Choice Empowers

Building Equity in the Rio Grande Valley colonies

Nick Mitchell-Bennet
Community Development Corporation of Brownsville

Jesse Miller
buildingcommunityWORKSHOP

COMMUNITY DEVELOPMENT

CORPORATION OF BROWNSVILLE

Building dreams in the RGV since 1974

mission

CDCB is a multifaceted affordable housing organization devoted to utilizing collaborative partnerships to create sustainable communities across the Rio Grande Valley through quality education, model financing, efficient home design, and superior construction.

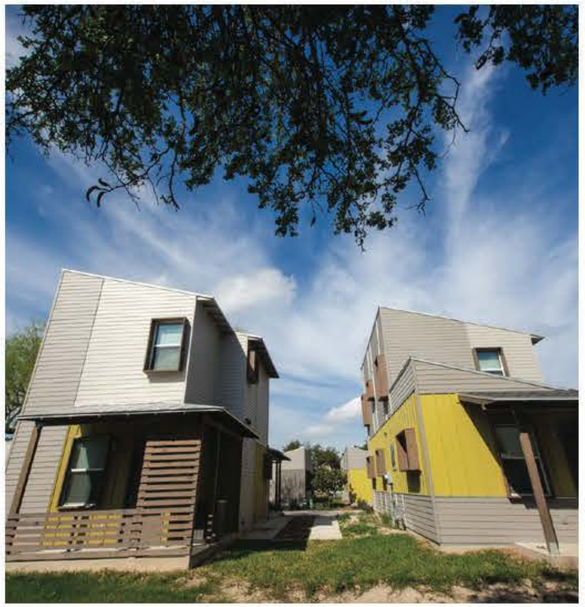
vision

CDCB shall be the trendsetter in creating model communities, where every person will be valued, provided options, interconnected within sustainable communities, and assured a high quality of life through excellence in education and responsible decision making.

Lines of business
Single family
Community equity
YouthBuild
RGV MultiBank
Rental Housing
La Puerta

buildingcommunityWORKSHOP

WALGREENS
LA MICHOACANA
MEAT MARKET



design justice
through comm
unity engage
ment
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ipsnotfi tions
bcWORKSHOP

COLONIA NEIGHBORHOOD PLANS & IMPLEMENTATION STRATEGIES

participatory planning initiative

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

Texas Low Income Housing Information Service

LUPE

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Educación y Cultura Para tu Futuro
WELCOME!
¡BIENVENIDOS!

bc

community engagement and technical advisory

RANCHO SANCHEZ
a neighborhood plan & implementation strategy
GREEN VALLEY FARMS
a neighborhood plan & implementation strategy
HIDALGO PARK II
a neighborhood plan & implementation strategy
COUNTRY VIEW
a neighborhood plan & implementation strategy
LUCERO DEL NORT
a neighborhood plan & implementation strategy
CURRY ESTATES
a neighborhood plan & implementation strategy
4.0 HOUSING
HOUSING DAMAGE
WAS YOUR HOME DAMAGED BY HURRICANE DOLLY? *EVN
100% YES
IF YES, WHERE? *EVN
Roof
Windows
Walls
Foundation
Trees
Yard
Garage
Driveway
COMPLETE STRUCTURES IN NEED OF REPAIR *Windshield Survey
Reconstruction
Major Repair
Minor Repair
None
STRUCTURAL ELEMENTS IN NEED OF RECONSTRUCTION *Windshield Survey
Roof 25%
Envelope 30%
Foundation 25%
WOULD YOU CONSIDER RELOCATING TO AN AREA LESS IMPACTED BY FLOODING IF YOU HAD THE OPPORTUNITY? *EVN
62% YES
31
Hurricane Dolly Disaster Recovery Needs Assessment. Conducted to demonstrate scope of need for the disaster recovery housing program, findings show that the quality of construction varies among housing stock, ranging from the need for everyday maintenance to complete reconstruction.
Damage from Hurricane Dolly includes compromised foundations, water damage to walls, mold, and wind damage to roofs and building envelopes. Many homes still show significant damage, and in the last neighborhood planning meeting residents prioritized home repair as one of their top needs.
4.2 Existing Challenges
Aside from individual economic constraints, the lack of adequate drainage infrastructure is one of the primary impediments to the provision of fair and quality housing within El Charro #2. The lack of drainage infrastructure to appropriately manage stormwater creates a disincentive for home investment and maintenance. Residents are hopeful that the Alberta Drainage Project improvements will
dentro de los residentes participantes en el proceso de planeación es de 25 años.
La empresa bcWORKSHOP condujo una encuesta tipo Wind-Shield (Investigaciones por observación) en octubre del 2011, tomando como muestra una sección de El Charro #2, como parte del programa de Evaluación y Recuperación de Desastres del Huracán Dolly. El objetivo era demostrar la necesidad de desarrollar un programa de recuperación de viviendas en situaciones de desastre; las conclusiones mostraron que la calidad de construcción varía dentro del grupo de viviendas existentes, y va desde la necesidad de mantenimiento diario, hasta una completa reconstrucción.
Los daños provocados por el Huracán Dolly incluyen cimientos averiados, daños en las paredes, moho y daños a tejados y coberturas de edificios, ocasionados por vientos. Muchas viviendas tienen todavía un daño significativo, y en la última reunión de planeación de vecinos residentes dijeron que esta era una de sus necesidades primordiales.
Absent engineered solutions, some homeowners dug ditches
Surveyed homes showed compromised siding + foundations

COLONIA DRAINAGE INITIATIVE

low impact development and open space

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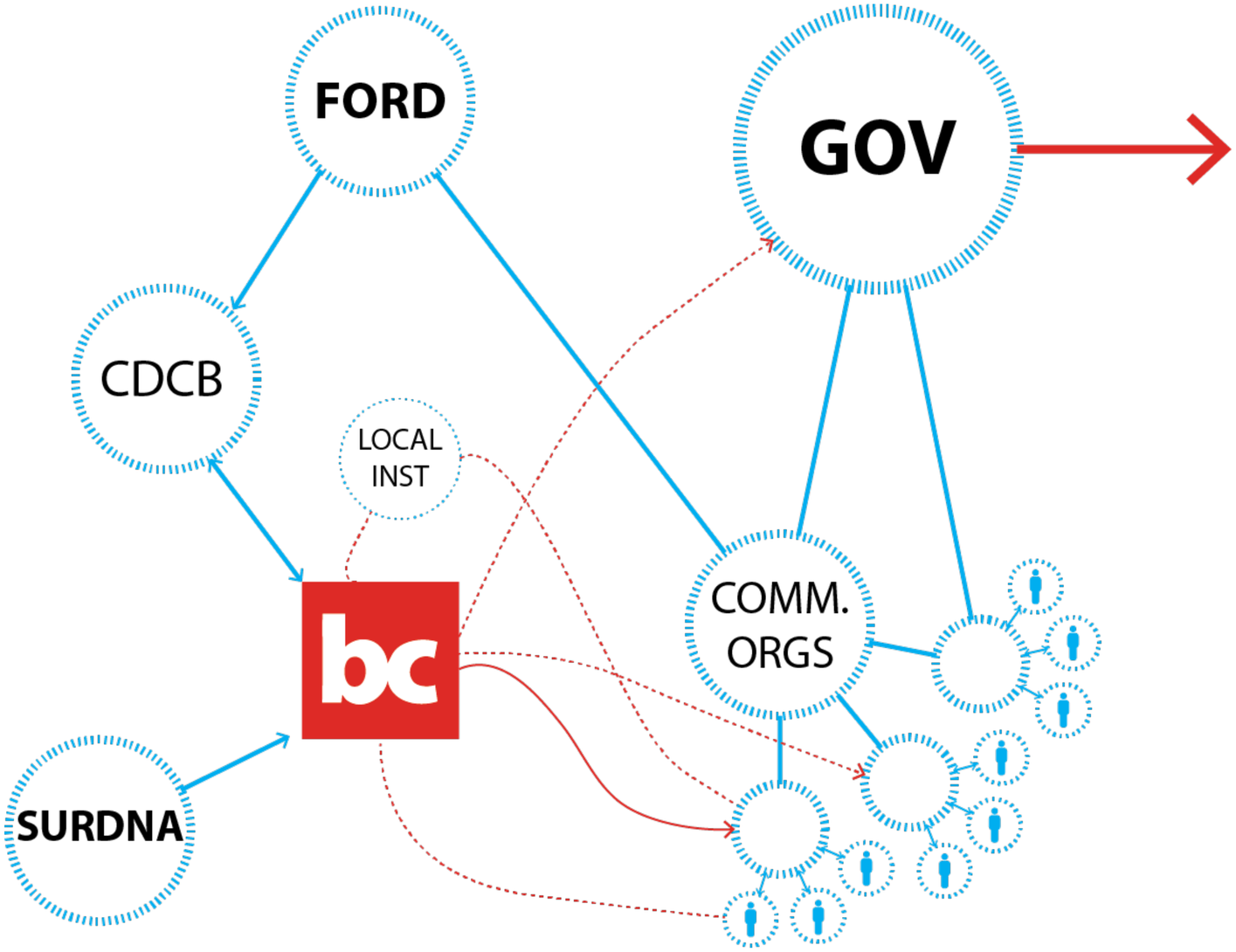
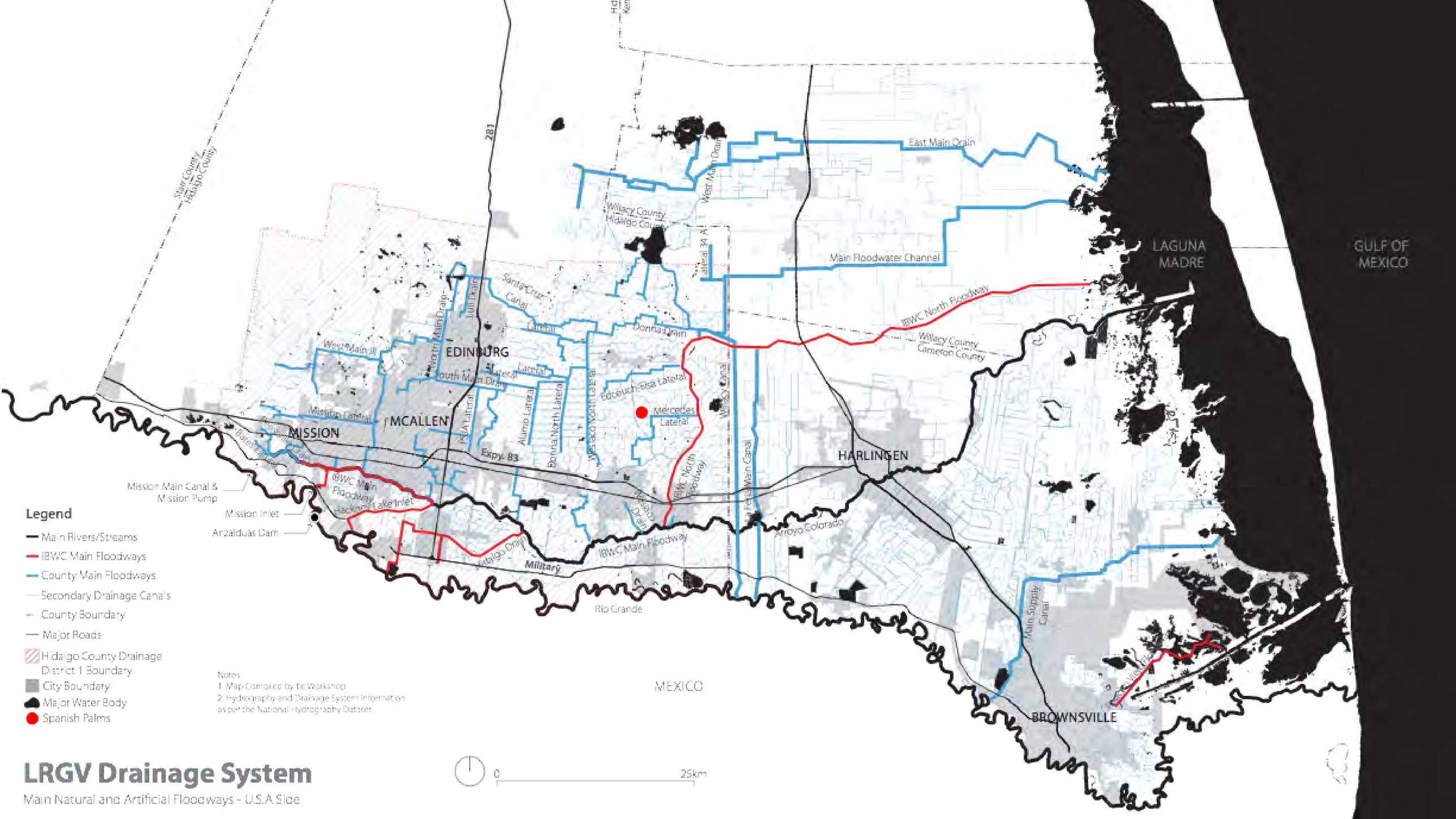
Build power in the Colonias so residents can advocate for drainage infrastructure.

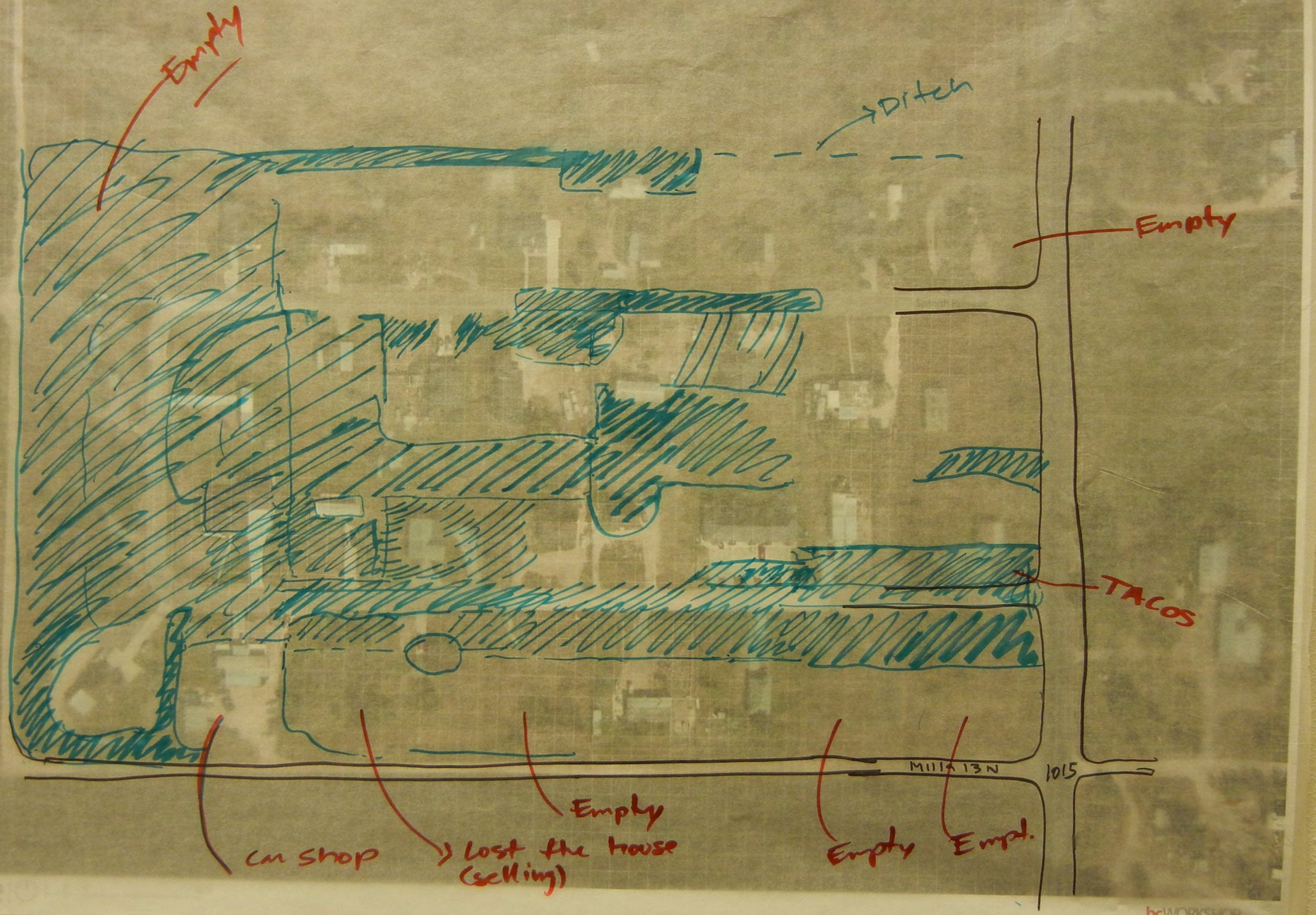


PARTNERSHIPS

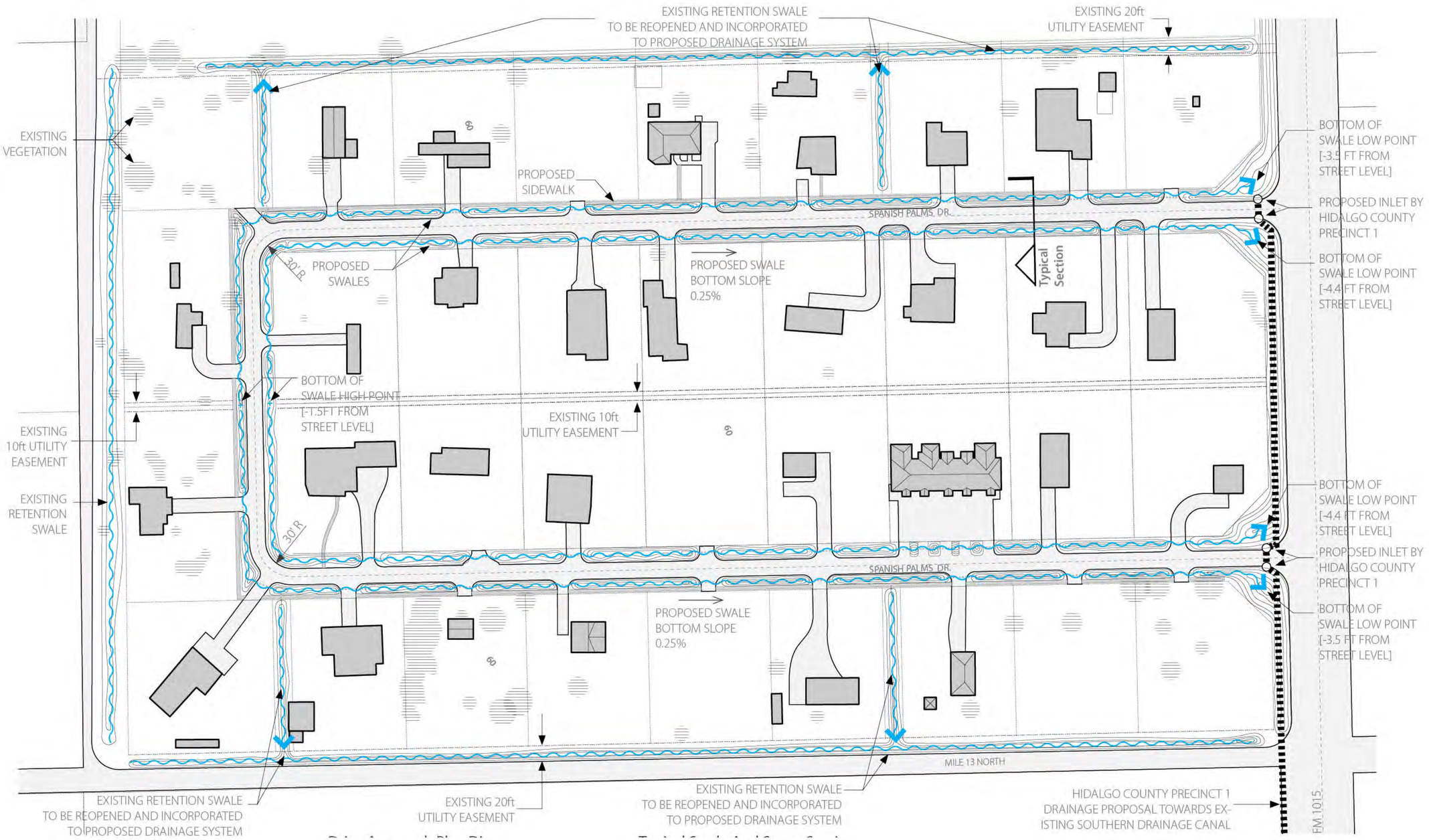


LRGV Drainage System

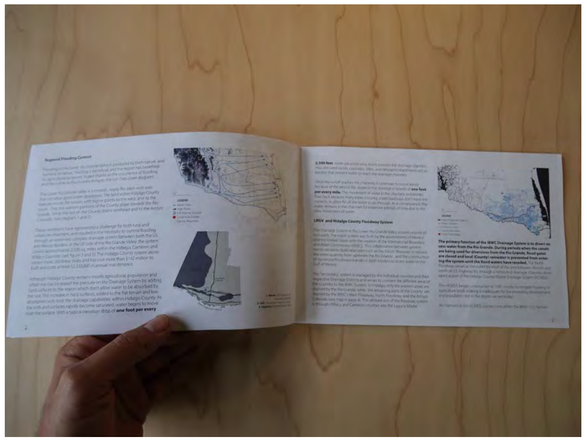
Main Natural and Artificial Floodways - U.S.A Side



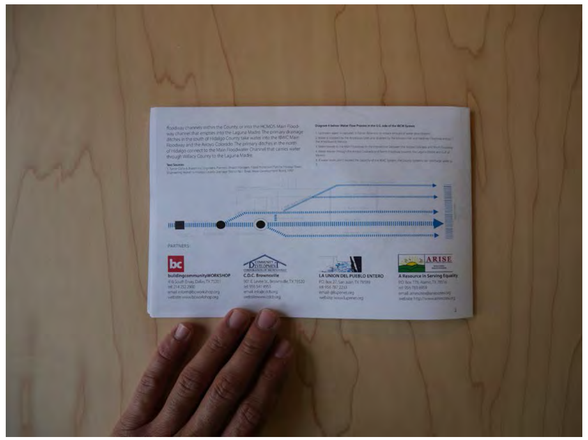
Spanish Colonia
bcWORKSHOP


EXISTING RETENTION SWALE
TO BE REOPENED AND INCORPORATED
TO PROPOSED DRAINAGE SYSTEM
EXISTING 20ft
UTILITY EASEMENT
EXISTING
VEGETATION
PROPOSED
SIDEWALK
SPANISH PALMS DR.
BOTTOM OF
SWALE LOW POINT
[-3.5 FT FROM
STREET LEVEL]
PROPOSED INLET BY
HIDALGO COUNTY
PRECINCT 1
BOTTOM OF
SWALE LOW POINT
[-4.4 FT FROM
STREET LEVEL]
30' R
PROPOSED
SWALES
PROPOSED SWALE
BOTTOM SLOPE
0.25%
Typical
Section
BOTTOM OF
SWALE HIGH POINT
[-1.5FT FROM
STREET LEVEL]
EXISTING 10ft
UTILITY EASEMENT
EXISTING
10ft UTILITY
EASEMENT
EXISTING
RETENTION
SWALE
BOTTOM OF
SWALE LOW POINT
[-4.4 FT FROM
STREET LEVEL]
PROPOSED INLET BY
HIDALGO COUNTY
PRECINCT 1
BOTTOM OF
SWALE LOW POINT
[-3.5 FT FROM
STREET LEVEL]
PROPOSED SWALE
BOTTOM SLOPE
0.25%
MILE 13 NORTH
EXISTING RETENTION SWALE
TO BE REOPENED AND INCORPORATED
TO PROPOSED DRAINAGE SYSTEM
EXISTING 20ft
UTILITY EASEMENT
EXISTING RETENTION SWALE
TO BE REOPENED AND INCORPORATED
TO PROPOSED DRAINAGE SYSTEM
HIDALGO COUNTY PRECINCT 1
DRAINAGE PROPOSAL TOWARDS EX-
ISTING SOUTHERN DRAINAGE CANAL
FM 1015

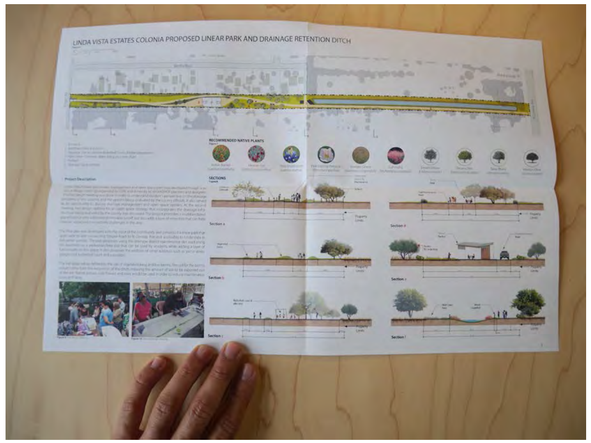
LRGV STORMWATER

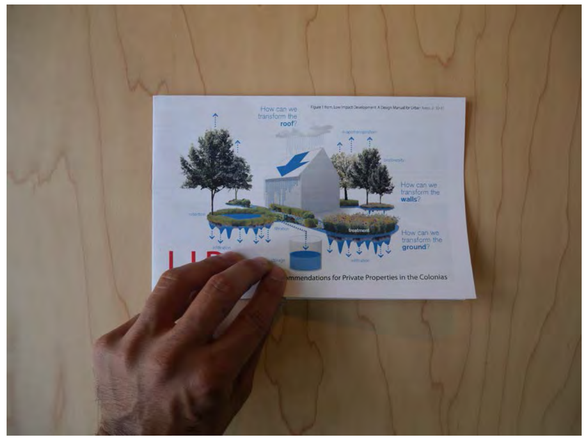


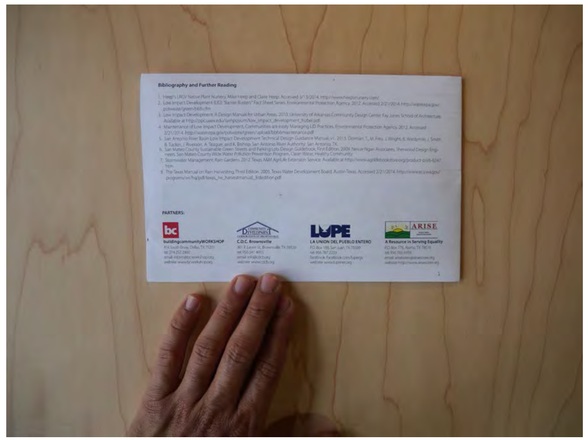
LRGV Drainage System



LINDA VISTA ESTATES


LINDA VISTA ESTATES COLONIA PROPOSED LINEAR PARK AND DRAINAGE RETENTION DITCH


How can we transform the roof?
How can we transform the walls?
How can we transform the ground?



LUPE
La Union del Pueblo Entero
BEACON HEALTH CARE, PA
ADULT & PEDIATRIC CLINIC
720-4159
Información Jurisdiccional - Limites de la Ciudad
ARISE

Cuaderno A
p1-p51
Nombre/Apellido
28189

sustainABLEhouse

an initiative of:

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buildingcommunityWORKSHOP

CDCB yearly production

We are one of the biggest developers in the RGV

125+ homes

$10 Million in loans

$30 Million
book of business

But What Have We Done?

Limited choice

+

Streamlined System

=

High Production & Affordability

Is this Formula ALWAYS Valid?

My Dilemma & Charge

are
you
crazy?

Redefining the Formula

Keeping: Controlled and rapid intake, approval & construction system

Introducing: A rapid & inexpensive **client-led design** process

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

bcW

EXIT

COMMUNICATION

Mets
VALUE

EMPOWERMENT

rapido

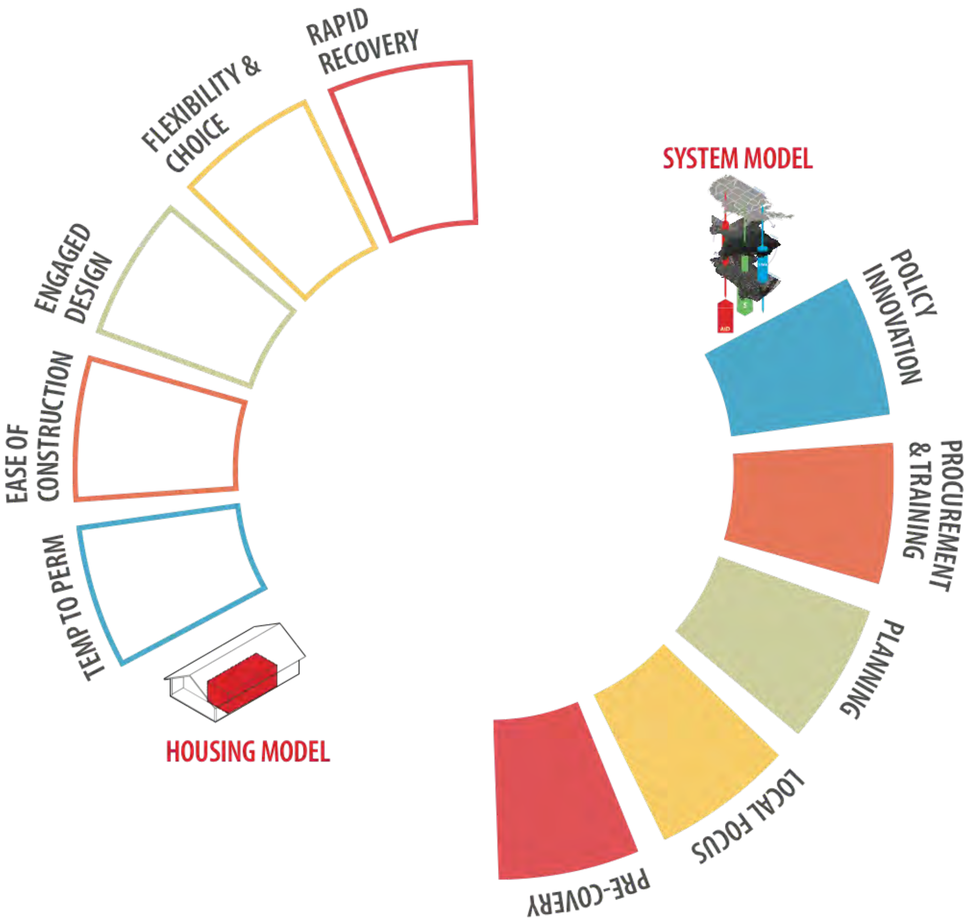
an initiative of:

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

buildingcommunityWORKSHOP

2008

2014



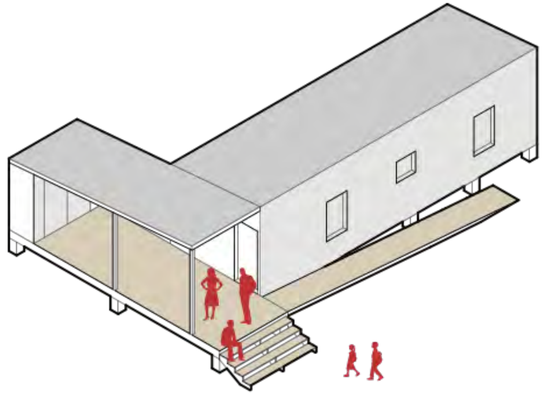
HOUSING MODEL

The RAPIDO design and construction methodology is centered around a temporary-to-permanent housing strategy [temp-to-perm] to bridge the relief phase of a disaster with the recovery phase. The rapid response is achieved through the placement of a temporary, modular and incremental unit called the CORE. The CORE unit is designed as a component of a larger home design. Each CORE is added onto through a one-on-one design process with each family. "What would you like in a home?" can be a powerful experience. By using an engaged design process, the temporary one bedroom space is transformed into

SYSTEM MODEL

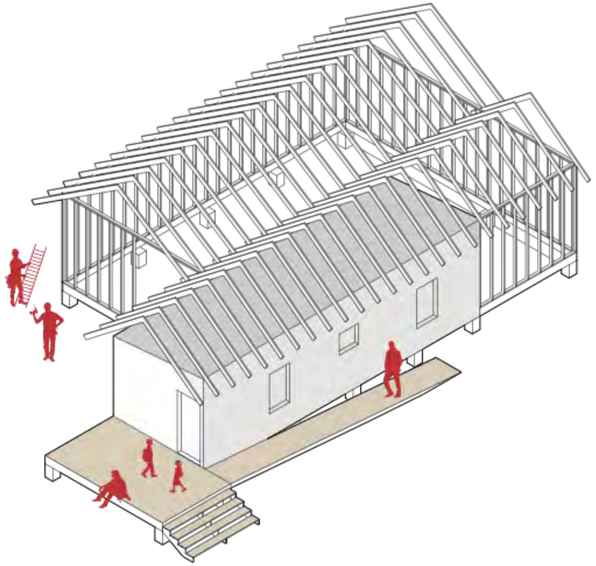
Building capacity to respond to a disaster is not easy for many smaller communities, but by building partnerships and relationships among experts, professionals, stakeholders, and local residents, those communities will have the tools to respond to the variety of challenges that may come in the future. The RAPIDO model emphasizes pre-disaster recovery planning to provide a community the ability to shape practices and response efforts to their individual priorities and sense of place.

1 temporary unit



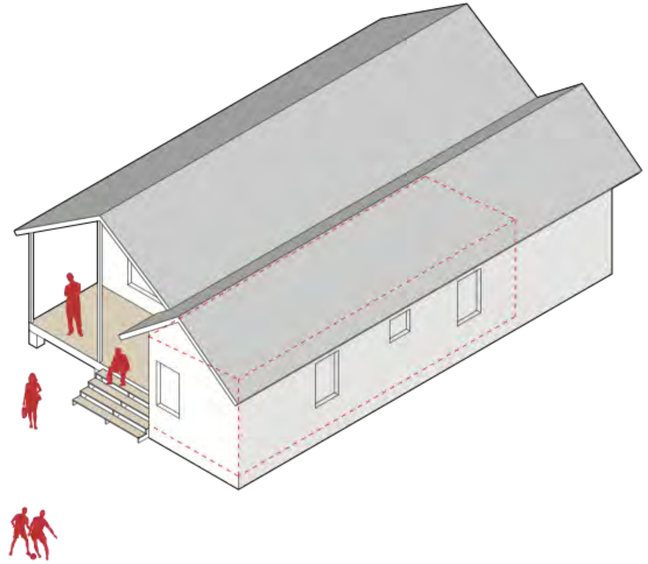
FAMILY LIVES IN THE CORE

2 custom expansion



CORE IS EXPANDED TO FIT FAMILY'S NEEDS

3 permanent home



FAMILY ENJOYS HOME

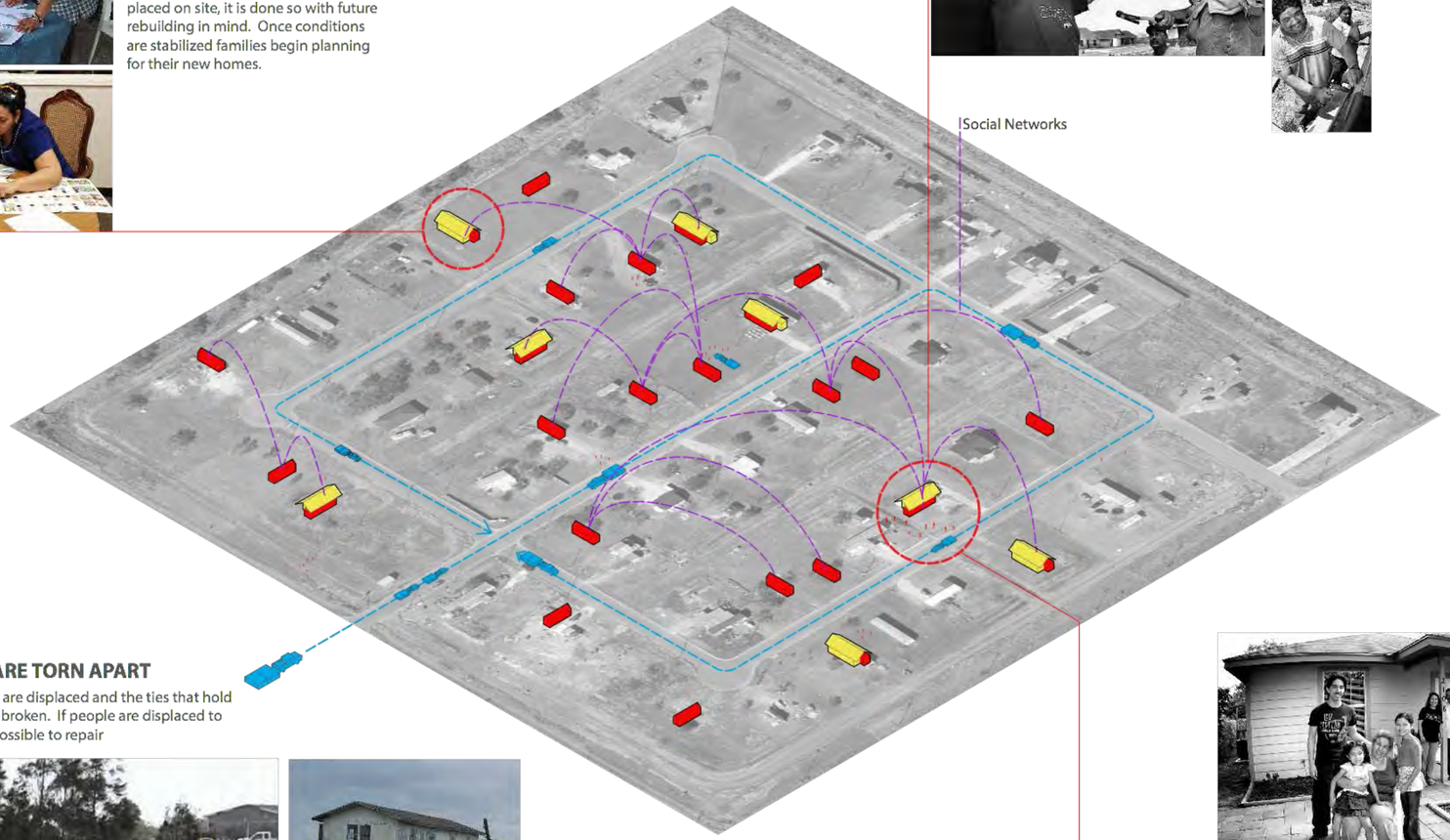
Temp to Perm

2. FAMILIES MAKE CHOICES

From the get-go, families are able to make choices to affect their situations. Designers and contractors work with them to ensure that when cores are placed on site, it is done so with future rebuilding in mind. Once conditions are stabilized families begin planning for their new homes.

3. ECONOMIES ARE REINFORCED

The RAPIDO program is designed to not only help families but build the economies that support these families. The construction system is built to give local contractors the ability to use their skills to support their families and local economies.



1. COMMUNITIES ARE TORN APART

When a storm hits families are displaced and the ties that hold communities together are broken. If people are displaced to long, this ties become impossible to repair

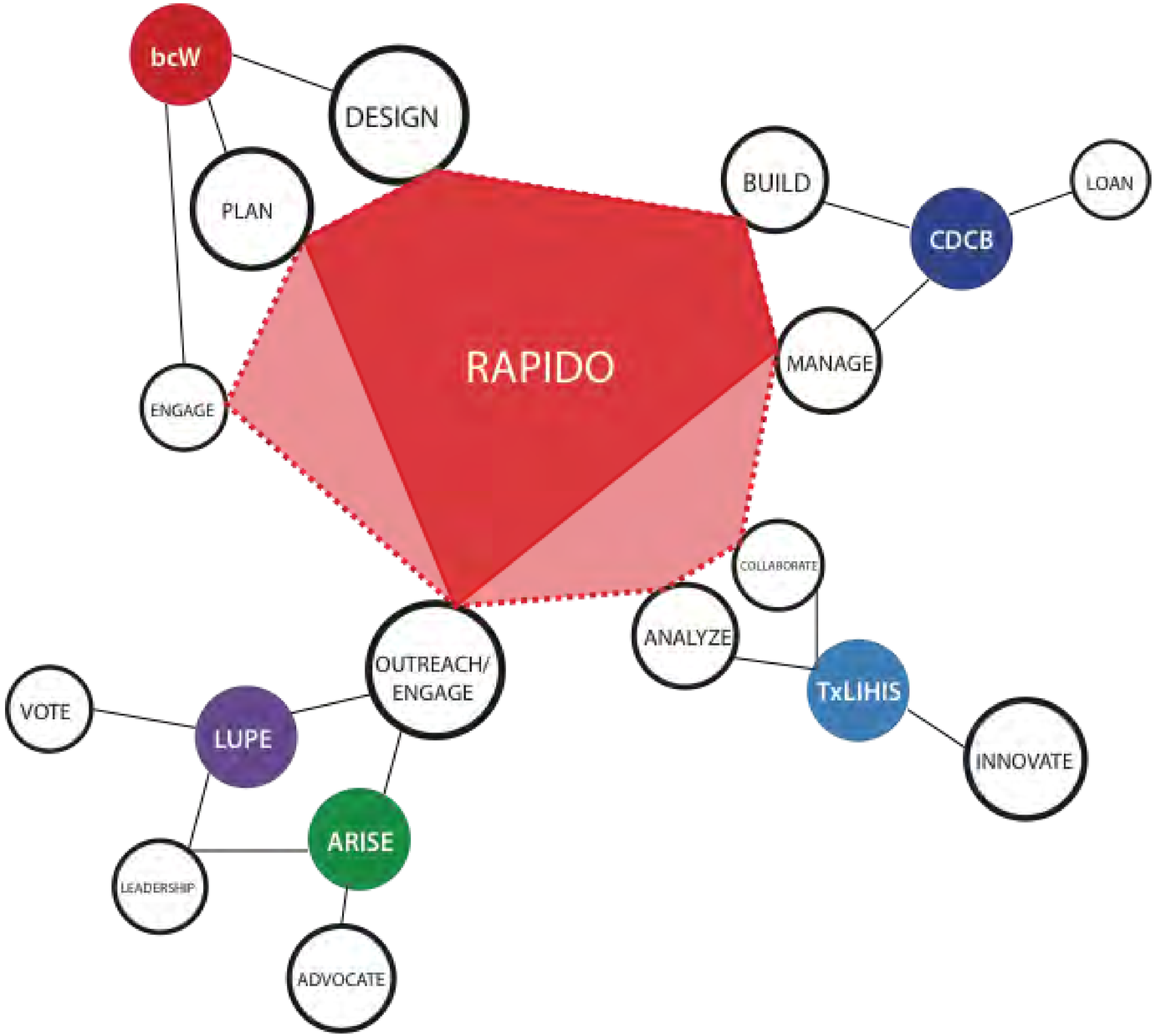
4. COMMUNITIES ARE STRENGTHENED

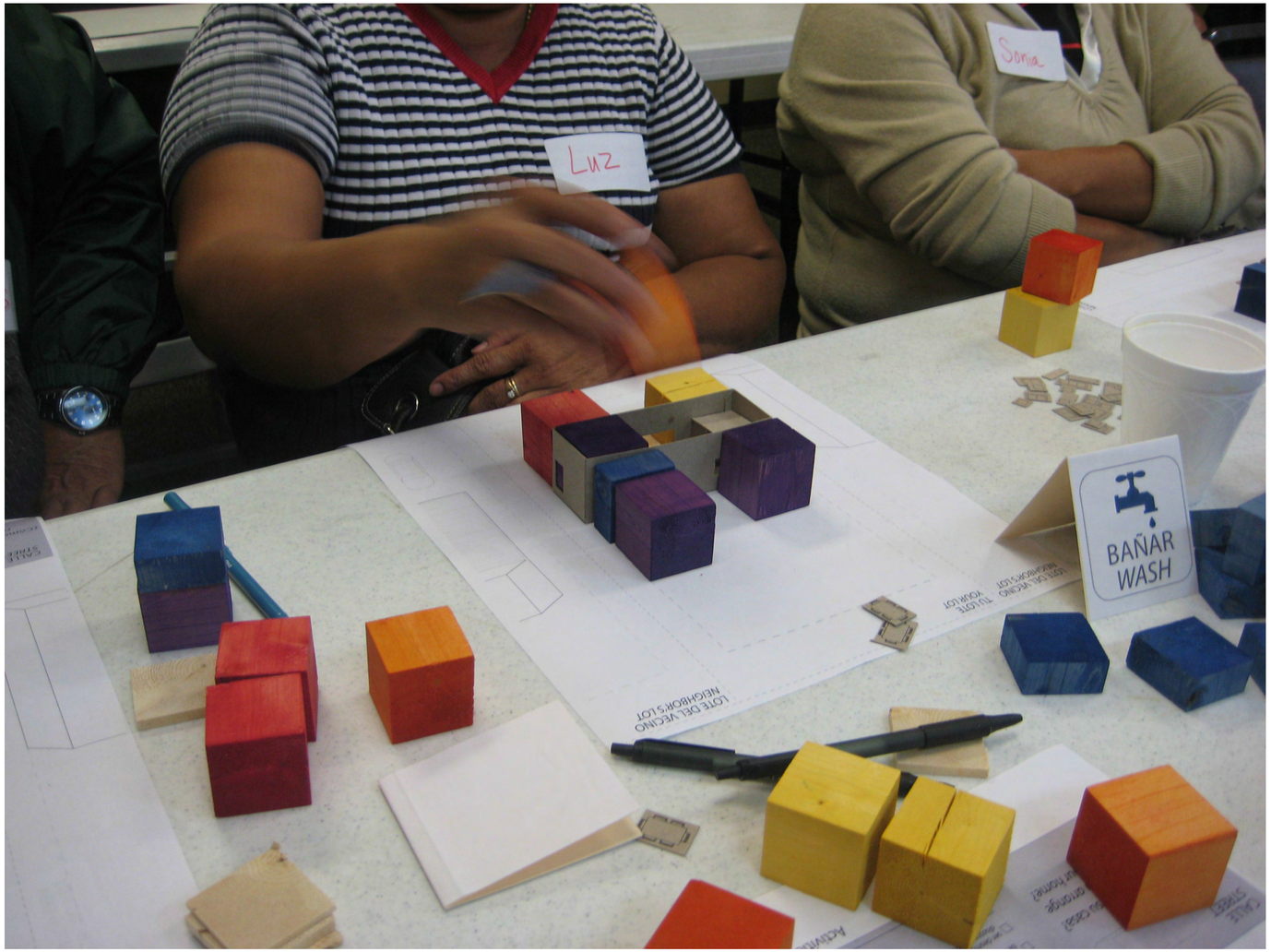
An open-sourced and grassroots approach not only gives communities access to shelter and resources but builds strength by allowing people to their own outcomes.

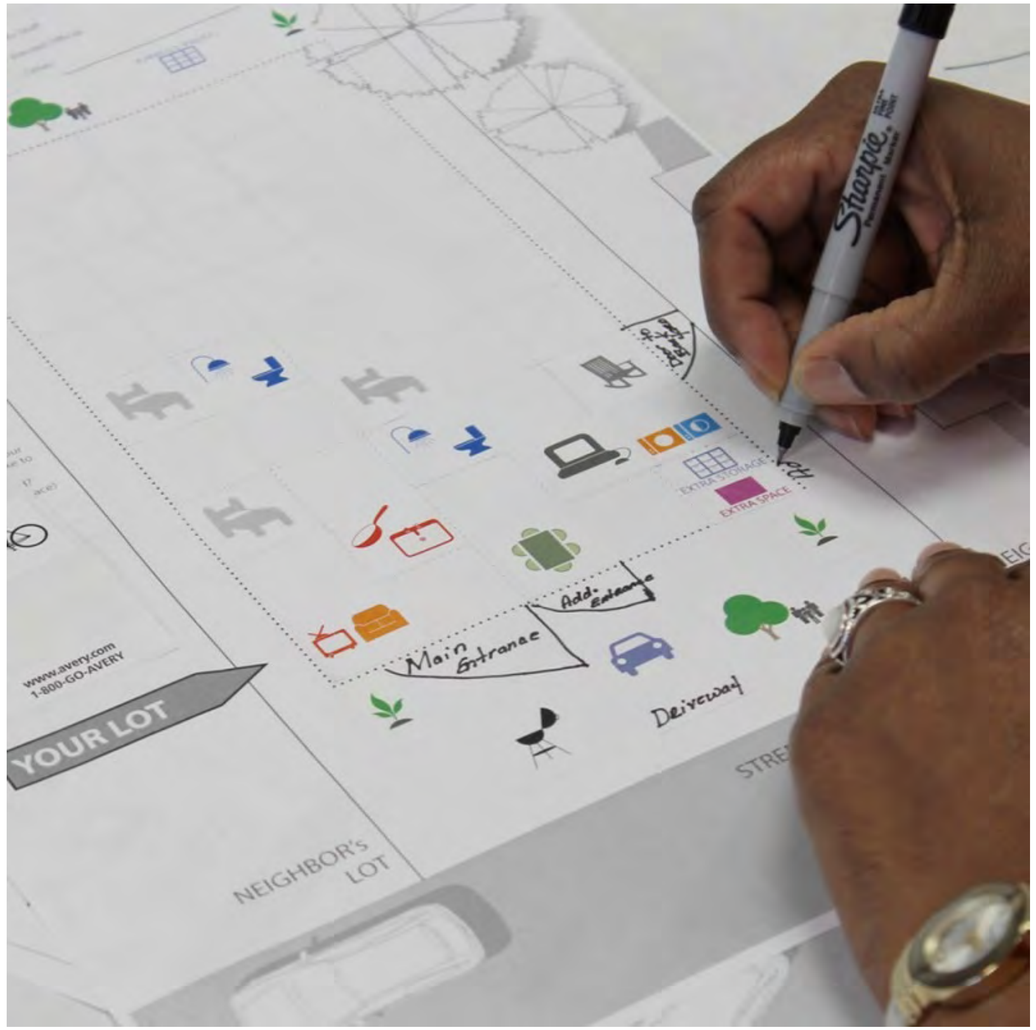
THE NEIGHBORHOOD

Welcome Homebuyer Educat
Carla Bazan

ZIP System
ZIP System
ZIP System


bcW
DESIGN
PLAN
ENGAGE
RAPIDO
BUILD
CDCB
LOAN
MANAGE
COLLABORATE
ANALYZE
TxLIHIS
INNOVATE
OUTREACH/
ENGAGE
VOTE
LUPE
ARISE
LEADERSHIP
ADVOCATE



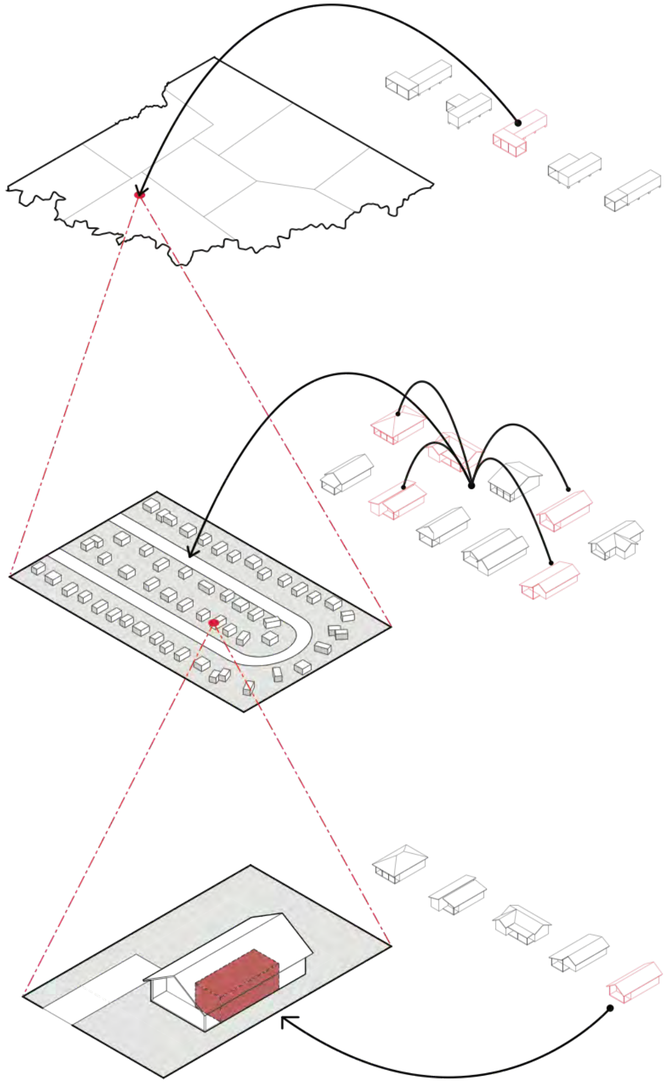


PRE-DESIGN + PRE-PROCUREMENT + PREPAREDNESS & TRAINING = PRECOVERY

PRE-DESIGN + **PRE-PROCUREMENT** + PREPAREDNESS & TRAINING = **PRECOVERY**

PRE-DESIGN + PRE-PROCUREMENT + **PREPAREDNESS & TRAINING** = **PRECOVERY**

region



REGION SELECTS COREs

Each region selects a CORE design that fit climate, building code, preferences, materials, etc. COREs components are built by local contractors and are stored before a disaster strikes. COREs are deployed after a disaster. More COREs are built as needed for immediate deployment.

neighborhood

NEIGHBORHOOD DEVELOPS DESIGN CATALOG

Neighborhoods work with designers in community design workshops to document contextual and programmatic design preferences for the neighborhood. These meetings will inform schematic home designs for disaster recovery homes, including flooding plans and elevations. Design factors include building performance, foundation, driveway, roof, porch, texture, doors, windows, and window details.

family

FAMILY SELECTS AND CUSTOMIZES HOME

After a disaster, each family meets with a designer to design the addition to their CORE based on the guidelines in the Neighborhood Design Catalog. Design decisions range from placement on property, to number of bedrooms and bathrooms, to types and color finishes.

LEVELS OF CHOICE

1785

3201

9984

BUILDING POWER THROUGH EDUCATION

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La Puerta Center for Financial Empowerment

- Housing Counseling
- Foreclosure Counseling
- Volunteer Income Tax Assistance
- One-on-One Financial Coaching
- Financial Education Seminars
- ACA Coaching
- FAFSA assistance

Workshops

All workshops start at 6pm and are open to the public!

JOIN US!

October
Pay Yourself First! Saving; Budgeting; Paying for College
LaHa: Oct. 8 CDCB: Oct. 15

November
Credit 101 Improving your Credit Score and Reducing Debt
LaHa: Nov. 5 CDCB: Nov. 19

December
Predatory Lending How to avoid paying too much interest
LaHa: Dec. 3 CDCB: Dec. 17

La Hacienda
3567 W. Business 83
Harlingen, TX 78550

CDCB
901 E. Levee St.
Brownsville, TX 78520

BIENVENIDOS
Jueves
4/Sep/2014
Dinorah
Martinez
= MHP Salud =
LUCHA
Land Use Colonia Housing Action

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