



SAN BENITO

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City of San Benito 2024 Annual Action Plan

CITY MAP

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of San Benito's 2024 Annual Action Plan presents a series of initiatives to be accomplished between October 1, 2024 and September 30, 2025, which corresponds to the City's Fiscal Year 2024 (October 1, 2024 to September 30, 2025). The purpose of the Action Plan is to ensure that public services, and community revitalization are delivered in an efficient and effective manner. The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities to develop and submit a One-Year Action Plan in order to access Community Development funds. The City of San Benito's Action Plan describes the activities that will be undertaken with Community Development Block Grant (CDBG) funds in furtherance of the objectives set forth in the Five-Year Consolidated Plan and Strategy (CPS).

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Through the years the City of San Benito has partnered with the surrounding Rio Grande Valley Entitlement Communities (RGVEC) in a combined effort to develop a comprehensive approach to the use of HUD program funding for housing and community revitalization in the South Texas Region. The Rio Grande Valley Entitlement Community's Consolidated Planning process provided a valuable opportunity to shape a variety of housing and community development programs into effective and coordinated neighborhood, community, and regional development strategies. It also created an opportunity for strategic planning, community-wide consultation, and citizen participation to take place in a comprehensive context, thereby reducing duplication of effort at the local level. The City of San Benito converted to a Five-Year Consolidation Plan due to these efforts.

Despite these coordinated efforts, the City of San Benito has continued to administer its own community development program covered by the CPS. The City has addressed several high priority projects during the past years. Many residents including the youth, were afforded services producing a higher quality of life. Historically, the City has funded 15% of its CDBG entitlement to public services and 100% of the total beneficiaries have been low to moderate income households. Street improvements, park improvements, and public services have all been high priorities. The City is undertaking projects that will address these needs which will improve the quality of life and promote economic improvement in the community.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of San Benito submits a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD on an annual basis. This report describes how funding was utilized during the program year. The Consolidated Plan is used as a benchmark document in which performance can be measured. The following are the most recent accomplishments:

- Provided health services and companionship to over 50 elderly residents
- Provided increased access to public facilities to over 10,000 residents with the reconstruction of streets
- Provided increased quality of life to over 25,000 residents with access to the Heavin Resaca Trail
- Provided health and fitness programs to over 2,000 residents by offering free exercise classes, presentations, and motivational support (UTHSCH partnership)

Provided access to improved drainage facilities to 2,273 low to moderate income residents (Disaster Recovery Funding).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As required by U.S. Department of Housing and Urban Development (HUD) Rules and Regulations, the City of San Benito has adopted a Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation. A copy of said plan is attached hereto in this plan's Appendices.

For the development of the City of San Benito's Annual Action Plan, a public hearing was held on June 6, 2024. A second public hearing was held on June 18, 2024. Comments for the Action Plan were also received at a City Hall for All event hosted on June 13, 2024.

The Proposed Year 50 Annual Action Plan was published on June 28, 2024. We offered a 31-day comment period, two Public Hearings, and a City Hall for All event.

There were no attendees at the Public Hearing held on June 6, 2024. There were seven comments provided at the City Hall for All event on June 13, 2024. There were fifteen comments provided at the Public Hearing held on June 28, 2024.

In order to encourage public participation in the Action Planning process, particularly among minorities, non-English speaking persons, and persons with disabilities, the City published notices in The San Benito News, the local newspaper in San Benito, advertised the public notice on the City website and social media as well as advertised the Action Plan participation request on a local news station. The public notices advised potential attendees that special accommodations would be made for persons with

disabilities if given proper advanced notification. In addition, the public notices indicated (in Spanish) that translation was available upon request.

Consultation: The City of San Benito determines the priority ranking of the City's needs through a consultation process with public agencies, community organizations, and City residents. The complete list of consultations for the Annual Action Plan may be found in the Consolidated Plan and Strategy for the RGVECs. In addition, during the Consolidated Plan process, the City reviewed relevant data on the county's and region's housing and community development needs, including the following sources: 2010 Census, 2000 CHAS Data Book, HUD Low Income Housing Tax Credit Database, Texas State Data Center, Texas A&M Real Estate Center, Texas Workforce Center, National Low Income Housing Coalition, State of the Cities, Texas Department of State Health Services, Homeless Network of RGV, and Balance of State, Continuum of Care Application. The City drafted its Annual Action Plan with a jurisdictional perspective.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

June 6, 2024 Public Comments:

No public comments were received.

June 13, 2024 Public Comments:

Seven public comments were received. Six of the seven comments requested to be considered for an award in the 2024 Annual Action Plan. One comment requested funds be used for infrastructure. Organizations requesting funds include the Texas Conjunto Music Hall of Fame and Museum, Friends of the San Benito Public Library, and the Salvation Army.

June 18, 2024 Public Comments:

Fifteen public comments were received. Fourteen of the fifteen requested to be considered for an award in the 2024 Annual Action Plan. One comment expressed their gratitude for the City of San Benito and requested funds be used wisely. Organizations requesting funds include the Texas Conjunto Music Hall of Fame and Museum, the Salvation Army, Friends of the San Benito Public Library, CASA of Cameron and Willacy Counties, and the San Benito Food Pantry.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City recognizes the comments provided by the public. All Comments accepted and considered.

7. Summary

The City of San Benito's Annual Action Plan is a major component of the CPS. In the Annual Action Plan, the City describes the programs and services that it will undertake during the period beginning October 1, 2024, until September 30, 2025. The Annual Action Plan details the populations that will be served, projects to be undertaken, and resources that will be used over the next year to address the next period of the CPS. The 2024 Annual Action Plan was presented before the City Commission meeting, on August 6, 2024.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SAN BENITO	
CDBG Administrator	SAN BENITO	Community Grants & Programs
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The City of San Benito receives entitlement funding from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. Funding is determined by the size of HUD's approved budget and an allocation formula that factors in variables such as population, housing stock age/condition, and poverty levels. SBCGP is a department within the City of San Benito's governance structure, which was established as the conduit through which the City would administer its annual entitlements from HUD. Planning, budgeting, and the day-to-day administration of Community Development Block Grant (CDBG) funds received by the City are under the responsibility of SBCGP. Eligible projects can be conducted anywhere in the jurisdiction of the City. The City Commissioners have the final authority on the operations and funding allocations of the CDBG Program.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

San Benito works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Ongoing relationships focused on specific needs and targeted meetings designed to bring public input into the Consolidated Plan process are two of the ways that the City utilizes outside organizations in the consultation process.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City has ongoing relationships with several housing providers working on housing development activities. The City works to utilize Section 8 vouchers from the federal government to address the housing needs of the City's lowest income households. Through the Cameron County Homeless Partnership, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

City staff works actively with the Cameron County Homeless Partnership, the umbrella organization that addresses homeless issues in the region. Staff participates in regularly scheduled meetings and point-in-time surveys. In the past, the City has provided administrative support to supplement homeless initiatives and funding to the various agencies that make up the local membership of the regional partnership.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

City of San Benito staff participates in the Cameron County Homeless Partnership, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in San Benito.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of the City of San Benito
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in Consolidated Plan forums. Reviewed application information packet. Lead-based paint abatement per AP-85.
2	Agency/Group/Organization	AMIGOS DEL VALLE, INC.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Community Development - Senior Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Review of application information packet and previous progress reports. Amigos Del Valley consultation will allow the City of San Benito to have a better understanding of the needs for elderly residents.
3	Agency/Group/Organization	CAMERON COUNTY CHILDREN'S ADVOCACY CENTERS, INC.
	Agency/Group/Organization Type	Services-Children Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Community Development - Youth Services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Review of application information packet and previous progress reports.
4	Agency/Group/Organization	CASA OF CAMERON COUNTY & WILLACY COUNTIES, INC.
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Community Development - Youth Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Review of application information packet and previous progress reports. Consultation with CASA will allow the City of San Benito understand the needs for Children Services and Services for Domestic Violence.
5	Agency/Group/Organization	Boys and Girls Club of San Benito
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Community Development - Youth Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Review of application information packet and previous progress reports. Consultation with Boys and Girls Club of San Benito will allow the City understand the need for Children Services.

6	Agency/Group/Organization	Harlingen San Benito MPO
	Agency/Group/Organization Type	Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Community Development - Transportation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of San Benito participates, along with nine other cities, in the Harlingen San Benito MPO, which is the regional transportation planning organization responsible for all modes of transportation. The City attends monthly meetings to conduct MPO business and establishing the Metropolitan Transportation Plan and the Transportation Improvement Plan.
7	Agency/Group/Organization	SMARTCOM TELEPHONE
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Community Development - Internet
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Smartcom Telephone allows the City of San Benito to assess the needs for broadband in the community and improve collaboration with Broadband Organizations to improve the services in the community.
8	Agency/Group/Organization	City of San Benito Public Works Dept.
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development - Drainage and Flooding

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Action Plan development process. The anticipated outcome for this consultation is to improve in the area of resiliency for the community as well as to identify any needs for Drainage and Flooding.
9	Agency/Group/Organization	COSB Emergency Management Dept.
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development - Emergency Response
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Action Plan development process. Consulting with the Emergency Management Dept. will allow to assess the needs of emergency management and to have resources available in case of emergencies/disasters thus improving the overall resiliency for the community.
10	Agency/Group/Organization	San Benito Police Dept.
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development - Correctional Facility & Public Safety
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Action Plan development process. Consulting with the Police department will allow to improve in the public safety area, as to coordinate services for the youth and services to decrease crime rate in the community.
11	Agency/Group/Organization	CHARTER SPECTRUM
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Community Development - Internet Provider

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Action Plan development process. Consultation with Charter Spectrum allows the City to assess the needs for broadband in the community and improve collaboration with Broadband Organizations to improve the services in the community.
12	Agency/Group/Organization	COSB Utility Dept.
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development - Water Resources
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Action Plan development process. The anticipated outcome for this consultation is to improve in the area of resiliency for the community as well as to identify any needs for water resources.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of San Benito consulted with all agency types described above. The City continues to stride for inclusivity on all the needs of the community/partners.

Valley Metro was not formally consulted, but does provide bus service across the Rio Grande Valley at affordable rates, and currently is offering discounted rates to elderly, disabled, students, and veterans. This bus service allows residents to travel across five counties (Cameron, Hidalgo, Willacy, Starr, and Zapata), even offering curbside pickup within a half-mile of any bus route. This bus service provides connectivity to many areas of the community for endless reasons, such as, but not limited to, jobs, medical services, and shopping. The Lower Rio Grande Valley Development Council provides the funding for Valley Metro. (<https://www.lrgvdc.org/valleymetro.html>)

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Cameron County Homeless Partnership	The City of San Benito has worked with the Cameron County Homeless partnership (CCHP) to develop goals for the organization and our Strategic Plan. Thus, goals would coincide with each other.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City participates in the Lower Rio Grande Valley Active Transportation and Tourism Plan. The plan is utilized to improve the facilities and infrastructure associated with non-motorized transportation across Cameron County. Two of the guiding principles of the plan include 1) linking Lower Rio Grande Valley communities, and 2) creating a regional active transportation network. The plan supplements the transportation, parks, and comprehensive plans of the City of San Benito and surrounding cities in Cameron County.

The City continues to rely on its ongoing partnerships to ensure that the community input is incorporated into the plan.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A - Notice of Funds Availability & Public Notice published May 28, 2024 to inform the public regarding a public hearing scheduled for June 6, 2024 at the San Benito Annex Building #2 (705 N. Bowie St., San Benito, Texas 78586) to solicit input from interested parties to express their concern or interest regarding the City's strengths and needs pertaining to the Community Development Block Grant (CDBG) program, and to inform the public and non-profit organizations of funding availability for Fiscal Year 2024-2025. Applications were accepted until July 1, 2024. There was a total of twenty-two individuals at the public hearing and the City Hall for All event. Eleven applications were received from non-profit organizations.

B. Public Hearing – June 6, 2024, June 18, 2024, and a City Hall for All on June 13, 2024, to solicit citizen input on the 2024 - 2025 allocations. Public Comment were received.

C. Public Notice - The Draft Annual Action Plan was published June 28, 2024, on the City's official website. The plan was available for review and comment until July 31, 2024, (31-day comment period), and included the dates of the two Public Hearings. Plan available for review at City of San Benito Municipal Building and on the City of San Benito Website.

D. First Public Hearing held June 6, 2024, at the City of San Benito Annex #2 Building. No attendees.

E. Second Public Hearing held June 18, 2024, during the City Commission meeting. Fifteen attendees.

F. The City Hall for All held on June 13, 2024, at the City of San Benito Police Department. Seven attendees.

G. City Commission approved the Final Annual Action Plan on August 6, 2024. Public notification accomplished via Agenda, which was posted no later than August 2, 2024, on the City of San Benito website and at the City of San Benito Annex#2 Building.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Online Publication	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	May 28, 2024: Notification of Funding Availability	Not applicable, as the online ad was to notify the public of funding availability, and did not solicit comments.	Not applicable, as the online ad did not solicit comments.	
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	May 31 2024: Notification of Funding Availability	Not applicable, as the newspaper ad was to notify the public of funding availability, and did not solicit comments.	Not applicable, as the newspaper ad did not solicit comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Online Publication	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	May 28, 2024: Notification of Public Hearing	Not applicable, as the online ad was to notify the public of public hearing, and did not solicit comments.	Not applicable, as the online ad did not solicit comments.	
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	May 31, 2024: Notification of Public Hearing	Not applicable, as the newspaper ad was to notify the public of the draft Annual Action Plan and did not solicit comments.	Not applicable, as the newspaper ad did not solicit comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	June 6, 2024: No attendees.	No comments received.	No comments received.	
6	Local News Station, Channel 5 interview	English and Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	June 12, 2024: Interviewed for television broadcast.	Not applicable, as the interview was to notify the public of the draft Annual Action Plan and did not solicit comments.	Not applicable	https://www.krgv.com/news/san-benito-organizations-can-now-apply-for-cdbg-funds/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	City Hall for All	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	June 13, 2024, Meeting: Seven community individuals attended.	Three Comments received by the non-profit organizations to consider funding for FY2024 -2025.	All comments were accepted.	https://sanbenitotx.new.swagit.com/videos/269291
7	Public Hearing during City Commission Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	June 18, 2024, Fifteen individuals attended	Fifteen comments were all to support various non-profits throughout San Benito	All comments were accepted.	https://sanbenitotx.new.swagit.com/videos/308629

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

San Benito only receives funding from the Community Development Block Grant (CDBG) Program. The CDBG program will bring \$342,208 into the City to support affordable housing, infrastructure, and community development programs and projects throughout the program year. Additional resources are restricted to capital improvement project allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$342,208	0	0	\$342,208	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities, and the City's General Fund, where appropriate.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of San Benito is the recipient of lots donated by the Lower Rio Grande Valley Development Council (LRGVDC) which can be used to further affordable housing opportunities either with the Housing Authority or perhaps a partnership with Habitat For Humanity or Community Development Corporation of Brownsville.

Discussion

The City has programmed \$ \$342,208 from the CDBG program for the FY 2024-2025 program year. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improve Public Infrastructure	2021	2025	Non-Housing Community Development	City-wide CDBG Eligible Areas	Public Infrastructure	CDBG: \$69,779	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13720 Persons Assisted
3,4,5,7	Provide Essential Services to LMI and Vulnerable	2021	2025	Non-Housing Community Development	City-wide	Youth Services Senior Services	CDBG: \$51,330	Other: 4052 Other
6	Enhance Public Facilities	2021	2025	Non-Housing Community Development	City-wide CDBG Eligible Areas	Public Infrastructure Public Facilities	CDBG: \$39,996	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13720 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

2	Goal Name	Improve Public Infrastructure
	Goal Description	Infrastructure improvements - Support the improvement of streets and infrastructure in low and moderate income census tracts.
3	Goal Name	Provide Essential Services to LMI and Vulnerable
	Goal Description	Palliative Care Funds - will be used to provide services to severely disabled adults at low to moderate incomes at 80% or below the median income. The strategic goal is to provide increasing access to high quality, free, compassionate end-of-life care for certified terminally ill residents. Youth services for abused or neglected children - Funds will be used to provide services to low to moderate income youth at 80% or below the median income within the City of San Benito. The strategic goal is to provide services for abused and neglected children. Senior Services - Funds will be used to provide services to senior citizens at low to moderate incomes at 80% or below the median income. The strategic goal is to provide services for the delivery of meals and food services to seniors.
4	Goal Name	Enhance Public Facilities
	Goal Description	Public Facilities improvements - Support the improvement of city parks including low and moderate income areas.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input.

Projects

#	Project Name
1	General Administration
2	Street Improvement Debt Payment
3	
4	
5	
6	City Parks
7	

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects listed above were selected from the total of project proposals received in accordance with their consistency with the priorities established through the Consolidated Plan forums and community survey process. These projects meet needs enumerated in the Needs Assessment and prioritization process to the extent that funding was available. Organizational competencies were also considered when selecting one project over another, leaning toward those organizations with long-standing histories of successful project management.

AP-38 Project Summary
Project Summary Information

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1	Project Name	General Administration
	Target Area	City-wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$68,441
	Description	General Administration of Program.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	13720 People will benefit.
	Location Description	City of San Benito
	Planned Activities	
2	Project Name	Street Improvement Debt Payment
	Target Area	City-wide
	Goals Supported	Improve Public Infrastructure
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$69,779
	Description	Street Improvement Debt Payment 20 of 20 towards neighborhood infrastructure project completed for 2009 waiver for pre award cost 20-year debt ending 2024.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	13,720 families will benefit from this project.
	Location Description	City of San Benito
	Planned Activities	
3	Project Name	
	Target Area	
	Goals Supported	Provide Essential Services to LMI and Vulnerable
	Needs Addressed	
	Funding	CDBG:
	Description	

	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of San Benito.
	Planned Activities	
4	Project Name	
	Target Area	
	Goals Supported	Provide Essential Services to LMI and Vulnerable
	Needs Addressed	
	Funding	CDBG:
	Description	
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of San Benito residents.
	Planned Activities	
5	Project Name	
	Target Area	City-wide
	Goals Supported	Provide Essential Services to LMI and Vulnerable
	Needs Addressed	
	Funding	CDBG:
	Description	
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of San Benito residents.
	Planned Activities	
6	Project Name	City Parks – Resaca Trail Property Payment
	Target Area	CDBG Eligible Areas

	Goals Supported	Enhance Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$39,996
	Description	Resaca trail Debt Payment 18 of 20 towards Park Improvements to existing parks, including, but not limited to, park trails.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	13720 people assisted.
	Location Description	City of San Benito.
	Planned Activities	
7	Project Name	
	Target Area	City-wide
	Goals Supported	Provide Essential Services to LMI and Vulnerable
	Needs Addressed	
	Funding	CDBG:
	Description	
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of San Benito Residents.
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Much of the funding from the Community Development Block Grant (CDBG) program is available for use in any of the CDBG neighborhoods or citywide, depending on the specifics of the designated activities. Also, some funding is available according to individual benefit rather than area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. CDBG funds will be used in low income minority concentrated CDBG Eligible areas. The numbers below are strictly estimates based on experience.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100
COSB South	
CDBG Eligible Areas	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in the targeting process.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The only source of federal funding that could assist the San Benito Community Grants & Programs Department (SBCGP) to address its affordable housing needs is the Community Development Block Grant (CDBG) Program from the U.S. Department of Housing and Urban Development (HUD). Although a variety of housing and community development activities are eligible to be funded with CDBG dollars, the amount available is extremely scarce. The City of San Benito currently does not fund any housing activities. Currently, the Housing Authority of San Benito (PHA) administers the only affordable housing programs in the community. Outside of the normal federally funded housing programs such as Public Housing and Housing Choice Voucher Assistance, the PHA offers programs, such as Home Construction Program, and the Housing Choice Voucher (Section 8) Homeownership Program.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Goals are set to reflect 0 households supported due to the fact that the City of San Benito does not fund any housing activities.

SBCGP supports and works closely with the PHA in an effort to provide the objectives that were adopted

as part of the Consolidated Planning process. Such objectives include:

1. Ownership Housing

- Provide down Payment and closing cost assistance to low-and moderate income households.
- Provide gap-financing assistance to reduce the cost of housing for low-and moderate-income households.
- Promote housing fairs and open houses for affordable housing developments.

AP-60 Public Housing – 91.220(h)

Introduction

There is one Public Housing Authority (PHA) operating within the City of San Benito jurisdiction: The Housing Authority of the City of San Benito.

Actions planned during the next year to address the needs to public housing

- Increasing the number of affordable housing units by leveraging affordable housing resources in the creation of mixed-finance housing developments.
- Continue the implementation of Resident Initiative projects that support and encourage family self-sufficiency.
- De-concentrating poverty by seeking mixed-income development opportunities.
- The Mayor of San Benito will continue to attend PHA Board meetings and appoint PHA Board members.
- The City of San Benito partners with the PHA to support programs serving the residents in Public Housing, along with senior and low income City residents.
- The City monitors and offers assistance to work together with the PHA in regards to the wet utilities (water and sewer) serving Public Housing residents.
- The City will assist in expediting permits and plan reviews for projects.
- In order to raise awareness of barriers to affordable housing the City will proclaim April as Fair Housing Month. Information regarding discrimination and action for renters or homebuyers will be available. HUD authorized pamphlets are also available at the San Benito Community Grants and Programs Department.
- The City of San Benito will proclaim June as Affordable Housing Month. Information will be disseminated regarding affordable housing in both English and Spanish.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

There has been an increasingly proactive effort to enable residents of the PHA to break the cycle of poverty and move towards greater self-sufficiency. The role of the PHA continues to evolve into one that addresses the needs to public housing residents in a holistic manner, taking into account their educational, employment, health, and social service needs. The PHA either develops its own programs or coordinates services with other providers to meet these needs. In many cases, these essential services are already available in the community and the role of the PHA is to serve as the facilitator and coordinate the delivery of these services into the public housing property to make them more accessible for residents.

Public housing residents are also encouraged to participate in the management of the PHA by supporting their participation in the PHA's Board of Commission. The resident involvement as Board of

Commission is part of the mainstream for many of the PHAs in the region. The City will encourage private sector support for market and mixed rate affordable housing. The City will support fair housing workshops and orientation among non-English speaking populations and low-income persons.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority of the City of San Benito is designated “High Performer” in its Public Housing Program and has received a score of 100% in its Section 8 Management and Assessment Performance. Therefore, at this time, the City shall continue to assist the PHA as described above.

Discussion

The main problem facing the Housing Authority of the City of San Benito continues to be the ever increasing demand for housing services with no increase in federal aid to support this demand. This reality is clearly represented in the growing number of individuals and families on the waiting lists maintained by the PHA. According to SBCGP's recent consultations with the PHA, there are an estimated 460 Section 8, 324 Stone Village, and 478 Low-Rent Public Housing households on the local waiting list. This number illustrates that the current demand for housing assistance far exceeds the ability of the PHA to meet this need.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

While the contributing agents to homelessness are the same locally as they are nationally, the dilemma of homelessness within the City of San Benito presents a different picture than is normally depicted by the subject. The City does not have a widespread incidence of visibly homeless people sleeping in parked vehicles, under bridges, in community parks or other public places. Their numbers are not large and are generally concentrated in very few locations.

However insignificant the homeless numbers may appear, the City of San Benito recognizes that homelessness is an issue in need of serious attention. Rising housing costs, high unemployment rates, low educational attainment, high foreclosure rates, and steep reductions in public programs are just some of the many contributors to this problem. Cameron County's temperate climate and mild winters also make it a desirable destination for the segment of the homeless population that follows the weather.

Poverty and the lack of affordable housing are the principal causes of family homelessness. As of December 2020, approximately 36 percent of all San Benito households are living below the poverty level (Source: 2019 American Community Survey (ACS), 5 year estimates, via the United States Census Bureau). Declining wages and changes in welfare programs increase poverty among families, putting housing out of reach.

Realizing the detrimental effects homelessness has on the health and well-being of its families, the San Benito Community Grants and Programs Department (SBCGP) has joined neighboring cities and homeless service providers across Cameron County to develop action steps to prevent and eventually put an end to homelessness through the creation of the Cameron County Homeless Partnership (CCHP).

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of San Benito along with the San Benito Public Housing Authority (PHA) will:

- Provide facilities and services to stabilize persons in crisis or in need of support to prevent them from falling into homelessness.
- Reach out to persons who might not otherwise engage in supportive service.
- Develop flyers and posters that provide contact information on key outreach and prevention services partners
- Improve community education on the needs, conditions and characteristics of homeless persons

and how they can be assisted to become self-sufficient.

- Develop a database on homeless populations using Homeless Management Information System (HMIS), homeless surveys, counts and user data. (*Implementation of HMIS completed amongst 5 BoS/Cameron County Participants in 2008*)

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of San Benito along with the PHA will:

Provide a continuum of housing resources

- Increase the community's housing resources for the homeless responding to the identified needs and gaps in the community's continuum of care plan.
- Develop a tenant-based rental assistance program consisting of 12 units in scattered apartment complexes (*In search of funding*).
- Begin working with developers to encourage and support their efforts to develop housing serving the homeless (*Ongoing*).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of San Benito along with the PHA will:

- Support the development of a homeless management information system covering homeless programs and housing in the valley to provide accurate, on-going information on homeless needs and successes in moving to self-sufficiency
- Establish a strong Financial Resources Plan to implement activities designed for priority housing and services projects to assist the homeless and prevent residents from falling into homelessness. The plan will develop resources to assure that existing facilities serving the homeless are sustainable as well as develop resources to create new homeless housing and services in the region.
- Establish a strong, proactive Continuum of Care plan to develop and coordinate the implementation of the strategic homeless plan and to provide a process for responding to new

needs of the homeless.

- Develop alliances and cooperative efforts with United Way.
- Develop stronger relationships and communication with the Texas Homeless Network.
- Improve the capacity of the community to write successful grant proposals.

Assure that all new programs have a feasible sustainability plan built into their proposals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of San Benito along with the PHA will:

Work with hospitals, jails, prisons, foster care agencies and treatment facilities to plan and coordinate the release of at-risk persons to assure that they have adequate community support systems.

- Develop a committee to plan and coordinate improved discharge policies and procedures
- Review existing discharge plans and work to actuate them
- Hold a meet and greet workshop with representatives of local jails, prisons and detention centers to begin development of relationships and procedures to initiate effective discharge planning, including signing of Memoranda of Understanding (MOUs)

Discussion

- SBCGP will encourage that agencies working in the community, who either receive federal funds from the City, especially those agencies who work directly with homeless persons, have an enforceable discharge policy to prevent homelessness.
- Agencies funded through the Continuum of Care and Emergency Shelter Grants will be required to actively participate in the HMIS database to effectively track discharged homeless persons throughout the Continuum of Care process. Agencies not funded through the above federal grants will be encouraged to participate in the HMIS database.
- Agencies will recognize that homeless persons face particular barriers to housing and access to resources, therefore the discharge planning process will begin as soon as possible after admission to agency or public facility.
- Agency/Facility staff will conduct a social services needs assessment for homeless persons immediately following admission and again prior to discharge.
- Agencies will develop a discharge plan for transition to the community with the participation and agreement of the individual. Barriers to appropriate discharge will be identified and

addressed.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

There are no public policy barriers to affordable housing in San Benito. The City of San Benito continues to successfully administer entitlement funding in accordance with Federal Regulations and consistent with the Consolidated Plan. The Analysis of Impediments and the review of any barriers to affordable housing did reveal the need for additional resources to address the needs of affordable housing and services in the City of San Benito. Additional Entitlement resources and non-federal resources are needed.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of San Benito has identified the following impediments:

- Removal of barriers for persons with limited English proficiency enabling them to better access the housing market is needed.
- Greater Public Awareness, outreach and education of Fair Housing is needed.
- Continued emphasis on fair housing enforcement, including training and testing is needed.

In order to overcome the above mentioned impediments, the following actions will be taken:

- Maintain a list of private partner lenders providing affordable housing, financing and subsidies, and offer buyers access to down payment and closing costs.
- Encourage private sector support for market and mixed rate affordable housing.
- Support fair housing workshops and orientation among non-English speaking populations and low-income persons.
- Partner with local industry to conduct ongoing outreach and education regarding fair housing and provide information, and bilingual flyers and pamphlets in a variety of public locations and continue to provide outreach to non-English speaking people.
- Encourage Fair Housing Enforcement Agencies to target increase fair housing testing for multifamily properties and encourage U.S. Department of Housing and Urban Development (HUD) to provide increased fair housing testing in local apartment complexes.
- Continue to provide language assistance to persons with limited English proficiency as funding is

available.

- Encourage recruitment of industry and job creation. A yearly job fair will be held.

Discussion:

In order to raise awareness of barriers to affordable housing the City will proclaim April as Fair Housing Month. Information regarding discrimination and action for renters or homebuyers will be available. HUD authorized pamphlets are also available at the San Benito Community Grants & Program (SBCGP) Office.

SBCGP will provide assistance to any resident filing a federal fair housing discrimination complaint; provide intake services and forward the complaint to the appropriate HUD office. To date, the City of San Benito has not assisted anyone in filing a fair housing discrimination complaint.

The City of San Benito will proclaim June as Affordable Housing Month. Information will be disseminated regarding affordable housing in both English and Spanish.

Posters regarding Fair Housing and brochures are distributed to non-profits; local agencies, and governmental offices to provide awareness of fair housing.

SBCGP has entertained the idea of applying for Texas Department of Housing & Community Affairs (TDHCA) funds to assist potential homebuyers with down payment and closing cost assistance. A decision has not been made due to the minimal staff of the department.

AP-85 Other Actions – 91.220(k)

Introduction:

The San Benito Community Grants & Programs Department (SBCGP) will address the community development priorities identified in the Rio Grande Valley Entitlement Community's (RGVEC) Consolidated Plan and Strategy (CPS).

Actions planned to address obstacles to meeting underserved needs

The City will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the vast variety of issues that prevent families from breaking out of poverty and from living in the best, most affordable housing possible.

Actions planned to foster and maintain affordable housing

As part of the Consolidated Planning process, SBCGP has adopted the following objectives to expand affordable housing opportunities during this One-Year Action Plan period.

A. Ownership Housing

- Provide access to down payment and closing cost assistance to low-and moderate-income households.
- Provide access to gap-financing assistance to reduce the cost of housing for low-and moderate-income households.
- Promote housing fairs and open houses for affordable housing developments.

Federal, State and Local Public and Private Sector Resources Available:

- The major source of federal funding that assists SBCGP to address its affordable housing needs is the Community Development Block Grant (CDBG) Program from the U.S. Department of Housing and Urban Development (HUD).
- The San Benito Public Housing Authority (PHA) receives Section 8 Tenant Based Housing Choice Voucher Program funds from HUD that provide rental subsidies for eligible low-income households. In addition, the PHA is implementing the Section 8 Homeownership Choice Voucher Program. This program permits families that qualify the opportunity to use their rental assistance as mortgage payment subsidy towards Homeownership.
- The PHA is currently administering a Home Construction Program that builds affordable homes on scattered sites throughout the community. These homes are sold at investment value to local families of up to 120% AMFI.
- The City of San Benito participates in the Harlingen & San Benito Housing Finance

Corporation. This entity provides affordable housing finance opportunities to first-time homebuyers via tax credit and down payment assistance.

Actions planned to reduce lead-based paint hazards

In recognition of the dangers posed by lead-based paint, the City of San Benito ensures that homes that were constructed prior to January 1, 1978 are tested for the presence of lead. The specific homes tested are those that are under contract to be rehabilitated or purchased with down payment assistance funds. The appropriate abatement or interim control methods are employed if lead is found in the home. These measures are required to be taken by an organization as the City's sub-recipient of funds.

The PHA, through its Section 8 Program, conducts inspections prior to tenant occupancy. If such presence of lead-based paint is evident, abatement of such material must take place prior to the property participating in the program. Both tenant and landlord are made aware of such hazards and are given educational material for reference.

According to local health department officials, many lead poisoning cases may be caused by sources other than lead-based paint. Some cases may be attributed to pottery and serving dishes made in Mexico that are finished with lead-based glazes, which can be dissolved by foods with high acid content—such as citrus, peppers, and tomatoes. Also, many popular herbal remedies and traditional potions, sold on both sides of the U.S.-Mexico border, may contain lead.

Actions planned to reduce the number of poverty-level families

SBCGP's Anti-Poverty Strategy focuses on the most vulnerable population segments: very low-income households (incomes between 0-30% of the median family income); those individuals in public or assisted housing; and the uncounted homeless individuals and families. Very low-income households are generally more threatened with homelessness, often living from paycheck to paycheck with financial ruin being no more than one unexpected financial setback away. Persons in public or assisted housing are dependent upon public subsidies to maintain their own residences and have just a little more piece of mind and security than their counterparts that are not residents of public housing. In all, these segments of the population have the highest incidence of poverty and possess limited economic enrichment opportunities. These households will see the most immediate benefit from a concentrated effort to increase economic opportunities for all households in the City.

It is important to recognize that the Anti-Poverty Strategy is not a housing plan; it is an economic development plan that attempts to increase incomes and job opportunities for low-income households. The changing and expanding City economy has led to a growth in the number of low as well as high-paying jobs. Nonetheless, housing is a major component of the Plan, since a secure and affordable residence allows household members to pursue jobs, education and training without having

to worry about the threat of homelessness.

Actions planned to develop institutional structure

The strength of the City's institutional structure is derived from the variety of public agencies and community organizations in the area that are working diligently toward one common goal: to provide affordable housing, supportive services, and community development assistance to benefit low-and moderate-income individuals and families. Local agencies, community-based organizations, and social service providers must coordinate their activities in response to the City's urgent needs. Each stakeholder in the delivery system contributes valuable resources and expertise. To strengthen this delivery system, SBCGP has undertaken a more collaborative approach to develop a common vision for housing and community development activities for the community. Commitment and coordination among different levels of local government, community organizations, and the public is essential.

Actions planned to enhance coordination between public and private housing and social service agencies

SBCGP coordinates its activities with a variety of organizations involved in the delivery of housing, homeless, non-homeless special needs, and community development activities-including many of the public agencies and community organizations consulted during the development of the CPS and the One-Year Action Plan. They include designated Public Housing Authorities (PHAs), and other community organizations whose fields of interest and service include, but are not limited to: social services, youth services, elderly services, disability services, HIV/AIDS services, abused children's services, health services, homeless services, and services for victims of domestic violence.

The City will enhance coordination between public and private housing and social service agencies by keeping communication lines open, meeting with various organizations, and attending functions held by the various organizations.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The San Benito Community Grants and Programs Department (SBCGP) will address the community development priorities identified in the Consolidated Plan and Strategy (CPS). Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The City of San Benito CDBG Program entitlement allocation for the 2024-2025 grant year is \$342,208. The approved allocations are, for General Program Administration is \$68,441, Public Facilities & Improvements is \$69,779, Public Services is \$51,330 and Acquisition of Property is \$39,996. It is not anticipated that the City of San Benito will receive any program income from any of the projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

This Annual Action Plan covers Fiscal Year 2024-2025 (October 1, 2024 through September 30, 2025)

The City of San Benito is not an entitlement recipient of ESG or HOME funds. However, the Housing Authority of San Benito competes on a state level for HOME and HTF funds in order to meet the high housing need in the community.

Attachments

UPDATED ATTACHMENTS NEEDED:

Newspaper Affidavit

Sign-in sheets

Comments

Citizen Participation Plan

Certifications (Completed at approval of fund allocations.)