

CITY OF SAN MARCOS
2021 CDBG APPLICATION



NOTE: This form is not to be used for applicants seeking funds to support programs operated by non-profit organizations. A separate application form for "Public Services" is available and should be used for projects of that nature.

Due Date: June 18, 2021

I. APPLICANT CONTACT INFORMATION

The P2P Movement dba ACCEYSS Network
Applicant Organization: _____
Dr. Shetay Ashford-Hanserd 512-667-7444
Contact Name: _____ Telephone: _____
174 S. Guadalupe Street, Suite 105 San Marcos, TX 78666
Mailing Address: _____
Physical Address, if different from mailing address: _____
info@thep2pmovement.org www.thep2pmovement.org
Contact E-Mail Address: _____ Web Address: _____
Dr. Shetay Ashford-Hanserd
Who is authorized to execute program documents? _____

II. APPLICATION SUMMARY INFORMATION

#ReclaimDunbar Community Revitalization Planning Project
Project Name: _____
Amount of CDBG Funds Requested: _____
Dunbar Neighborhood - Jackson Chapel United Methodist Church
Project Location: _____

High Priority Need National Objective
____ Affordable Housing _____ Benefit to Low/Mod Income Persons
____ Public Services [Use the Public Services Application] X Slum or Blight Elimination/Prevention
X Public Facilities _____ Urgent Need (such as disaster)
____ Economic Development

Will all CDBG funds for this project be expended by July 15, 2021? _____ Yes X No

If "No", what percent is expected to be completed by that date? 25

III.

PROJECT DESCRIPTION

SUMMARY

Summarize how CDBG funds are proposed to be used:

The purpose of the #ReclaimDunbar Community Revitalization Planning Project is to scope the needs and costs associated with revitalizing key historic and cultural assets within the Dunbar neighborhood including public facilities such as the historic Jackson Chapel United Methodist Church. The funds will be utilized to form a #ReclaimDunbar Community Revitalization Committee and to hire an inspector to assess any code violations of blighted areas in need of renewal within the Dunbar neighborhood. Coalition members will also receive compensation for their participation and execution of the resulting action plan.

PROJECT SCOPE:

Please check all statements that apply to this project:

- All project design work is complete for this project (plans, specifications, etc.)
- This project will include selection of professional service providers (architect, engineer, etc.)
- This project includes acquisition of real property
- This project includes the rehabilitation of existing buildings
- This project includes new construction
- This project includes demolition of existing structures
- This project includes a public facility (such as a senior center)

ACCOMPLISHMENTS

Once the project is completed, how can its success be measured?

The success of this planning project will be measured by the completion of the following:

Formation of the #ReclaimDunbar Community Revitalization Committee
Development of the #ReclaimDunbar Community Revitalization Action Plan
Inspection of the Jackson Chapel United Methodist Church

NEED AND JUSTIFICATION

Describe the need for this project.

African American churches in the Dunbar neighborhood have historically served as “the cradle of the Negroes economic, cultural, and spiritual life” in San Marcos (Dunbar Heritage Association n.d.). Churches have always played an essential role in African American communities throughout the U.S. (Billingsley and Caldwell 1991), and the historic churches in Dunbar are no different. They served a social hub for political, religious, and recreational activities that brought members of the African community closer together, particularly in the Jim Crow era.

Locally, African American descendants of the Dunbar community perceive the City of San Marcos has neglected the needs of the Dunbar neighborhood over time. For example, there are five or more churches that still remain in the Dunbar Historic District that are in need of repair and in some cases replacement. This project would develop a plan to assess the needs and to develop a feasible action plan.

IMPACT

Describe in detail the impact this project will have on the identified need and on San Marcos residents.

This project would renew the hope of descendants of the Dunbar neighborhood and African American residents in general in San Marcos that there is a concerted effort and focus to preserve the culture and history of the historic African American churches, which serve as the primary remaining historic buildings within the Dunbar Historic District.

EXPERIENCE OR REFERENCES

Describe your experience in implementing a similar project, or if this is a first time venture, provide an explanation of why you believe you will be successful in implementation. You may attach up to three letters of reference.

This project will leverage the experiences of Dr. Shetay Ashford-Hanserd (Associate Professor at Texas State University and Founder of The P2P Movement/ ACCEYSS Network), Mr. Ralph Merriweather (Dunbar neighborhood resident and member of Jackson Chapel UMC), Mrs. Marilyn Meriweather Johnson (Former Dunbar neighborhood resident and member of Jackson Chapel UMC), and Pastor Jonafa Banbury (Secretary of Dunbar Heritage Association). The attached letters of reference provide more insight into the experiences of the proposed project team. Additionally, under the leadership of Dr. Ashford-Hanserd's the #ReclaimDunbar Research Team has produced a peer-reviewed published journal article, and she has made previous recommendations to the City of San Marcos Historic Preservation Commission.

IV.

BENEFICIARIES

The CDBG program allows several different methods of documenting that a project benefits low to moderate income persons. *Direct Benefit* projects provide services directly to an individual or family; for example, a housing rehabilitation project is a Direct Benefit project. *Area Benefit* projects benefit a geographic location; for example, a Sidewalk Project.

DIRECT BENEFIT PROJECTS:

Applicant must be able to document that at least 51% of the beneficiaries have an annual income that is at or below 80% of the Area Median Income and are San Marcos residents.

1. How many unduplicated individuals or households are expected to be served by this project? _____

Presumed Benefit: Activities that exclusively serve a group of persons in any one or a combination of the following categories may be presumed to benefit a population in which at least 51% of the population is low-to-moderate income. Individual income verification is not required, although residency and other client statistics must be collected. The Presumed Benefit categories are:

a. Elderly persons (62 or older)	e. Battered spouses
b. Homeless persons	f. Abused children
c. Persons living with AIDS	g. Migrant farm workers
d. Illiterate persons (includes non-English speakers)	h. Severely disabled adults (Census Bureau definition)

2. Will all of the program’s beneficiaries be in a Presumed Benefit Category? ____ Yes or ____ No
If “yes”, list the categories: _____

3. If the program’s beneficiaries cannot be considered “Presumed”, how will income eligibility be determined?
____ Projection of the individual or family’s income based on family size; or,
____ Other. Please provide details of how eligibility will be determined:

AREA BENEFIT PROJECTS:

Some projects, such as a senior center or a park, serve an area rather than individual persons. HUD defines an area benefit project as an activity which is available to benefit all of the residents of an area which is primarily residential. In order to meet the eligibility requirement of benefitting low to moderate persons, the area served must be an area where at least 51% of the residents are low/mod income persons. Most, but not all, San Marcos residential neighborhoods are low/ mod.

1. Will this project be available to benefit all persons in the service area? ____ Yes ____ No
2. Are the neighborhoods that will benefit from this project primarily residential? ____ Yes ____ No
If “No”, please explain: _____

3. What neighborhoods will benefit from this project? Please list either individual neighborhoods or describe the boundaries that will define the service area:

PUBLIC FACILITY PROJECTS

In the CDBG program, Public Facilities are broadly interpreted to include all improvements and facilities that are either publicly owned or that are traditionally provided by the government, or owned by non-profit organizations, and operated so as to be open to the general public. Facilities providing shelter for persons having special needs are also considered to be public facilities.

- *Public facility projects cannot include the costs of operating and maintaining public facilities, costs of purchasing construction equipment, the costs of furnishings and other personal items such as uniforms, or new construction of public housing.*
- *Public facilities are intended to benefit all the residents of an area; thus, in most cases it must serve an area having at least 51% low/mod population.*
- *Public facilities owned by a nonprofit must be made available to the general public and must be open for use by the general public during all normal hours of operation.*
- *Reasonable fees may be charged for the use of the facilities assisted with CDBG funds, but charges, such as excessive membership fees, which will have the effect of precluding low/mod income persons from using the facilities, are not permitted.*

1. Who is/will be the owner of the facility? Jackson Chapel United Methodist Church
2. Will fees be charged for the use of the facility? Yes or No
If yes, please attach a fee schedule.
3. How will the facility be made available to the general public? Jackson Chapel UMC will be made available to the general public for Sunday worship or other community-related events.

LINE ITEM BUDGET

Please use the following format to present your proposed line item budget. Secured funds are funds on-hand, pledged, or awarded. City Council has waived fees for Construction Permitting and Development Code Processes for CDBG projects. Impact fee charges, when applicable, are not waived. Round budget numbers to the nearest dollar.

CDBG funds cannot be spent or obligated until final environmental clearance for the project has been obtained. HUD has interpreted "obligated" to mean that we cannot execute contracts or take bids as that will "obligate" funds. The environmental review is generally prepared by the City's CDBG staff. **Please include \$1,000 for environmental fees for rehabilitation, new construction, demolition or clearance, and land acquisition projects.** No environmental expenses are required for professional service projects that will not include construction.

Budget Item	Total Budget	CDBG Funding Proposed	Other Funding Source(s)	Secured Funds available at project start	Additional Funds Needed to Complete Project
Project Soft Costs					
Environmental Review Costs	1,000	1,000		1,000	
Professional Services	14,000	9000			
Publication Costs	1000	1000			
		1,000			
Project Hard Costs					
Environmental Testing (lead paint, etc.)					
Dumpsters / fencing/ portable toilets, etc.					
Demolition / clearance expenses					
Rehabilitation or new construction costs					
Property acquisition					
Other					
Other					
BUDGET TOTAL	16,000	11,000			

VI. PROJECT IMPLEMENTATION SCHEDULE WITH PERFORMANCE GOALS

The first activity should be environmental review. Projects that do not impact the physical environment generally take about 15 days for environmental review – this would include public services, professional services, homebuyer assistance.

Projects that will potentially have a physical impact on the environment (construction or demolition, for example) generally take 45 to 60 days for environmental review. If the project is located in a FEMA floodplain, add 30 additional days.

Please include reasonable time for procurement activities, including procurement of professional service providers.

October 1, 2021

September 30, 2022

Projected Start Date: _____ **Projected Completion Date:** _____

Projected Implementation Schedule with Performance Goals			
Activity Description	Start Month/Year	End Month/Year	Performance Measurement Goal
<i>Example: Procurement of Architect</i>	<i>October 2021</i>	<i>December 2021</i>	<i>Contract executed</i>
City Environmental Review	October 2021		Approval to use funds
Formation of the #ReclaimDunbar Community Revitalization Committee	October 2021	December 2021	MOU Agreement for #ReclaimDunbar Community Revitalization Committee
Data Collection and Analysis	October 2021	December 2021	Development of the #ReclaimDunbar Community Revitalization Action Plan
Pilot Testing and Model Development	January 2022	May 2022	Inspection of the Jackson Chapel United Methodist Church
Dissemination of Findings	June 2022	September 2022	Development of White Papers, Publications and Town Hall Discussion