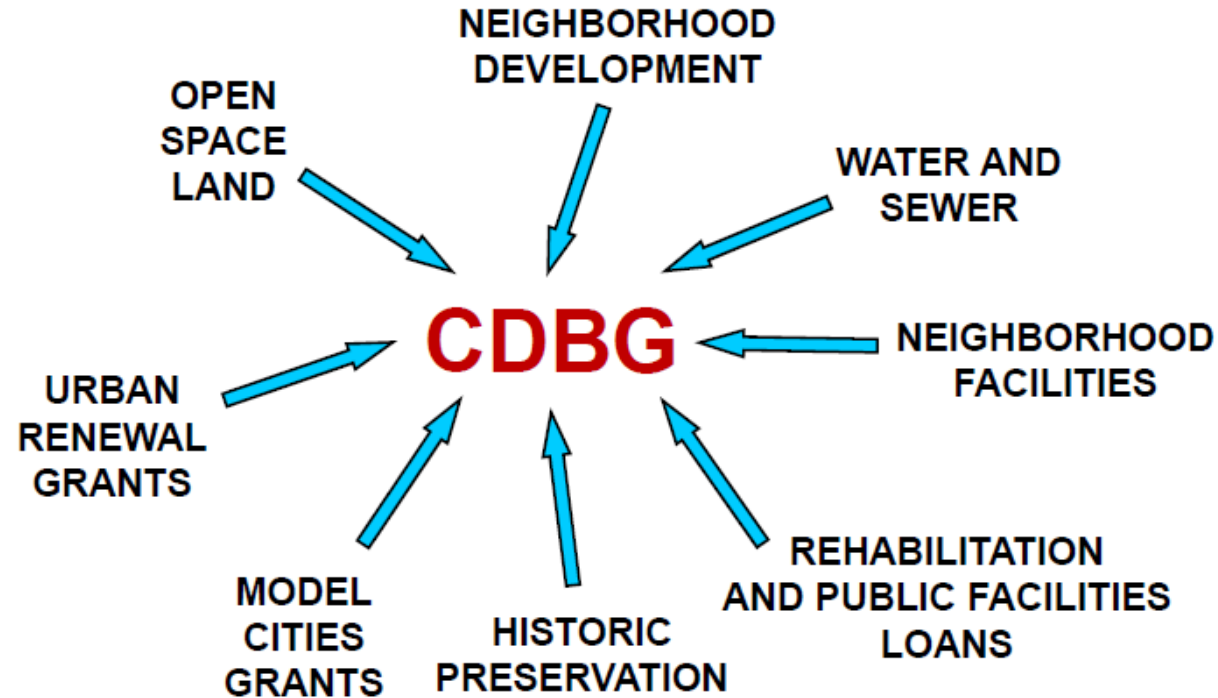
Laredo Formula Grant Funding

| Economic Development | | | |
|---------------------------|---|----------------|----------|
| CDBG | State, eligible counties and municipalities | \$3.4 million | Annually |
| HOME | State, eligible counties and municipalities | \$850 thousand | Annually |
| Homeless | | | |
| ESG | Eligible states, counties, municipalities | \$300 thousand | Annually |
| Assisted Rental Housing | | | |
| Section 8 Vouchers | Households, public housing authorities, state | \$9 million | Annually |
| Public Housing | Households, public housing authorities | \$3 million | Annually |



CDBG

Authorized under Title I of the Housing and Community Development Act of 1974



CDBG

- Entitlement grantees receive an annual CDBG allocation.
- To receive funds, grantees complete a consolidated plan
- The consolidated plan:
 - Identifies a community's affordable housing and community development needs
 - Documents how the grantee plans to address these needs over the next 3-5 years.
 - Emphasizes community input in determining priorities and goals
 - Includes other CPD program funds: HOME, ESG, HOPWA and HTF
- Each year grantees complete an annual action plan and report on their efforts to address identified needs



CDBG – Eligible Uses

- Planning
- Non-profit capacity building
- Property acquisition
- Clearance/Demolition/Remediation
- Code enforcement
- Public infrastructure improvements
- Public facility improvements
- Public services
- Economic Development
- Housing rehabilitation – single & multi-family
- Homeownership assistance



HOME

The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.



HOME – Eligible Uses

- Home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers;
- Build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses.
- HOME funds maybe used to provide tenant-based rental assistance contracts of up to 2 years if such activity is consistent with their Consolidated Plan and justified under local market conditions.



HOME – Special Conditions

- Participating Jurisdictions must **match every dollar** of HOME funds used.
- Participating Jurisdictions **must reserve at least 15 percent of their allocations to fund housing** to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as Community Housing Development Organizations (CHDOs). And must ensure that HOME-funded housing units remain affordable in the long term (20 years for new construction of rental housing; 5-15 years for construction of homeownership housing and housing rehabilitation, depending on the amount of HOME subsidy).
- Participating Jurisdictions have two years to commit funds (including reserving funds for CHDOs) and five years to spend funds.



Emergency Shelter Grants (ESG)

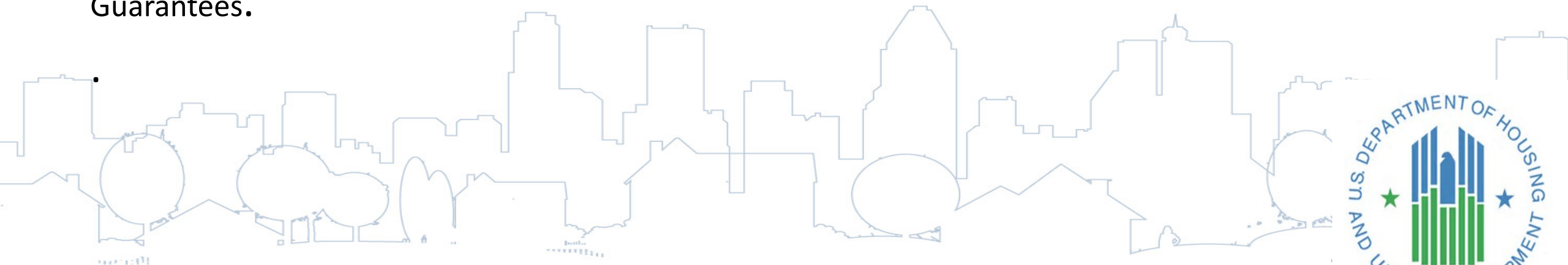
Provides grants by formula to States, metropolitan cities, urban counties and U.S. territories for eligible activities, generally including essential services related to emergency shelter, rehabilitation and conversion of buildings to be used as emergency shelters, operation of emergency shelters, and homelessness prevention services.



SECTION 108 LOAN

Section 108 of the Housing and Community Development Act of 1974 provides for a loan guarantee component of the Community Development Block Grant Program, up to five times of its annual allocation.

Regulations governing the Section 108 program may be found at [24 CFR 570](#), Subpart M, Loan Guarantees.



Discretionary Funding

| NOFA TITLE | OFFICE |
|---|--------|
| Capacity Building for Community Development and Affordable Housing Grants (Section 4) | CPD |
| Continuum of Care (CoC) | CPD |
| HUD Community Compass Technical Assistance and Capacity Building Program | CPD |
| Rural Capacity Building for Community Development and Affordable Housing Grants | CPD |
| Self-Help Homeownership Opportunity Program (SHOP) | CPD |
| Fair Housing Initiative Programs (FHIP) | FHEO |
| Section 202 Supportive Service Demonstration Program for the Elderly | HSNG |
| Supplemental Comprehensive Housing Counseling Grant Program | HSNG |
| Healthy Homes Technical Studies Grant Program FULL Application | OLHCHH |
| Healthy Homes Technical Studies Grant Program Pre Application | OLHCHH |
| Lead Hazard Reduction Demonstration (LHRD) Grant Program | OLHCHH |
| Lead-Based Paint Hazard Control (LBPHC) Grant Program | OLHCHH |



Discretionary Funding cont.

| NOFA TITLE | OFFICE |
|--|--------|
| Research and Evaluation, Demonstrations, and Data Analysis and Utilization | PDR |
| Choice Neighborhood Planning Grants Program | PIH |
| Community Development Block Grant (ICDBG) Program for Indian Tribes and Alaska Native Villages | PIH |
| Community Development Block Grant (ICDBG) Program for Indian Tribes and Alaska Native Villages - Mold Remediation and Prevention | PIH |
| Family Self-Sufficiency Program | PIH |
| HOPE VI Main Street Grant Program | PIH |
| Job Plus Pilot Initiative | PIH |
| Juvenile Reentry Assistance Program (JRAP) | PIH |
| Project SOAR | PIH |
| Resident Opportunity and Self Sufficiency (ROSS) Service Coordinators Program | PIH |



Resources

- Apply to HUD's competitive programs www.grants.gov
- Explore CDBG www.hudexchange.info/programs/cdbg/cdbg-ta-products/#all-products
- HOME Investment Partnership Program <https://www.hudexchange.info/programs/home/>
- Section 108 Loan Program <https://www.hudexchange.info/programs/section-108/>
- Programs of HUD <https://portal.hud.gov/hudportal/documents/huddoc?id=HUDPrograms2016.pdf>



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