



Texas Community Development Block Grant Program
Rural Economic Development

Select Program Application type

2020 Application

City of Gonzales

APPLICANT NAME

Gonzales

COUNTY

GCRPC

REGION

1. TYPE OF SUBMISSION <u>Application:</u> <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction <u>Pre-application:</u> <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED: September 1, 2020	APPLICANT IDENTIFIER:
	3. DATE RECEIVED BY STATE:	STATE APPLICATION IDENTIFIER:
	4. DATE REC'D by FEDERAL AGENCY:	FEDERAL IDENTIFIER:

5. APPLICANT INFORMATION:

<u>Legal Name:</u> City of Gonzales	<u>Organizational Unit:</u> City of Gonzales
<u>Address (City, County, State, and Zip Code) of applicant:</u> City of Gonzales 820 St. Joseph Street Gonzales, Texas 78629	<u>Name/Title, Agency or Company, Address, Area Code, Telephone and Fax Numbers, and e-mail address of application preparer:</u> Janay Tieken JET Development LLC 2149 Pembroke Place Denton, Texas 76205 (940) 391-9363 janay@jetdevelopmentllc.com

6. EMPLOYER IDENTIFICATION NUMBER (EIN): 746001001	6a. DUNS NUMBER: 0937385400000
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7. TYPE OF APPLICANT: <input checked="" type="checkbox"/> A. Municipal <input type="checkbox"/> B. County	8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
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9. NAME OF FEDERAL / STATE AGENCY: Texas Department of Agriculture	10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14.228
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11. PROJECT TYPE: Sidewalks (03L)	11a. TYPE OF APPLICATION: Main Street Sidewalk Improvement
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12. TARGET AREA(S) AFFECTED BY THE PROJECT:	13. APPLICANT'S FISCAL YEAR: Beginning Date: <u>Oct 1, 2020</u> Ending Date: <u>Sep 30, 2020</u>
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14. CONGRESSIONAL DISTRICTS:	Representative: <u>Kolkho</u> Senate: <u>TX-18</u> Congress: <u>TX-27</u>
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15. ESTIMATED FUNDING: A. TxCDBG REQUEST: _____ \$500,000.00 B. FEDERAL: _____ C. STATE: _____ D. APPLICANT: _____ \$50,000.00 E. LOCAL: _____ F. OTHER: _____ G. TOTAL: _____ \$550,000.00	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? <input type="checkbox"/> Yes the preapplication / application was made available to the State Executive Order 12372 process for review on: Date: _____ <input type="checkbox"/> No <input checked="" type="checkbox"/> Program is not covered by E.O. 12372 -OR- <input type="checkbox"/> Program has not been selected by the State for review
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17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes. If "Yes", attach an explanation. <input checked="" type="checkbox"/> No
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18. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE CERTIFICATIONS AND CITIZEN PARTICIPATION PLAN INCLUDED IN THE PROCEDURES SECTION OF THE TxCDBG PROGRAM APPLICATION GUIDE IF THE ASSISTANCE IS AWARDED.

<u>Typed Name of the Applicant's Authorized Representative:</u> Tim Patek	<u>Title</u> City Manager, City of G	<u>Telephone Number</u> +1 (830) 672-2815	<u>E-mail Address</u> tpatek@gonzales.texas.gov
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<u>Signature of the Applicant's Authorized Representative:</u>	<u>Date</u> September 1, 2020
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PROJECT APPROVAL INFORMATION

Yes No N/A

1. Does the applicant levy the following tax revenues?

Local Property (Ad Valorem) Tax:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local Sales Tax Option	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Will the assistance requested have any negative impact(s) or effect(s) on the environment?

Note: All funded applications will have to comply with Federal regulations regarding environment clearance before funds are released.

3. Based on available information, is the proposed project likely to require an archaeological assessment for any proposed site?

4. Is the proposed site listed on the National Register of Historic Places?

Please explain why:
Includes State Antiquities Landmarks, Recorded Texas Historic Landmarks

5. Is the project in a designated flood hazard area?

6. Will the assistance requested cause the displacement of families, individuals, farms, or businesses?

7. Has the applicant obtained a ratified, legally binding agreement, contingent upon award, between the applicant and the service provider that will operate the project for the continual operation of the improvements as proposed in the application?

8. Does the applicant or service provider currently hold the Certificate of Convenience and Necessity (CCN) for the target area proposed in the application?

Can the applicant or service provider include documentation (written verification) from the Texas Commission on Environmental Quality (TCEQ) documenting the receipt of the applicant or service provider's application by attaching this written verification to the submitted application?

9. Will any of the improvements proposed in this application take place in a designated Colonia area?

10. Does the application request funds for projects other than water or sewer improvements?

Provide a description of how the applicant's drought related (water and sewer) needs will be met and the sources of funding that will be used to meet those needs.

ADDITIONAL PROJECT INFORMATION

Yes No

1. Will any of the proposed improvements be located on a TxDOT controlled highway, road, or right-of-way?
2. Does the applicant collect Program Income (PI) from a Revolving Loan Fund (RLF) ?

FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT (FFATA) Questions

1. Has the applicant, in the preceding fiscal year received 80 percent or more of its annual gross revenues in Federal awards?
2. Has the applicant, in the preceding fiscal year received \$25,000,000 or more in annual gross revenues from Federal awards?
3. Does the public have access to this information about compensation about the compensation of the senior executives of the applicant through periodic reports?

PRE-AGREEMENT REQUEST FOR ADMINISTRATION & ENGINEERING

The Applicant intends to proceed with its Downtown Revitalization Program or Main Street Program project per the pre-agreement costs strategem:

Yes No

As a condition of this pre-agreement, I

Tim Patek

acknowledge and agree to the following:

1. Applicant will comply with all applicable state and federal laws, including procurement procedures for professional services and applicable vendors; all applicable TxCDBG policies and procedures, including a completed Environmental Assessment necessary for the Release of Funds (for construction activities) by TxCDBG, acquisition requirements, approval of plans and specifications by the Texas Commission of Environmental Quality (TCEQ), Davis Bacon wage requirements, and any applicable contract Special Conditions.
2. The Department shall not reimburse any costs under this agreement until a Downtown Revitalization Program or Main Street Program contract is fully executed with the Applicant. Department shall not be liable for costs incurred prior to the most recent, published, DRP/MS application due date or for any activities not included in Exhibit A, Performance Statement, and Exhibit B, Budget of the executed contract associated with the 2020 grant.

Signature: _____

Date: _____

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COMMUNITY NEEDS ASSESSMENT

LIST OF ALL IDENTIFIED COMMUNITY NEEDS

1. Sidewalk replacement in downtown and Main Street area
2. Additional streetlights
3. Drainage improvements in downtown area

COMMUNITY NEEDS ASSESSMENT QUESTIONNAIRE

Describe the jurisdictions current supply of affordable housing (Public Housing, Section 8 assisted, RHS assisted, HOME program assisted, TDHCA assisted, Local Housing Development Corp. assisted, etc.).

here are 5 low income housing apartment complexes which contain 276 affordable apartments for rent in Gonzales. These complexes are funded through TDHCA issued tax credits. In Gonzales, HUD housing programs support 90 rental assistance apartments through programs like Project-based Section 8.

Describe the applicant's past efforts to increase the supply of affordable housing.

The City of Gonzales recognizes the need for affordable housing and has supported previous developer applications for tax credits.

Describe any future efforts that the applicant plans to undertake to increase the supply of affordable housing.

Future efforts to increase the supply and condition of affordable housing include the contracting of a grant administrator to apply for affordable housing funds for rehabilitation and new construction through TDHCA.

Describe any instances where the applicant has applied for affordable housing funds and did not receive the funding.

The City has not applied for affordable housing funds within the last five years and has supported all efforts to build and maintain affordable housing.

Describe any instances, within the past five years, where the applicant has not accepted funds for affordable housing.

he applicant has supported all efforts at developing affordable housing in the last five years. There are no instances where affordable housing funds have been offered and not accepted.

Describe the applicant's efforts, within the past three years, to provide infrastructure improvements through the issuance of general obligation or revenue bonds.

The City of Gonzales applied for and received \$852,300 in CDBG-DR funds through the General Land Office, with an additional \$69,756 in General Funds provided to replace wastewater infrastructure benefiting LMI residents. The City of Gonzales also issued a Combination Tax and Surplus Electric System Revenue Certificate of Obligation, Series 2017 in the amount of \$1,635,000 for repairs to Hydroelectric plant. The City issued a Combination Tax and Revenue Certificates of Obligation, Series 2019 for constructing street and drainage improvements at various locations in the City, acquiring and constructing improvements to the City's system and acquiring and installing new water meters in various areas of the City in the amount of \$5,660,000.

FAIR HOUSING ACTIVITIES

Any locality receiving TxCDBG monies must certify that it will affirmatively further fair housing. Using the below drop-down box, please identify the activities presently undertaken to affirmatively further fair housing and which new activities will be undertaken if an award is made by TxCDBG. Localities should be aware that, in the event of funding, these fair housing efforts will be monitored. Other activities may be eligible, and the applicant should contact TDA to determine eligibility.

Activity(ies)	Undertaken <input checked="checked" type="checkbox"/>	To be Undertaken <input type="checkbox"/>	+	x
Annual Fair Housing Proclamation	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>	+	x
Fair Housing Ordinance	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>	+	x
	<input type="checkbox"/>	<input type="checkbox"/>	+	x

CITIZEN PARTICIPATION DETERMINED THE NEEDS IN THIS APPLICATION BY

Did the applicant provide reasonable advance notice for citizen participation? Yes No

List all opportunities where citizens, especially low-to-moderate income citizens of the target area, were given to participate in the determination of these needs:

Assessment Type: Public Hearing Assessment Date: 8/13/2020

Assessment Type: Other Assessment Date: 8/20/2020

Describe "Other":
Public notice for public comment and submission

Date of resolution authorizing application submission: 8/13/2020

DESCRIPTION OF THE NEED(S) ADDRESSED IN THIS APPLICATION

Provide a brief description of the needs addressed in this application. Identify the service(s) / problem(s) being addressed. Describe the problem(s) in terms of deficiencies.

Census-based information was used to document the LMI beneficiaries the application activity. Beneficiaries of the project were identified through the most recent LMISD information. City staff reviewed several possible projects and found the replacement of existing and new ADA accessible sidewalks, along with the drainage improvements, associated with the sidewalk replacement and lighting improvements, to be the most of the most impact and cost effective for the community. One of the top goals of the City of Gonzales' Comprehensive Plan in late 2015 was to restore downtown vitality. The needs addressed in this application are a key to downtown improvement. The existing sidewalks along St. James Street are unsafe and mostly impassible. Creating 6' ADA accessible sidewalks along St. James Street, along with associated drainage improvements and curb cuts will make Main Street safe, attractive and accessible for all residents.

Texas Heroes Square is located at the intersection of N. St Joseph Street and St. Lawrence Street. The square honors the residents of Gonzales that answered the call for help from those at the Alamo and fought in the Texas Revolution. The monument (by sculptor Pompeo Coppini) was built in 1910. The City of Gonzales has seven public squares in the center of town and has maintained the plan of the town as originally surveyed. The one in the center of downtown, where the other sidewalk improvements will be made, was originally planned for a municipal building but became the Plaza, now called Texas Heroes Square.

This project is a key first step to Gonzales rebuilding its city center, bringing it back to a thriving main street with shared parking, a marketplace, retail and restaurants. Reinvestment in the older parts of the city stabilizes neighborhoods and creates quality locations for younger residents seeking homeownership opportunities. As the downtown area becomes revitalized, the connections to adjacent neighborhoods are strengthened, and people can walk or bike from home to downtown.

This project was submitted to and approved by City Council on August 13, 2020. This project will not disproportionately affect or impact vulnerable populations. The property is already owned by the City of Gonzales.

PROJECT SUMMARY

The Project Summary consists of 4 parts **for each target area and/or activity**: 1) Summarize Problem(s) and 2) Location and acquisition 3) Detailed Actions to address Problems and 4) Disclosure of non-TxCDBG funds.

1. Summarize the problem(s) to be addressed within the application by target area.

Replacement of non ADA compliant sidewalks on St. James Street from St. Louis Street to St. Lawrence Street and in "Texas Heroes Square"

2. Identify the location of each activity/target area and any acquisition activity.

The spelling and capitalization of the Target Area name(s) listed here must match Table 1. e.g. "Green Acres" should not appear elsewhere as "green acres subdivision".

Target Area

St. James Street and Texas Heroes Square

Activity

Sidewalks (03L)

On: Texas Heroes Square

From: St. Louis Street

To: St. Lawrence Street

On: St. James Street

From: St. Louis Street

To: St. Lawrence Street

-OR-

Provide a brief description of the location of the activity/target area.

Has acquisition of the project site(s) been completed, in progress or will need to be acquired? Yes No

3. Identify the action(s) to resolve the problem(s) and their anticipated outcomes. Include specific materials and quantities.

Rehabilitation of 3,600 SF of ADA accessible sidewalks along St. James Street, as well as ADA curb cuts on the NE side of St. Lawrence St (90sf), the NW side of St. James Street (70sf) and the SW side of St. James Street (55sf). 6,800 SF of ADA compliant new and replacement sidewalk in Texas Heroes Square and along St. Joseph Street.

1. Summarize the problem(s) to be addressed within the application by target area.

Drainage improvements associated with the rehabilitation of 3,600 sf of ADA accessible sidewalks along St. James Street

2. Identify the location of each activity/target area and any acquisition activity.

The spelling and capitalization of the Target Area name(s) listed here must match Table 1. e.g. "Green Acres" should not appear elsewhere as "green acres subdivision".

Target Area

St. James Street

Activity

Flood and Drainage Improvements (03I)

On: St. James Street

From: St. Louis Street

To: St. Lawrence Street

-OR-

Provide a brief description of the location of the activity/target area.

Has acquisition of the project site(s) been completed, in progress or will need to be acquired? Yes No

3. Identify the action(s) to resolve the problem(s) and their anticipated outcomes. Include specific materials and quantities.

415 LF installation of 6" curbs and gutters, along with associated drainage improvements along St. James Street in the Main Street area of Gonzales, Texas

1. Summarize the problem(s) to be addressed within the application by target area.

Installation of three (3) streetlights along St. James Street

2. Identify the location of each activity/target area and any acquisition activity.

The spelling and capitalization of the Target Area name(s) listed here must match Table 1. e.g. "Green Acres" should not appear elsewhere as "green acres subdivision".

Target Area
St. James Street

Activity
Other Public Facilities and Improvements (Removal of Architectural Barriers (03))

On: St. James Street

From: St. Louis Street

To: St. Lawrence Street

-OR-

Provide a brief description of the location of the activity/target area.

Has acquisition of the project site(s) been completed, in progress or will need to be acquired? Yes No

3. Identify the action(s) to resolve the problem(s) and their anticipated outcomes. Include specific materials and quantities.

Installation of three (3) streetlights to improve accessibility and safety of Main Street area in Gonzales, Texas

4. Disclose source(s) and use(s) of **non-TxCDBG** funds:

Source of Funds	Amount	Use of Funds	
Local government funds	\$50,000.00		+
			x

PROFESSIONAL SERVICES & FINANCIAL INTEREST INFORMATION

1. Application Services: The Applicant must disclose any person or firm other than employees of the applicant that assisted with preparation of the application. Third party service providers must be competitively procured in accordance with TxCDBG Program Project Implementation Policy (Chapter 5) before beginning any work on the project or the vendor will not be permitted to participate in the TxCDBG project after the application is complete. Eligible Grant Administrators must have current TxCDBG Program certification. Engineers must be licensed and in good standing with the Texas Board of Professional Engineers. Additionally, Council of Governments (COGs) that are designated as grant recipients to carry out eligible activities, such as administration services, must execute a subrecipient agreement (interlocal agreement) before the COG conducts any work to prepare the TxCDBG application for TxCDBG grant funding.

Type of Assistance	Name of Firm or Individual	Interest Type	Sam Expiration Date	Award Date of Contract	Date Work Began	Contract Amount/ Financial Interest	
Admin. Svs.	JET Development LLC	Procured Vendor	11/12/20	8/13/20	8/13/20	\$30,000.00	+
Eng. Svs.							
Other							x

2. Implementation Services: The Applicant must designate the person or firm that will provide implementation services for the project if the TxCDBG funding is awarded.

Type of Assistance	Name of Firm or Individual	Will Force Account be used?		Assisted with Application? (see above)	Award Date of Contract	Contract Amount/ Financial Interest	+
Admin. Svs.	JET Development LLC	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Yes	8/13/20	\$30,000.00	
Eng. Svs.		<input type="checkbox"/> Yes	<input type="checkbox"/> No				
Other		<input type="checkbox"/> Yes	<input type="checkbox"/> No				x

3. Construction by Applicant Employees: Is the Applicant using force account for construction and related activities not listed above to complete the project? Yes No

4. Financial Interest Disclosure: Are there any persons with a reportable financial interest to disclose? Yes No

Full Name	Amount	Interest Type	+
N/A			x

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TABLE 1 Add a separate Target Area for each activity or colonia target area.

Identify ALL activities and beneficiaries for the entire application below. Refer to the Application Guide for instructions.

Target Area Name:	St. James Street											
Activity Description	Act #	Ttl Benes	LMI Benes	LMI%	TxCDBG Const.	TxCDBG Eng.	TxCDBG Acq.	Other Const.	Other Eng.	Other Acq.	Activity Total	
Sidewalks	03L	7,130	4,085	57.29	268,002	70,000	0	0	0	0	338,002	
General Program Administration (use Construction columns)	21A	0	0	.00	40,000	0	0	0	0	0	40,000	
Flood Drainage Improvements	03I	0	0	.00	0	0	0	137,211	0	0	137,211	
Other Public Facilities and Improvements	3	0	0	.00	0	0	0	34,787	0	0	34,787	
TARGET AREA SUBTOTALS:		0	0	0.00%	308,002	70,000	0	171,998	0	0	550,000	
APPLICATION TOTALS:		0	0	0.00%	308,002	70,000	0	171,998	0	0	550,000	

County Code	Census Tract (6 digit)	1	2	3	4	5	6	7	8	9	10
177	0300.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	0400.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Beneficiary Identification Information

Are any of the beneficiaries receiving a direct benefit? (e.g. First-time Service)? Yes No

A TxCDBG survey was used to identify beneficiaries for this activity.

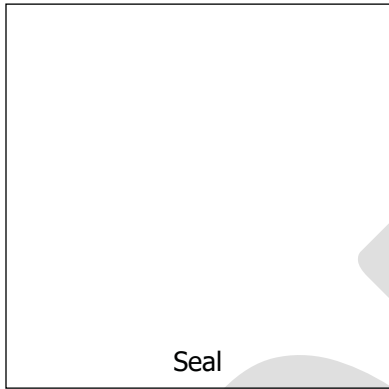
LMISD information was used to identify beneficiaries for this activity. City-wide Benefit County-wide Benefit Other Census Designated Unit

Provide the number of beneficiaries identified through each of the following methods for this activity:

TxCDBG Survey: 0 LMISD Data: 4,085 Area Benefit: 0 Housing Activity: 0 Limited Clientele: 0

TABLE 2 - BUDGET JUSTIFICATION OF RETAIL COSTS

Activity Description	HUD Act #	Materials/Facilities/Services	\$/Unit	Unit	Quantity	Construction	Acquisition	Total
Sidewalks	03L	Installation of sidewalks including curb cuts	\$227.12	SY	1,180	\$268,002	\$0	\$268,002
Flood Drainage Improvements	03I	Associated drainage improvements	\$330.63	LF	415	\$137,211	\$0	\$137,211
Other Public Facilities and Improvem	03	Installation of Streetlights	\$11,595.66	EA	3	\$34,787	\$0	\$34,787
			\$0.00		0	\$0	\$0	\$0
			\$0.00		0	\$0	\$0	\$0
						\$440,000	\$0	\$440,000



Signature of Registered Engineer/Architect and Date

Firm Name

Phone Number

Email

Justification for the identified project service area.

NATIONAL PROGRAM OBJECTIVES

- 1. Activities benefiting low-to-moderate income persons.
- 2. Prevention/ Elimination of Slums or Blight.

What conditions are present in the area to designate and qualify the area as a slum or blighted area?
 The area is detrimental to the public health, safety, morals, and welfare of the municipality because of the area has a predominance of buildings or other improvements that are dilapidated, deteriorated, or obsolete due to age or other reasons.

Describe the boundaries of the slum/blighted area. Do not use this field to document the Census Tract / Block Group data. St. Lawrence Street is the northwest boundary, St. Louis is the southeast boundary, St. Joseph Street is the northeast boundary and St. James is the southwest boundary.

Enter the percentage of deteriorated buildings / properties in the area at the time it was designated a slum / blighted area (enter value as decimal). _____

If the activity qualifies for TxCDBG assistance on the basis that public improvements throughout the area are in a general state of deterioration, enter a description of each type of improvement in the area and its condition at the time the area was designated as slum / blight.

Enter the year the area was designated as a slum / blighted area. If the period during which such designations are valid has lapsed, the applicant entity must re-evaluate and re-designate the area. _____

- 3. Urgent Needs

Justification of Beneficiary Identification Method:

ANTICIPATED OBJECTIVES AND OUTCOMES

ACTIVITY	ANTICIPATED OBJECTIVE	ANTICIPATED OUTCOME
03L	1. Create suitable living environment	1. Availability / Accessibility
03I	1. Create suitable living environment	1. Availability / Accessibility
3	1. Create suitable living environment	1. Availability / Accessibility

ANTICIPATED OUTCOME UNITS

- Infrastructure / Public Facilities Improvement Project?

Activity	03L		
Identify the number of persons for each of the following:			
anticipated to have new/improved access to this type of public facility or infrastructure improvement:			713
anticipated to be served by public facility or infrastructure that is no longer substandard:			6417
Activity	03I		
Identify the number of persons for each of the following:			
anticipated to have new/improved access to this type of public facility or infrastructure improvement:			713
anticipated to be served by public facility or infrastructure that is no longer substandard:			6417
Activity	3		
Identify the number of persons for each of the following:			
anticipated to have new/improved access to this type of public facility or infrastructure improvement:			713
anticipated to be served by public facility or infrastructure that is no longer substandard:			6417

Services?

Planning Activity?

ADDITIONAL ACTIVITY INFORMATION

One-for-One Replacement

Special Assessment

Float Funded Activity

Revolving Fund

Favored Activity

Historic Preservation Area

Brownfield Activity

Colonia

Displacement

Presidentially Declared Disaster Area

Activity involves rental housing

Activity includes multi-unit housing

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