



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE: 01/19/17	REFERENCE NUMBER: G-2281	SUBJECT: Conduct Public Hearing and select project for 43 rd Year Community Development Block Grant (CDBG)	PAGE: 1 of 4
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The City's application for the 43rd Year Community Development Block Grant (CDBG) is due January 31, 2017. The City Council is required to hold a public hearing to receive public comment prior to that time and a public hearing has been advertised for the January 19th City Council meeting.

ELIGIBLE PROJECTS

The U.S. Department of Housing and Urban Development (HUD) has adopted increasingly stringent regulations regarding eligibility. Projects must benefit low or moderate-income residents, either by being located within a service area that has a majority of low or moderate income residents, or benefiting a target population, such as the elderly or handicapped. Among the types of projects that may be funded are:

1. **Acquisition** - Acquisition through the purchase, long-term lease, donation or otherwise, of real property for any public purpose which benefits the low-moderate income population, unless specifically prohibited by statute or federal regulations. Acquisition which forces relocation of families or businesses usually incurs prohibitive costs.

2. **Public Facilities and Improvements** - Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements which benefit low and moderate income populations. This may include senior citizen centers or community centers, or reconstruction of street, water and sewer lines, sidewalks, parks or playgrounds in low and moderate income areas. HUD has recently prohibited any drainage improvements located within the 100-year floodplain.

3. **Removal of Architectural Barriers** which restrict mobility and accessibility for elderly or handicapped persons to publicly owned buildings, facilities and sidewalks.

4. **Rehabilitation and Preservation Activities** - Rehabilitation of privately owned low income residential buildings or houses. Activities related to rehabilitation may include code enforcement, historic preservation, and renovation of closed buildings.

5. **Public Services** - This category includes areas such as employment services, crime prevention, child care, drug abuse prevention, energy conservation, health care, fair housing counseling, or recreational needs. Funds expended in this category must provide a new service, above and beyond the level of service currently being provided. Public services expenditures cannot exceed 15% of the County's total grant amount.

SUBMITTED BY:	DISPOSITION BY COUNCIL: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY:
		CITY SECRETARY
CITY MANAGER		DATE:

DATE: 01/19/17	REFERENCE NUMBER: G-2281	SUBJECT: Conduct Public Hearing and select project for 43 rd Year Community Development Block Grant (CDBG)	PAGE: 2 of 4
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- 6. **Interim Emergency Assistance** - In the case of a declared emergency by the County Judge, CDBG funds may be used on an interim basis for the clearance of streets and improvement of private properties (snow removal, tornado or flood cleanup, etc.).
- 7. **Economic Development** - Economic development activities must provide a measurable public benefit for low income individuals, such as job creation and business retention.

POTENTIAL SERVICE AREA

For any public works project, Benbrook must demonstrate that the service area population is predominately low to moderate income residents. As a result of the 2010 Census, Census Block Group 1054.05 qualifies. Block Group 1054.05 is roughly bounded to the north by Bellaire Drive, Southwest Boulevard to the west and south and Crosslands Road to the east (see attached map.) The City may use CDBG funds to construct streets (including street lighting), drainage improvements, alleys, and sidewalks within this area. The funds must only be used to benefit residential areas, as Tarrant County has rejected proposals that would benefit commercial or non-residential property.

The streets in this service area are in relatively good condition, so street lights were evaluated. Bellaire Drive and Crosslands Road are located in Census Block 1054.05 and are surrounded by apartments.

FUNDING LEVELS

Due to reduced funding levels from HUD, Tarrant County is divided into two groups and each group is eligible for grant funds every other year. By creating two groups, Tarrant County is able to provide larger grant amounts to awarded cities.

Group A – 2017	Group B - 2018
Bedford	Azle
Benbrook	Blue Mound
Crowley	Burleson
Dalworthington Gardens	Everman
Haslet	Forest Hill
Lake Worth	Haltom City
Lakeside	Hurst
Pantego	Kennedale
River Oaks	Keller
Sansom Park	Richland Hills
Westworth Village	Saginaw
White Settlement	Southlake
	Watauga

DATE: 01/19/17	REFERENCE NUMBER: G-2281	SUBJECT: Conduct Public Hearing and select project for 43 rd Year Community Development Block Grant (CDBG)	PAGE: 3 of 4
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Tarrant County anticipates that Benbrook's funding level should be approximately \$145,000-\$165,000.

POTENTIAL PROJECTS

Depending on the complexity of the project, Benbrook staff may be able to design the project in-house. Projects must be usable at the end of each year's construction, so it is not possible to fund partial construction or to carry money forward to the next year. However, in recent years the City has budgeted \$10,000 as matching funds. Thus, the maximum project amount should be approximately \$135,000 to \$155,000.

Staff has identified the following projects for further consideration with the first designated as the highest priority.

- A. Improve accessibility at City Hall and Community Center:** Both City Hall and the Community Center have accessibility issues that can be resolved using CDBG funds. For City Hall, a sidewalk would be constructed between the existing parking spaces and the front sidewalk, the exposed aggregate concrete would be removed and replaced (the exposed aggregate is slippery when wet) and the rails on the ramp would be replaced. For the Community Center, the rear door landing would be replaced, the sidewalk to the front door would be replaced and the front door access would be renovated. The total estimated construction cost is \$73,000.
- B. Install street lights on Crosslands Road:** Apartments surround Crosslands Road and there are no street lights on this street. The street light design would meet the requirements in the Subdivision Rules and Regulations. This would include 8 – 250W, 480V lights installed on 30-ft steel poles spaced 180 feet apart. City staff has discussed this project with Oncor Electric and the estimated construction cost is \$78,800.
- C. Install street lights on Bellaire Drive:** Apartments surround Bellaire Drive and there are no street lights on this street. The street light design would meet the requirements in the Subdivision Rules and Regulations. This would include approximately 17 – 250W, 480V lights installed on 30-ft steel poles spaced 180 feet apart. City staff has discussed this project with Oncor Electric and the estimated construction cost is \$177,000.

The City Council may have other projects it wants to consider. The County has indicated its reluctance to allocate funds for housing rehabilitation, since few eligible residents have applied for funds in past years.

RECOMMENDATION

Staff recommends that, following the public hearing, the City Council authorize the staff to prepare an application for the 43rd Year CDBG project, including one of the following funding allocations:

- | | | |
|----|---|-----------|
| 1. | Improve Accessibility at City Hall and Community Center | \$73,000 |
| 2. | Install street lights on Crosslands Road | \$78,800 |
| 3. | Install street lights on Bellaire Drive | \$177,000 |

DATE:
01/19/17

REFERENCE
NUMBER:
G-2281

SUBJECT:
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43rd Year Community Development Block Grant
(CDBG)

PAGE:
4 of 4

CDBG Target Area

Block Group 1054.05

