



FOUNDED IN 1974 TO BUILD WEALTH AND EQUITY THROUGH AFFORDABLE HOUSING, FINANCIAL SECURITY AND EDUCATION TO SMALL RURAL AND, MID-SIZED COMMUNITIES IN SOUTH TEXAS.

SAMANO HISTORIC PRESERVATION & URBAN REVITALIZATION PROJECT

SAMANO Studios & Armand's Market

- In order to meet four issues facing downtown Brownsville:
 1. Lack of affordable housing for homeless or possibly homeless individuals.
 2. The lack of healthy food options.
 3. Creation & Saving of Jobs
 4. Saving historic Brownsville.
- In order to meet the need for all four of these issues, cdcb will develop the SAMANO Studios & Armand's Grocery. This project will be located in the Samano building at the corner of Elizabeth and 12th. Street.



Housing Crisis

- RGV residents need to earn at \$14.49 an hour working full-time to cover the cost of a two-bedroom apartment. However, the average RGV renter earns only \$8.73 per hour. In the RGV 30% of all households are renters and 26% are severely cost burdened. Currently the local market has a deficit of 29,742 affordable and available rental units for families in dire need of safe and adequate housing.
- According to the most recent Brownsville “Point-In-Time” homeless count, there are 249 homeless people in the City of Brownsville. There is not one Permanent Supportive Housing site in the RGV.



Access to Healthy Foods

- With exit of HEB from downtown Brownsville there are over 13,000 residents within 1 mile with an average income of \$17,000. Because of the distance from the nearest grocery store in the urban setting and the low median income, the United States Department of Agriculture defines this area as low-income, low-access (LILA) due to the inability to access affordable and nutritious food. 15.6% of these residents are elderly.



HEB CLOSURE IMPACT
BROWNSVILLE



TOP STORIES

SH WITH POLICE

TENS OF THOUSANDS OF ANTI-COMMUNI

Saving Historic Buildings

- What is historic, and worth saving, varies with the beholder, but some definition is urgent. Simply put, “historic” means “old and worth the trouble.” It applies to a building that’s part of a community’s tangible past. And though it may surprise cynics, old buildings can offer opportunities for a community’s future.
- 1. Old buildings have intrinsic value.
- 2. When you tear down an old building, you never know what’s being destroyed.
- 3. New businesses prefer old buildings.
- 4. Old buildings attract people.
- 5. Old buildings are reminders of a city’s culture and complexity.
- 6. Regret goes only one way.

ValleyCentral.com

CARDENAS

TOP STORIES

PRISON SENTENCE FOR PLANNING TO BOMB TARGET STORES ALSO

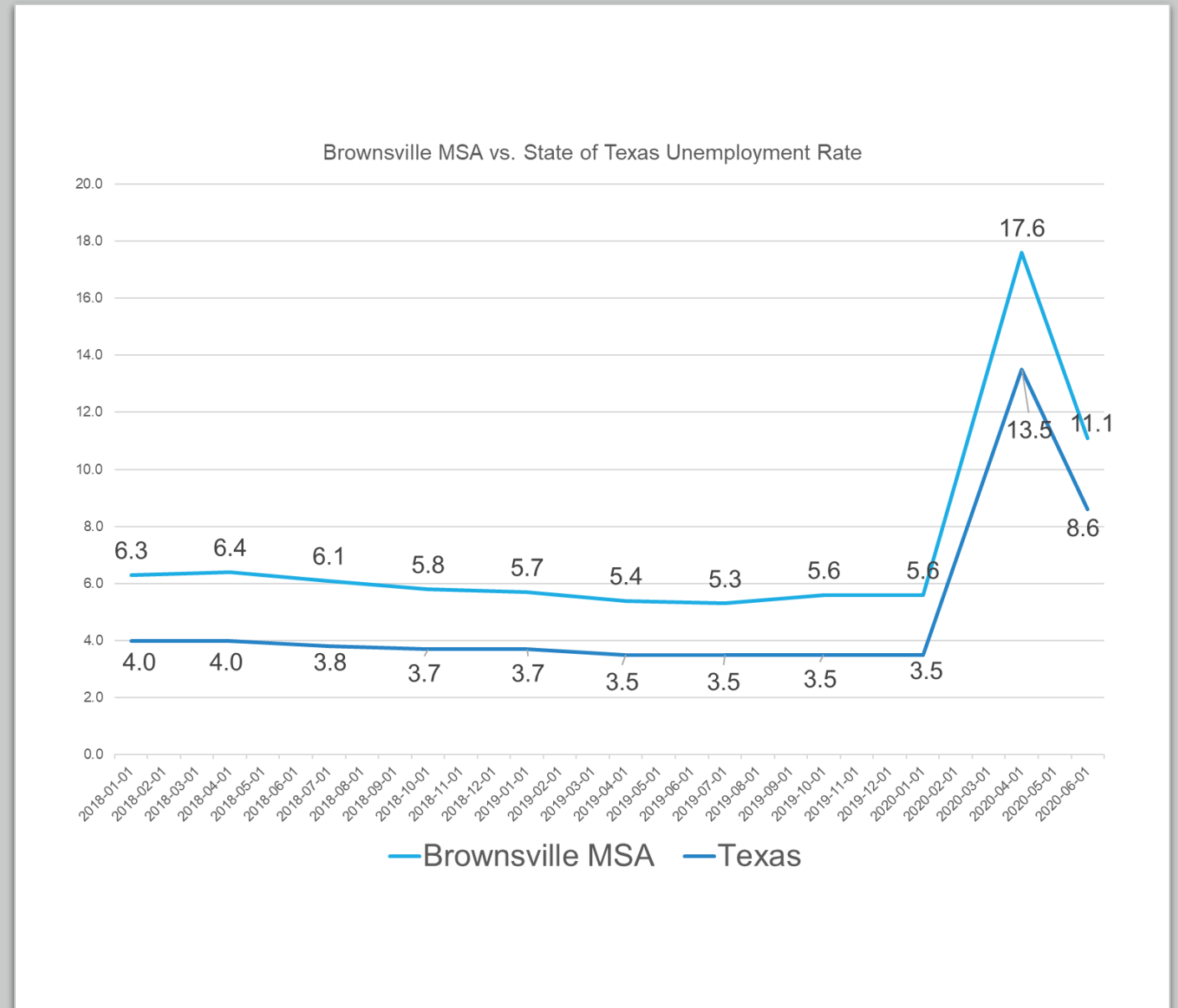


REVITALIZING DOWNTOWN BROWNSVILLE

PRISON SENTENCE FOR PLANNING TO BOMB TARGET STORES ALSO

Unemployment in Brownsville

- Over the last two years unemployment in Brownsville has lagged behind the State of Texas by an average of 2.3%.
- The loss of HEB in downtown has had a ripple effect on employment in the downtown area as well.



Overview of the Project

- It is the goal of cdcb to redevelop the currently vacant and unused Samano Securities Building (originally the First National Bank) into a small 6,000 square foot grocery store, small café, 39 studio apartments, 1 one bedroom unit and a small rooftop hydroponics vegetable/herb farm.
- The mission of SAMANO is a holistic vision that brings health, housing, employment, economic development and historic preservation to an area of Brownsville that is lacking in all these important areas. This project will provide up to 30 new direct jobs and up to 600 indirect jobs, house 40 individuals, be a site for the production and sale of healthy foods to a community struggling with the impact caused by the loss of the HEB Grocery store, the influx of more homeless residents and the lack of good paying employment.



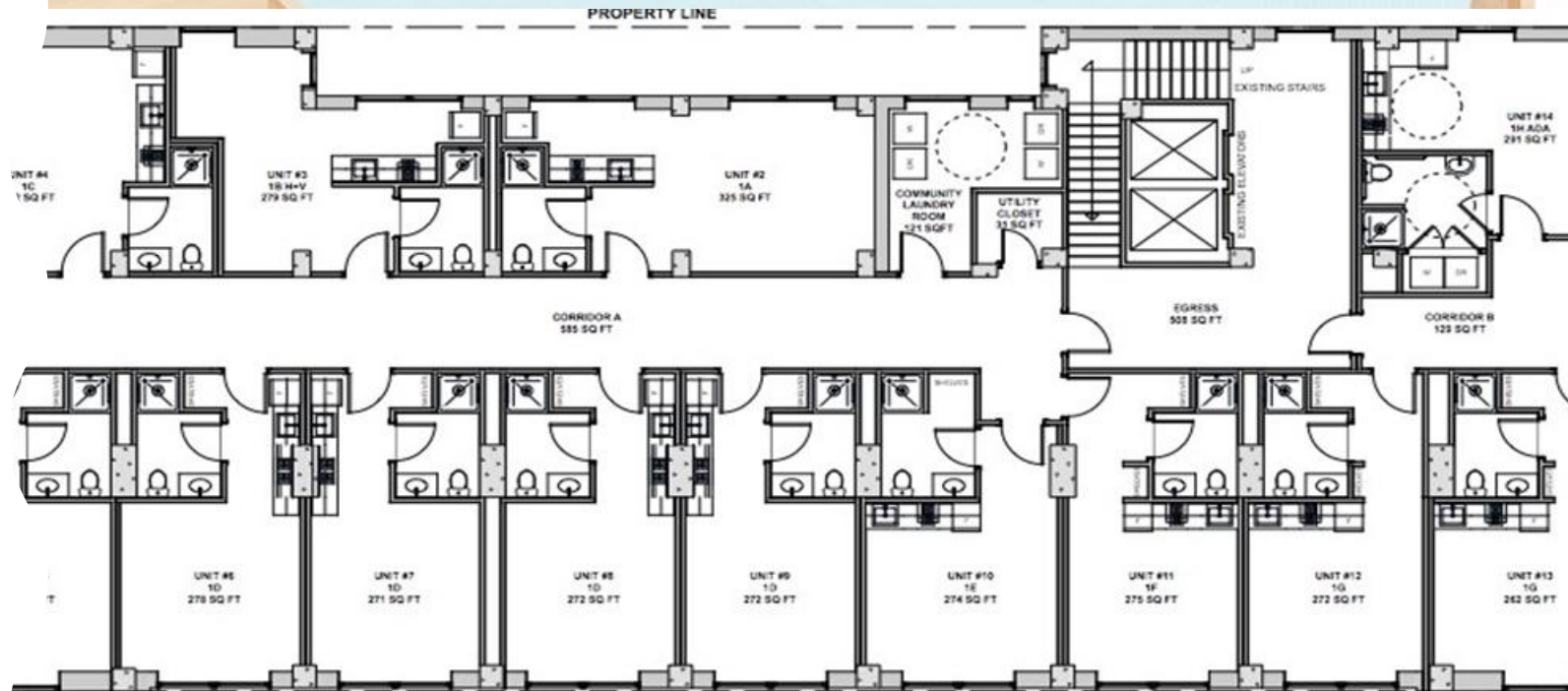
SAMANO Studios- Permanent Supportive Housing

- Permanent Supportive Housing provides residents a home, the services they need to rebuild their lives and become proactive members of society. Permanent Supportive Housing takes individuals off the streets, provides them with housing and gives them the building blocks to incorporate themselves into society, while giving them a helping hand until they find their own footing.



SAMANO Studios

- Each studio unit will be furnished with a single bed, small kitchenet with stove and refrigerator, individually controlled central air conditioning, access to washers and dryers, blinds/window coverings on all windows, ceiling fans, and energy star rated lighting and windows.



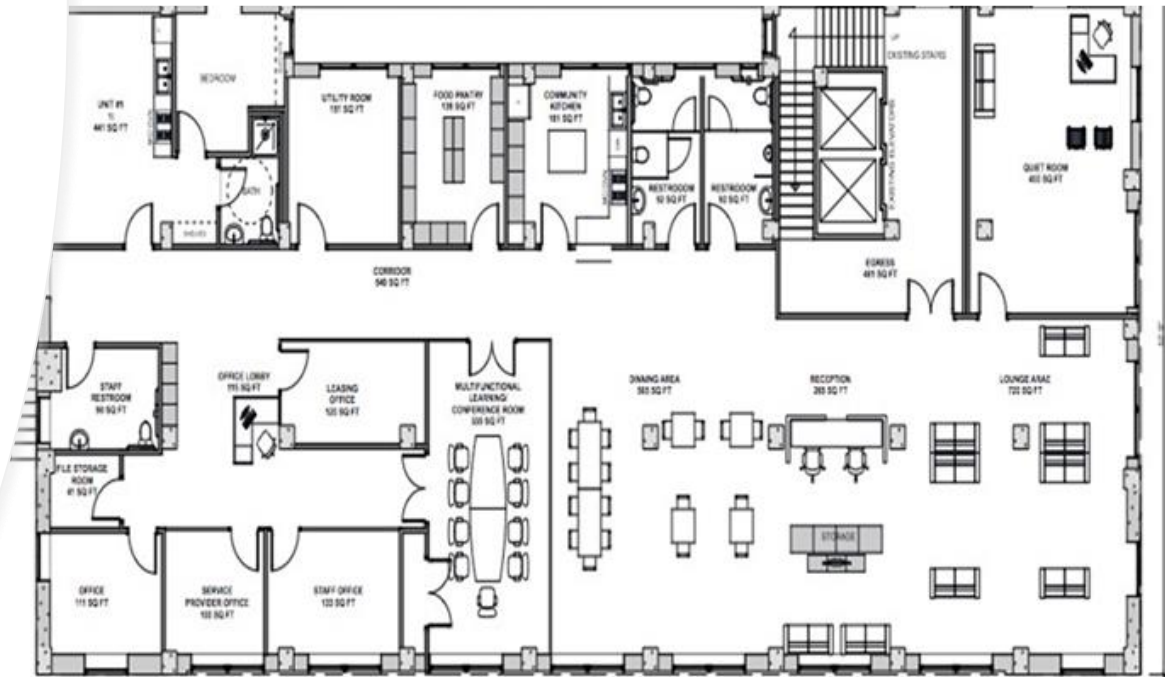
2nd. Floor Social Services with Location with Four Major Project Partners

HUD-VASH Programs
– long term housing vouchers for Veterans + case management

Tropical Texas Behavioral Health (TTBH) – housing vouchers for 12 month + case management

Endeavors – temporary rental assistance + case management

Catholic Charities – temporary rental assistance + case management



Economic Impact

- The SAMANO will have a positive economic impact on the area through:
 - 1) Job Creation;
 - 2) Income Creation;
 - 3) Tax Revenue;
 - 4) Impact on surrounding Residential Real Estate;
 - 5) Impact on surrounding Commercial Real Estate;
 - 6) Lower Food Cost.

Total Project Cost - \$12 Million

- Valley Baptist Legacy Foundation: \$2.3M
- City of Brownsville CDBG: \$500k
- National Housing Trust Fund: \$2M
- Federal Home Loan Bank of Dallas: \$600k
- CDFI Capital Magnet Fund: \$340k
- US Conference of Mayors: \$50k
- State & Federal Historic Tax Credits: \$4.17

In the State of Texas Permanent Supportive Housing Projects can have no debt in order to ensure supportive services are provided and residents can pay as little as possible.

The logo for Valley Baptist Legacy Foundation is a large, stylized 'V' shape. The left side of the 'V' is light pink, and the right side is red. The letters 'V', 'B', and 'L' are faintly visible in the background. Overlaid on the right side of the 'V' is the text 'CBT' in a bold, black, serif font. The entire logo is set against a white background.

CBT