

## Expected Resources

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

#### Introduction

The City of McAllen is anticipating entitlement grant resources totaling \$2,069,835 during the next fiscal year (October 1, 2018 - September 30, 2019) to address obstacles to meet underserved needs, foster decent housing, and enhance communication between housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report to be remitted to HUD in December 2019.

#### 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	1,532,133	500,000	23,595	2,055,728	4,800,000	Funds to be used for community development

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	514,107	600,000	0	1,114,107	1,600,000	Funds to be use for housing assistance
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	291,474	0	0	291,474	145,737	Funds to be used for emergency assistance

Table 1 - 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**

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

Publicly-owned land, specifically parks and McAllen ISD properties, may be rehabilitated for improvements/increased use as green or open space. It is not anticipated that any other publicly owned land or property will be used to address community development needs. Nonetheless, public property may be used to house public service activities such as using the library or community centers for educational programs, recruitment, fairs, distribution centers, etc.

For FY 2018-2019, ten City/School park projects are scheduled to be improved with CDBG funds.

**Discussion**

The City's budget for FY 2018-2019 is anticipated to be a total award of \$2,069,835 (including reprogrammed funds) with a leverage of \$6,706,963 comprised of:

- Community Development Block Grant Funds

- Allocation:\$1,532,133
- Re-programmed Funds: \$23,595
- Leverage: \$4,566,963CBDO Proceeds: \$500,000 (Noted on the Priority Table in the Program Income Field)
- Total funds dedicated towards housing and community development needs:\$6,622,691

- HOME Investment Partnership Program

- Allocation:\$514,107
- Leverage: \$1,040,000CHDO Proceeds: \$600,000 (Noted on the Priority Table in the Program Income Field)
- Total funds dedicated towards housing needs: \$2,154,107

CBDO and CHDO Proceeds are funds which have been generated from the use of previous CDBG or HOME funded activities. These funds remain with Affordable Homes of South Texas, Inc. for the continuation of affordable housing within the City.

**AMENDMENT: Should a FY 2018 project(s) fail to materialize, are delayed, cancelled, performed at a significant cost savings, or deemed ineligible, the City intends create a new project for McAllen Public Utilities - Sewer Flow Meters to encumber available funds. The City will solicit comments between Wednesday, March 2, 2022 and Monday, April 4, 2022 regarding the proposed program and budget amendment. Public hearings are scheduled for Thursday, March 10, 2022 and Thursday, March 24, 2022**

at 5:30 P.M. in the City Commission Chambers, 1300 Houston Ave. Any comments received during the 30-day comment period and/or public hearing will be noted in the final version of this Action Plan.

## 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	03C: Homeless Facilities	2018	2022	Affordable Housing Homeless		Housing	CDBG: \$82,269	Public service activities other than Low/Moderate Income Housing Benefit: 66 Persons Assisted Homeless Person Overnight Shelter: 200 Persons Assisted
5	03F: Parks and Recreational Facilities	2018	2022	Non-Homeless Special Needs Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Public Facilities	CDBG: \$124,050	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 41010 Persons Assisted
6	03J: Water/Sewer Improvements	2018	2022	Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Infrastructure	CDBG: \$500,488	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7375 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	05Z: Other Public Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Public Services including Homeless Needs	CDBG: \$14,700	Public service activities other than Low/Moderate Income Housing Benefit: 32 Persons Assisted Homelessness Prevention: 4 Persons Assisted
10	05A: Senior Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$20,500	Public service activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted
11	05B: Handicapped Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$12,500	Public service activities other than Low/Moderate Income Housing Benefit: 21 Persons Assisted
12	05D: Youth Services	2018	2022	Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
13	05E: Transportation Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 77 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	05L: Child Care Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$44,100	Public service activities other than Low/Moderate Income Housing Benefit: 373 Persons Assisted
16	05M: Health Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$58,000	Public service activities other than Low/Moderate Income Housing Benefit: 385 Persons Assisted
17	05N: Services for Abused and Neglected Children	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 85 Persons Assisted
18	05Q: Subsistence Payments	2018	2022	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$7,200	Homelessness Prevention: 28 Persons Assisted
19	05W: Food Banks	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$43,000	Public service activities other than Low/Moderate Income Housing Benefit: 4067 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	12: Construction of Housing	2018	2022	Affordable Housing	CDBG ELIGIBLE CENSUS TRACTS	Housing	HOME: \$469,697	Homeowner Housing Added: 15 Household Housing Unit
22	14A: Rehab: Single-Unit Residential	2018	2022	Affordable Housing		Housing	CDBG: \$100,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
23	21A: Administration	2018	2022	Public Housing Homeless Administration		Administration	CDBG: \$306,420 HOME: \$51,410	Other: 1 Other

Table 2 – Goals Summary

### Goal Descriptions

2	Goal Name	03C: Homeless Facilities
	Goal Description	<ul style="list-style-type: none"> <li>Women Together Foundation, Inc. - Emergency Shelter Facility \$18,504</li> <li>Women Together Foundation, Inc. - Transitional Housing \$63,765</li> </ul>
5	Goal Name	03F: Parks and Recreational Facilities
	Goal Description	<ul style="list-style-type: none"> <li>McAllen ISD - Fencing Project \$101,550</li> <li>McAllen ISD - Playground Replacement Project \$22,500</li> </ul>



6	<b>Goal Name</b>	03J: Water/Sewer Improvements
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Engineering Dept. - Idela Ave. Drainage Improvements \$132,548</li> <li>• Engineering Dept. - 1700 Block of Redwood Drainage Improvements \$15,000</li> <li>• Engineering Dept. - N. Main St. at Fir Drainage Improvements \$110,000</li> <li>• McAllen Public Utilities - S. 17 1/2th St. Waterlines \$144,000</li> <li>• McAllen Public Utilities - 21st St. Waterline Replacement \$98,940</li> </ul>
9	<b>Goal Name</b>	05Z: Other Public Services
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Silver Ribbon Community Partners \$4,900</li> <li>• The Salvation Army \$9,800</li> </ul>
10	<b>Goal Name</b>	05A: Senior Services
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Amigos Del Valle, Inc. - \$15,000</li> <li>• LRGVDC - Area Agency on Aging \$5,500</li> </ul>
11	<b>Goal Name</b>	05B: Handicapped Services
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• C.A.M.P. University \$12,500</li> </ul>
12	<b>Goal Name</b>	05D: Youth Services
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Valley Alliance of Mentors for Opportunity and Scholarships \$5,000</li> </ul>
13	<b>Goal Name</b>	05E: Transportation Services
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• United Way of South Texas \$5,000</li> </ul>
15	<b>Goal Name</b>	05L: Child Care Services
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Boys and Girls Club of McAllen - Scholarship Program \$38,220</li> <li>• "In His Steps" Shoe Bank of McAllen \$5,880</li> </ul>

16	<b>Goal Name</b>	05M: Health Services
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Access Esperanza Clinics, Inc. \$15,000</li> <li>• Comfort House Services, Inc. \$15,000</li> <li>• Community HOPE Project, Inc./HOPE Family Health Center \$20,000</li> <li>• Easter Seals - Rio Grande Valley \$8,000</li> </ul>
17	<b>Goal Name</b>	05N: Services for Abused and Neglected Children
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Children's Advocacy of Hidalgo County \$15,000</li> </ul>
18	<b>Goal Name</b>	05Q: Subsistence Payments
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Catholic Charities of the Rio Grande Valley \$7,200</li> </ul>
19	<b>Goal Name</b>	05W: Food Banks
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• McAllen Food Pantry \$35,000</li> <li>• Food Bank of the RGV \$8,000</li> </ul>
20	<b>Goal Name</b>	12: Construction of Housing
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Affordable Homes of South Texas, Inc. - New Construction \$462,697</li> </ul>
22	<b>Goal Name</b>	14A: Rehab: Single-Unit Residential
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Affordable Homes of South Texas, Inc. - New Beginnings \$100,000</li> </ul>
23	<b>Goal Name</b>	21A: Administration
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• CDBG Administration \$357,830.93</li> <li>• HOME Administration \$51,410</li> </ul>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of McAllen encourages non-profit subrecipients and municipal departments to leverage HUD funds with other resources. For FY 2018-2019, CDBG projects will leverage approximately \$3 for every HUD dollar. The largest source of leverage is federal government programs.

With the HOME program, the City will use no other forms of investment other than those described in 24 CFR 92.205(b). As an economically distressed area, the City has been waived (50%) from its HOME matching requirement.

#### Projects

#	Project Name
1	2018 Eng - Idela Ave. Drainage Improvements
2	2018 Eng - 1700 Block of Redwood Drainage Improvements
3	2018 Eng - N. Main St. at Fir Drainage Improvements
4	2018 Eng - N. 29th St. at Hibiscus Drainage Improvements
5	2018 MPU - S. 17 1/2 St. Waterlines
6	2018 MPU - 21st. Waterline Replacement
7	2018 AHSTI - New Beginnings
8	2018 MISD - Fencing Project
9	2018 MISD - Playground Replacement Project
10	2018 Access Esperanza Clinics, Inc.
11	2018 Amigos Del Valle, Inc.
12	2018 Boys and Girls Club of McAllen
13	2018 C.A.M.P. University
14	2018 Catholic Charities of the Rio Grande Valley
15	2018 Children's Advocacy of Hidalgo County
16	2018 Comfort House Services, Inc.
17	2018 Community HOPE Projects, Inc./HOPE Family Health Center
18	2018 Easter Seals - Rio Grande Valley
19	2018 In His Steps Shoe Bank of McAllen
20	2018 Food Bank of the RGV
21	2018 Lower Rio Grande Valley Development Council - Area Agency on Aging
22	2018 McAllen Food Pantry
23	2018 Silver Ribbon Community Partners

#	Project Name
24	2018 The Salvation Army
25	2018 United Way of South Texas
26	2018 Valley Alliance of Mentors for Opportunity and Scholarships
27	2018 Women Together Foundation, Inc. - Emergency Shelter
28	2018 Women Together Foundation Inc. - Transitional Housing
29	2018 AHSTI - HOME
30	2018 CDBG Administration
31	2018 HOME Administration

**Table 3 - Project Information**

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

During the Consolidated Planning process, entitlement staff coordinated their community-wide consultations with public agencies and community organizations, in addition to conducting the citizen participation processes within their communities. Staff then met as a group to analyze the results from these needs assessment activities, and determined the similarities and differences of their resulting priorities.

As a result, the City will attempt to expend public funds in a manner that helps ensure funds make the most significant impact according to the issues brought forward by public agencies, community organizations, and residents during the community-wide consultation and citizen participation processes. In order to address financial obstacles, the City will direct their scarce resources toward projects that will leverage the commitment of other public and private sector support whenever possible.

In order to address financial obstacles, the City will direct their scarce resources toward projects that will leverage the commitment of other public and private sector support, whenever possible.

A ongoing concern to addressing underserved needs is the consistent number of persons crossing the border illegally. The area has seen an influx of illegal border crossers, many of whom are underaged and, often, unaccompanied minors. This phenomenon has stretched local service providers and government resources.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	2018 Eng - Idela Ave. Drainage Improvements
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03J: Water/Sewer Improvements
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	CDBG: \$132,548
	<b>Description</b>	Funds will install storm sewer lines in the Idela Park area between 29th and 33rd Streets.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Drainage Improvements
<b>2</b>	<b>Project Name</b>	2018 Eng - 1700 Block of Redwood Drainage Improvements
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03J: Water/Sewer Improvements
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funds will install storm sewer lines between Quince Ave., Sycamore Ave., N. 16th St. and Bicentennial Ave.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Drainage Improvements
<b>3</b>	<b>Project Name</b>	2018 Eng - N. Main St. at Fir Drainage Improvements
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03J: Water/Sewer Improvements
	<b>Needs Addressed</b>	Infrastructure

	<b>Funding</b>	CDBG: \$110,000
	<b>Description</b>	Funds will install storm sewer lines between Ebony Ave., Gumwood Ave., Broadway and N. 15th St.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Drainage Improvements
<b>4</b>	<b>Project Name</b>	2018 Eng - N. 29th St. at Hibiscus Drainage Improvements
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03J: Water/Sewer Improvements
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funds will install storm sewer lines between Fern Ave., Iris Ave., and N. 28th and N. 29th Streets.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Drainage Improvements
<b>5</b>	<b>Project Name</b>	2018 MPU - S. 17 1/2 St. Waterlines
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03J: Water/Sewer Improvements
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	CDBG: \$144,000
	<b>Description</b>	Funds will install waterlines between Lindberg Ave., Newport Ave., Main St. and S. 17 1/2 St.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Waterline Improvement
<b>6</b>	<b>Project Name</b>	2018 MPU - 21st. Waterline Replacement
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03J: Water/Sewer Improvements
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	CDBG: \$98,940
	<b>Description</b>	Funds will install waterlines between Kennedy Circle, Oakland Ave., 20th and 23rd Streets.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Waterline Improvements
<b>7</b>	<b>Project Name</b>	2018 AHSTI - New Beginnings
	<b>Target Area</b>	
	<b>Goals Supported</b>	14A: Rehab: Single-Unit Residential
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Funds will be used for principle reduction to reduce the purchase price/housing cost.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	



	<b>Planned Activities</b>	Housing
8	<b>Project Name</b>	2018 MISD - Fencing Project
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03F: Parks and Recreational Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$101,550
	<b>Description</b>	Funds will install fencing at Escandon, Brown, Seguin, Roosevelt, Fields, Thigpen/Suarez, McAuliffe and Navarro campuses.
	<b>Target Date</b>	2/28/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Neighbors and students of Escandon, Brown, Seguin, Roosevelt, Fields, Thigpen/Suarez, McAuliffe and Navarro campuses which will include low-, moderate-, middle- and upper-income households; 28,005 persons reside in the project area
	<b>Location Description</b>	Elementary School campus: Escandon, Seguin, Roosevelt, Fields, Thigpen/Suarez, McAuliffe and Navarro  Middle School Campus: Brown
	<b>Planned Activities</b>	Parks Improvements
9	<b>Project Name</b>	2018 MISD - Playground Replacement Project
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03F: Parks and Recreational Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$225,000
	<b>Description</b>	Funds will be used to provide playground equipment and related improvements at Wilson, Thigpen/Zavala, McAuliffe and Bonham campuses.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Parks Improvements
	<b>Project Name</b>	2018 Access Esperanza Clinics, Inc.

10	<b>Target Area</b>	
	<b>Goals Supported</b>	05M: Health Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funds will be used for physical exams, pap, diabetes, lipid and STI testing and lab work.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Health Services
11	<b>Project Name</b>	2018 Amigos Del Valle, Inc.
	<b>Target Area</b>	
	<b>Goals Supported</b>	05A: Senior Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funds will be used for the preparation and delivery of noon meals to homebound elderly.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Senior Services
12	<b>Project Name</b>	2018 Boys and Girls Club of McAllen
	<b>Target Area</b>	
	<b>Goals Supported</b>	05L: Child Care Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$38,220

	<b>Description</b>	Funds will provide membership, sports/summer camp scholarships and transportation
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Child Care Services
<b>13</b>	<b>Project Name</b>	2018 C.A.M.P. University
	<b>Target Area</b>	
	<b>Goals Supported</b>	05B: Handicapped Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$12,500
	<b>Description</b>	Funds will reimburse staff salaries of persons who provide services to adult persons with special needs.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Handicapped Services
<b>14</b>	<b>Project Name</b>	2018 Catholic Charities of the Rio Grande Valley
	<b>Target Area</b>	
	<b>Goals Supported</b>	05Q: Subsistence Payments
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$7,200
	<b>Description</b>	Funds will reimburse utility/rental assistance and security deposits.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Homeless Prevention Services
<b>15</b>	<b>Project Name</b>	2018 Children's Advocacy of Hidalgo County
	<b>Target Area</b>	
	<b>Goals Supported</b>	05N: Services for Abused and Neglected Children
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funds will reimburse salaries of those who provide services to victims of child abuse.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Services for Abused and Neglected Children
<b>16</b>	<b>Project Name</b>	2018 Comfort House Services, Inc.
	<b>Target Area</b>	
	<b>Goals Supported</b>	05M: Health Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funds will be used for the salaries of caregivers.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Health Services

17	<b>Project Name</b>	2018 Community HOPE Projects, Inc./HOPE Family Health Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	05M: Health Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funds will provide diagnostic services, labs fees and medication.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Health Services
18	<b>Project Name</b>	2018 Easter Seals - Rio Grande Valley
	<b>Target Area</b>	
	<b>Goals Supported</b>	05M: Health Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	Funds will be used for occupational, physical and/or speech therapy units.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Health Services
19	<b>Project Name</b>	2018 In His Steps Shoe Bank of McAllen
	<b>Target Area</b>	
	<b>Goals Supported</b>	05L: Child Care Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$5,880

	<b>Description</b>	Funds will be used for the purchase of shoes for school-aged children.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	173 school-aged children
	<b>Location Description</b>	4200 N. McColl, McAllen, TX
	<b>Planned Activities</b>	Child Care Services
<b>20</b>	<b>Project Name</b>	2018 Food Bank of the RGV
	<b>Target Area</b>	
	<b>Goals Supported</b>	05W: Food Banks
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	Funds will be used for food assistance for seniors.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provision of Food
<b>21</b>	<b>Project Name</b>	2018 Lower Rio Grande Valley Development Council - Area Agency on Aging
	<b>Target Area</b>	
	<b>Goals Supported</b>	05A: Senior Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$5,500
	<b>Description</b>	Funds will provide medication, medical supplies and DME for elderly persons.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Senior Services
<b>22</b>	<b>Project Name</b>	2018 McAllen Food Pantry
	<b>Target Area</b>	
	<b>Goals Supported</b>	05W: Food Banks
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Funds will be used for the purchase of food to be distributed via 5 pantries.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provision of Food
<b>23</b>	<b>Project Name</b>	2018 Silver Ribbon Community Partners
	<b>Target Area</b>	
	<b>Goals Supported</b>	05Z: Other Public Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$4,900
	<b>Description</b>	Funds will pay for homeless prevention, durable medical equipment, medication/medical testing, safety repairs and salaries.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	
	<b>Planned Activities</b>	Other General Public Services
<b>24</b>	<b>Project Name</b>	2018 The Salvation Army
	<b>Target Area</b>	
	<b>Goals Supported</b>	05Z: Other Public Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$9,800
	<b>Description</b>	Funds will be used for rent, transportation, medication assistance and work clothes
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Other General Public Services
<b>25</b>	<b>Project Name</b>	2018 United Way of South Texas
	<b>Target Area</b>	
	<b>Goals Supported</b>	05E: Transportation Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Funds will be used to purchase bus vouchers which will be issued to qualified residents.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	77 Persons utilizing public transportation
	<b>Location Description</b>	113 W. Pecan Blvd. McAllen, TX
	<b>Planned Activities</b>	Tranportation Services
<b>26</b>	<b>Project Name</b>	2018 Valley Alliance of Mentors for Opportunity and Scholarships
	<b>Target Area</b>	



	<b>Goals Supported</b>	05D: Youth Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Funds will be used for salaries of staff members who provide mentorship.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Youth Services
27	<b>Project Name</b>	2018 Women Together Foundation, Inc. - Emergency Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	03C: Homeless Facilities
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$18,504
	<b>Description</b>	Funds will be used to provide plumbing and electrical upgrades and install screens at the Emergency Shelter location
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Homeless Facilities Improvements
28	<b>Project Name</b>	2018 Women Together Foundation Inc. - Transitional Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	03C: Homeless Facilities
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$63,765

	<b>Description</b>	Funds will be used to provide roof replacement for 10 apartments and replacement of 6 A/C units at the Transitional Housing complex.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	66 Women and Children residing at the Transitional Housing complex
	<b>Location Description</b>	Site Secure
	<b>Planned Activities</b>	Homeless Facilities Improvements
29	<b>Project Name</b>	2018 AHSTI - HOME
	<b>Target Area</b>	
	<b>Goals Supported</b>	12: Construction of Housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	HOME: \$462,697
	<b>Description</b>	Funds will be used for the construction of homes throughout the City
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Housing Services
30	<b>Project Name</b>	2018 CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	21A: Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$306,421
	<b>Description</b>	Funds will be used for program administration
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration
<b>31</b>	<b>Project Name</b>	2018 HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	21A: Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$51,410
	<b>Description</b>	Funds will be used for program administration related to the HOME Program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration

## 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

All Census Tracts within the City contain a preponderance of minorities. Nonetheless, CDBG resources are more narrowly focused on low income areas within the City, particularly south of Pecan Blvd. A map indicating low income areas are found within this document. Project maps are included as an attachment. These locally-created maps overlays project sites with low income Census Tracts.

### Geographic Distribution

Target Area	Percentage of Funds
CDBG ELIGIBLE CENSUS TRACTS	55

Table 4 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

CDBG regulations stipulate that projects which have an area-wide impact must primarily benefit low-income persons. The City uses 2010 Census Tracts and Block Groups to identify projects' geographic boundaries. Then, the City uses IDIS to compute the percentage of low income households.

The FY 2018-2019 projects that were deemed eligible using area-wide benefit/allocated geographically are:

- Engineering Dept. - Idela Ave. Drainage Improvements
- Engineering Dept. - 1700 Block of Redwood Drainage Improvements
- Engineering Dept. - N. Main St. at Fir Drainage Improvements
- Engineering Dept. - N. 29th St. at Hibiscus Drainage Improvements
- McAllen Public Utilities - S. 17 1/2th St. Waterlines
- McAllen Public Utilities - 21st St. Waterline Replacement
- McAllen ISD - Fencing Project
- McAllen ISD - Playground Replacement Project

### Discussion

CDBG funds are more narrowly focused within qualified Census Tracts/Block Groups, areas where more than 51% of residents are of low and moderate income. In addition, many non-profit organizations operate from low income Census Tracts or have satellite offices within the eligible areas. Because American Community Survey data is gathered annually, it is possible that currently-qualified Census Tracts/Block Groups may cease to remain qualified. While it is possible that changes to eligibility may

occur, it is anticipated that area benefit projects will remain eligible through the funding period.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Affordable Housing is a "High" priority need for the City of McAllen. CDBG, HOME and ESG funds are the primary mechanism used to address the housing needs faced by the general low income population, persons with special needs, the elderly, and homeless individuals and families. Of note, any ESG funds provided to homeless services providers will be on behalf of Hidalgo County - Urban County Program as the City of McAllen did not receive ESG funds for FY 2018 - 2019.

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

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rehab of Existing Units	80
Total	80

**Table 6 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Emergency shelter/transitional housing services will be provided by The Salvation Army and Women Together Foundation, Inc. Homeless prevention services will be undertaken on behalf of Catholic Charities of the Rio Grande Valley, Silver Ribbon Community Partners and The Salvation Army.

Permanent housing activities will primarily be undertaken by Affordable Homes of South Texas. Their goals are assisting:

- Three owner-occupied households will be rehabilitated. It is estimated that two households will have an income between 0-30% of Area Median and one households will have an income between 30-50% of Area Median. Fifteen homes will be constructed via Community Housing Development Organization (CHDO) HOME activities. It is estimated that ten households will have incomes between 60-80% AMI, three households will have incomes between 50-60% AMI and one household will have an income between 30-50% AMI.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Staff of the McAllen Housing Authority (MHA) was consulted during the development of the FY 2018-2022 Consolidated Plan and Strategy including the 2018 -2019 Action Plan. MHA staff provided an overview of their current portfolio, waiting lists, handicapped units and waitlist for traditional and handicap compliant units utilizing the public housing and Section 8 programs.

In addition, as previously noted, the City and MHA as well as seventeen other organizations have executed an interlocal agreement for the development of the Assessment of Fair Housing (AFH).

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

No CDBG or HOME funds will be provided directly to the McAllen Housing Authority; however, other HUD funds will be utilized to assist residents maintain decent, safe and sanitary housing. Nonetheless, City staff assists the housing authority prepare environmental reviews, as necessary, for the use of federal funds. The City continues to stay actively involved in public housing concerns because the Mayor appoints persons to MHA Board of Directors. MHA is one partner organization in the City's newly formed housing coalition.

In addition, City staff continues to collaborate with MHA staff for the improvement of the facility and resident initiatives. City staff and MHA will prepare the AFH document along side the other entitlement communities and public housing authorities in Hidalgo County. Contributing Factors identified in the AFH (included in the Analysis of Impediments) will help guide City and Housing Authority programs and policies.

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

Management of the public housing authority coordinates meetings with residents to discuss operations of the housing authority. The MHA Resident Advisory Board meets monthly to discuss resident initiatives and enact policies. Further, McAllen Housing Authority and Affordable Homes of South Texas, Inc. (AHSTI) began a successful program utilizing Section 8 vouchers for homeownership in 2004. Information on acquiring/purchasing affordable homes from AHSTI is readily available at the housing authority. The City's HOME funds may be used to assist these Section 8 Homeownership Recipients transition into homeownership.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be**

**provided or other assistance**

N/A

**Discussion**

The McAllen Housing Authority has 138 fully-occupied Public Housing units and 1,269 Section 8/Housing Choice Vouchers. In addition to these two federal programs, the McAllen Housing Authority, through its affiliates, owns and manages six (6) housing developments that offer an additional 338 affordable rental units in within the community and the construction of two LIHTC projects will begin as early as 2019.



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

### **Introduction**

The City of McAllen did not receive Emergency Solutions Grant (ESG) funds for FY 2018 -2019. ESG funds are the primary mechanism to provide services for homeless individuals and families as well as prevent homelessness. As previously mentioned, the sole ESG recipient in the area is Hidalgo County - Urban County Program. However, Community Development Block Grant (CDBG) funds will be used to assist homeless individuals and families and prevent households from becoming homeless. Services to benefit persons with special needs also utilize CDBG program funds.

### **Describe the jurisdictions 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 will continue to serve as a referral service to agencies funded by CDBG. Three agencies will undertake the majority of services provided to homeless individuals using CDBG awarded funds:

- Catholic Charities of the Rio Grande Valley will provide homeless prevention and rapid rehousing services for four households.
- The Salvation Army will use funds to also provide homeless prevention services and transportation vouchers to relocate persons with their families while also assisting shelter clients with clothing. The project will assist seventeen homeless and non-homeless individuals.
- Women Together Foundation, Inc. will use funds to address the needs of residents residing Emergency Shelter and Transitional Housing facilities. More than 250 women and children who are victims of domestic violence will benefit from the project.

Unsheltered homeless individuals represent one of the hardest cases to address. These individuals often have substance abuse, mental illness or other significant concerns which contribute to their homeless status. Unsheltered homeless will likely seek assistance from The Salvation Army. It is anticipated they will have the highest number of persons assisted with rapid rehousing which is primarily funded by the Emergency Solutions Grant from Hidalgo County - Urban County Program.

Non-U.S. resident adults and unaccompanied minors further represent some of the hardest cases to address. Their experiences with their governments and aid workers have often left them concerned about seeking assistance. The City and other non-profit groups have struggled to provide services for these undocumented individuals. Passage of legislation regarding citizenship may further prevent this group of people from seeking assistance. Nonetheless, efforts to stabilize these individuals and provide safe housing continue.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

CDBG funds will be used to fund the single emergency shelter for the general population in Hidalgo County. It is operated by The Salvation Army and located within the City of McAllen. An emergency shelter and a transitional housing complex exists for victims of domestic violence. They are operated by Women Together Foundation, Inc. and are both found within the City's limits. The Women Together Emergency Shelter will receive CDBG assistance for FY 2018 - 2019.

Nonetheless, a transitional housing complex remains needed for the general population; however, with limited resources, no homeless service provider has actively sought construction of a transitional housing facility.

## **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**

Victims of domestic violence who utilize the transitional housing complex are the most likely group of formerly homeless individuals who are able to obtain and maintain permanent housing. Many of these transitional housing residents use the services provided by Affordable Homes of South Texas, Inc. in order to purchase their own homes. Conversely, and as expected, chronically homeless individuals and unaccompanied youth have less success in obtaining and maintaining permanent housing.

Nonetheless, because of the success of the American Recovery Reinvestment Act (ARRA) of 2009-funded Homeless Prevention and Rapid Re-housing Program (HPRP), the City and agencies were able to identify quality affordable rental units and units who would quickly process applications for homeless persons or those threatened with homelessness. This information presumably shortens the time persons experience homelessness. When necessary, these units and landlords are contacted in an attempt to reduce the time a person or families are homeless. In addition, ARRA put into place the use of the Homeless Management Information System (HMIS) which allows agency staff to track not only the time families utilize homeless services but also enter case notes to assist households obtain mainstream services and address any potential relapses into homelessness. HMIS is operated under the auspices of the Texas Homeless Network. The Salvation Army and Catholic Charities of the RGV utilize HMIS to track client homelessness, provide data entry regarding mainstream programs and assist individuals and

families transition from homelessness.

Of note, for FY 2018 - 2019, Catholic Charities of the Rio Grande Valley places a special emphasis on veterans and their families with homeless prevention activities.

**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.**

A portion of CDBG funds have been targeted towards precariously housed populations, those threatened with homelessness. Homeless prevention programs which address delinquent rent and/or utilities are provided by several agencies and are funded through the City's FY 2018 -2019 CDBG allocation. The City continues to rely on non-profit and other governmental agencies to provide homeless prevention and homeless service activities. Various agencies have been identified within the City's Anti-Poverty Strategy, an effort to address the needs of persons whose income falls between 0-30% of area median.

Services that assist in preventing homelessness for persons discharging from publicly funded institutions include Catholic Charities of the RGV, The Salvation Army and United Way of South Texas. Catholic Charities of the RGV and The Salvation Army are awarded Community Development funds for the prevention of homelessness.

As indicated above, one of the closely monitored tools to address the needs of homeless individuals and families or precariously housed persons is the use of HMIS. HMIS allows users to monitor the number and length of times assistance was provided by the various homeless providers as well as review case notes regarding mainstream benefits, goals or other concerns.

Lastly, CD staff encourages agencies who assist individuals and families who are currently receiving CDBG services obtain a verification letter from the initial service provider as proof of eligibility for other CDBG-funded activities. This "shortcut" helps agencies and families reduce the wait time in providing services.

While the City has not been the primary contact for persons discharging from publicly funded institutions, CDBG-funded subrecipients are often points of contact. In many instances, however, case notes and/or files requesting reimbursement may provide summary of individual's situation and how the social service agency assuaged housing and support service needs.

## Discussion

Addressing the needs of the homeless or persons threatened with homelessness is a "High" priority. As the municipality that houses both emergency shelters and the transitional housing complex within the County, the City has a stake in assuring that quality services are rendered by homeless service providers. The City will endeavor to expend some of the CDBG allocation in a manner to maximize the benefit for homeless persons or those precariously housed.

Service providers for persons with alcohol or other drug addictions, persons with HIV/AIDS and their families as well as the public housing authority did not request CDBG funds in order to provide services; even so, persons who may fall into these categories are not specifically prohibited from receiving CDBG-funded housing or social services.

Nonetheless, during FY 2018-2019, the City will undertake the following actions in order to address housing and supportive services for non-homeless persons with special needs:

- Through the AHSTI - New Beginnings Program, funds will be used for the rehabilitation or reconstruction of 3 housing units focused on the elderly or persons with special needs
- Amigos Del Valle, Inc. will provide home delivered meals to 13 homebound (frail) elderly individuals and their spouses
- C.A.M.P. University will provide services to 21 adults with special needs who have aged out of the school setting. Services include instruction on tasks of daily living, recreation and arts and crafts are provided
- Easter Seals of the RGV will provide outpatient physical therapy, occupational therapy and speech/language pathology to 8 persons
- LRGVDC – Area Agency on Aging will provide prescription assistance, medical supplies for 22 elderly individuals
- Women Together Foundation, Inc. will assist 266 women and children fleeing domestic violence
- Silver Ribbon Community Service provides a variety of services to adults who are clients of the State of Texas Adult Protective Services. Fifteen persons (mostly elderly or persons with mental or physical disabilities) are proposed to benefit

No CDBG funds are proposed to go directly to McAllen Housing Authority or agencies serving persons with alcohol or other substance abuse issues.

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

### **Introduction:**

The City of McAllen identifies barriers to affordable housing in its Analysis of Impediments (AI). The development of the AI was intended to meet HUD requirements in addition to providing a detailed account of actions and activities that limit access to affordable housing. Additionally, strategies to overcome these obstacles are addressed. The AI is available for review at the City of McAllen's Community Development Office. The City will continue to review and update the AI to ensure that the document remains accurate.

### **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**

In order to address the barriers, the City will

1. Provide funding for housing rehabilitation and reconstruction services
2. Encourage and support affordable housing developments
3. Consider practices to increase transportation services, particularly to areas of interest including the Texas A&M campus
4. Continue to encourage deconcentration of low-income housing and support a mixed type and varied styles of affordable housing
5. Participate in programs that provide access to equitable financial services, such as are available during the Homebuyer's Fair
6. Assist persons to access fair housing resources, including the completion of forms and provision of pamphlets
7. Continue the partnership with McAllen ISD

8. Utilize municipal departments and resources to ensure quality construction and developments within the City

The City does not believe that planning requirements and code enforcement actions constitute barriers to fair and affordable housing. The majority of these policies or regulations cannot be considered excessive, exclusionary, discriminatory, or duplicative. It is not unreasonable for cities with jurisdictional authority to charge fees for development, especially pertaining to land preparation costs. However, it does need to be acknowledged that for the development of affordable housing these costs can be potentially prohibitive. In order to remove or ameliorate barriers to affordable housing, the City may waive or lower fees for the development of affordable housing. This may serve as an additional incentive to develop affordable housing. Through the inclusion of other federal and non-federal sources of funding, affordable housing may be more easily provided, particularly for extremely-low income households.

**Discussion:**

In order to raise awareness regarding barriers to affordable housing, the City will proclaim April as “Fair Housing Month”. During the event, the Mayor or a City Commissioner will provide information, explain types of discrimination and describe the courses of action that renters or homebuyers may take. HUD authorized pamphlets regarding the federal fair housing law are also available at the Community Development Office.

Additionally, City staff will provide assistance to any McAllen resident filing a federal fair housing discrimination complaint. Staff will provide intake services to the resident and forward the complaint to the appropriate HUD office. The complainant will receive notification from the HUD office regarding the status of the case. To date, the City of McAllen has not assisted anyone in filing a fair housing discrimination complaint. As such, the status and/or disposition of any filed complaints are not part of the City’s records.

Further, during the month of June, the City, in conjunction with Affordable Homes of South Texas, Inc., will continue to participate in/co-sponsor the Homebuyers’ Fair in order to disseminate information on housing opportunities. Information at the Homebuyers’ Fair will be provided in both English and Spanish.

Affordable housing remains a "High" Priority and will continue to be addressed using FY 2017-2018 CDBG and HOME funds. The City will attempt to ameliorate, to the extent feasible, any conditions that serve as barriers to construction, maintenance, development or sustainability of affordable housing units.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

As a fast-growing area, the City must balance a diverse array of housing and community development issues. Present needs far outweigh the amount of federal, state, and local government funding available to address them. However, the City encourages subrecipients to leverage any HUD-awarded funds (CDBG and/or HOME) with private and public dollars.

### **Actions planned to address obstacles to meeting underserved needs**

The following obstacles to meeting underserved needs were identified:

- McAllen is located in one of the fastest growing regions in the country, and its population growth threatens to outstrip the existing capacity of local housing and community development organizations. With ongoing cutbacks to public services, individuals and families will be hard pressed to meet their needs for affordable housing and other community development assistance.
- McAllen percentage of households living in poverty was 25.7%, based on 2012-2016 American Community Survey (ACS) 5-year Estimates.
- As a result of the City's lower income levels, few extremely low- and low-income residents can afford a median priced home, or the rent for a market-rate two-bedroom apartment.
- The region continues to struggle with high unemployment.
- A major contributor to the region's high unemployment and poverty rates is its low educational attainment levels.

In order to overcome the identified obstacles, the City of McAllen has designated social services, housing and infrastructure, public facilities and economic development activities as "High" priorities. As such, HUD-awarded funds will be utilized to further these types of activities for the benefit of low- and moderate- income persons and circumvent the obstacles of meeting underserved needs.

Particularly as it relates to underserved needs, CDBG funds are used to:

- Promote job training and self sufficiency for persons of special needs through the C.A.M.P. University program
- Assist help working class families with child care. Boys and Girls Club of McAllen scholarship program provides after-school care, including help with homework, recreational activities as



well as summer camps.

- Allow safety checks for homebound elderly persons through the Amigos Del Valle, Inc. program
- Support victims of domestic violence and abuse through Women Together Foundation, Inc. and Children's Advocacy Center of Hidalgo County programs.
- Prevent homelessness through rental (Catholic Charities of the RGV, Silver Ribbon Community Partners, and The Salvation Army) and homeownership (Affordable Homes of South Texas, Inc.) programs

### **Actions planned to foster and maintain affordable housing**

The City awarded funds to Affordable Homes of South Texas, Inc. (AHSTI) in order to provide affordable housing to its residents. AHSTI is annually certified as the City's Community Housing Development Organization (CHDO), a requirement to use HOME funds for new construction. In addition, AHSTI will continue to provide rehabilitation/reconstruction services with a special focus on persons with special needs and the elderly. For FY 2018-2019, the goals include construction of 15 new homes and rehabilitation or reconstruction of 3 owner-occupied units.

### **Actions planned to reduce lead-based paint hazards**

In recognition of the dangers posed by lead-based paint, the City/Housing Provider Staff test homes that were constructed prior to January 1, 1978 for the presence of lead. The specific homes tested are those that are under consideration for housing rehabilitation and reconstruction assistance under the CDBG program, specifically Affordable Homes of South Texas, Inc.'s - New Beginning Program. The appropriate abatement or interim control methods are employed if lead is found in the home. The City will model its Lead Based Paint Policy after the guidance issued in by EPA and HUD. This policy will be included it as part of the Standard Operating Procedures for the housing rehabilitation program in an effort to comply with the Lead Based Paint Requirements – HUD Lead Safe Housing Rule 24 CFR Part 35, Subpart J Rehabilitation Section 35.900.

In summary of the policy, the following are the levels of intervention and action:

- Rehabilitation activities less than \$5,000 – Safe work practices and work site clearance
- Rehabilitation activities between \$5,000 and \$25,000 – Risk assessment and interim controls
- Rehabilitation activities over \$25,000 – Risk Assessment and abatement

Any contractor/subcontractor attempting to work on federally funded projects in which lead-based

paint is a concern is subject to compliance with the regulation.

In addition to CDBG-funded activities, the City provides local funds to continue to address substandard housing, including lead-based paint concerns. These funds are used to promote rehabilitation or reconstruction services, revitalize older (Pre-1978) neighborhoods as well as provide the means to distribute literature including information on the prevention of lead based paint poisoning.

### **Actions planned to reduce the number of poverty-level families**

McAllen's vision for development still remains to establish decent housing and suitable living environments while expanding economic opportunities for low and moderate-income individuals. In order to develop effective strategies for economic development and job creation, the City must overcome the multiple barriers to job creation, which include the lack of education and skilled labor force, sufficient capital and adequate information. Strategies include: providing support services as required to reduce barriers to job training and permanent employment, providing programs for literacy and life skills, identifying jobs and providing training programs to meet required employment skills; and initiating regional business development efforts to expand businesses and stimulate entrepreneurial spirit.

The following social service organizations are the most prominent agencies in assisting extremely low- and low-income individuals and families find housing and/or supportive services within McAllen (FY

2018-2019 goals are listed in ( )::

- American Red Cross
- Amigos Del Valle, Inc. - CDBG (13 Persons)
- Catholic Charities of the RGV - CDBG (4 Households)
- Comfort House Services, Inc. - CDBG (150 Persons)
- Community HOPE Projects, Inc. - CDBG (150 Persons)
- Consumer Credit Counseling of South Texas
- Food Bank of the RGV – CDBG (67 Persons)
- Hidalgo County – Community Service Agency
- McAllen Metro – Municipal Transportation System
- McAllen Food Pantry - CDBG (4,000 Persons)
- McAllen Housing Finance Corp.
- McAllen I.S.D. – Free Lunch
- McAllen Public Housing Authority
- Palmer Drug Abuse Program
- Silver Ribbon Community Partners - CDBG (15 Persons)
- Texas Department of Health and Human Services
- Texas Rural Legal Aid
- The Salvation Army - CDBG (17 Persons)
- Tropical Texas Mental Health and Mental Retardation Center
- Valley AIDS Council (VAC)
- Women Together Foundation, Inc. - CDBG (266 Persons)

### **Actions planned to develop institutional structure**

The City of McAllen’s municipal government is a Commissioner-Mayor form of government. The Mayor and six Commissioners serve as McAllen’s legislative body.

The City’s Community Development Department is responsible for oversight of housing and community development funds received from the U.S. Department of Housing and Urban Development (HUD). Excluding the administration portion of its award, the City contracts all CDBG and HOME funds to social service agencies and municipal departments for the implementation of eligible projects. The City uses the following departments to undertake projects:

- Engineering Department - design and construction management of infrastructure and/or public

facilities

- Parks and Recreation Department - analysis of green space, open space and recreation programs
- Finance Department - issuance of payments and liaison with external auditors
- Internal Auditing Department - monitoring of subrecipient and department procedures
- Purchasing and Contracting Department - provides technical assistance related to purchasing policies applicable to municipal and subrecipient agencies
- Office of Management and Budget - budget analysis, reconciliation and confirmation of federal financial accounting systems

To further strengthen the institutional structure of the region, the City undertook a collaborative approach to the development of the Consolidated Plan and Strategy. Commitment and coordination among different levels of local government, community organizations, and the public has been essential, and has resulted in a broad-based approach to putting HUD funds to work throughout Hidalgo County.

In addition, the City Commission has appointed a fourteen-member advisory council to review and recommend HUD-awarded funds to non-profit and City department projects. The advisory council holds several public hearings, tours the proposed construction sites and visits with applicants prior to recommending funding.

These processes are intended to remain while developing programs using CDBG and HOME funds.

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

The City works 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 One-Year Action Plan. These include the Public Housing Authority (PHA), the Community Housing Development Organization (CHDO), and community organizations whose fields of interest and service include but are not limited to: social services, youth services, elderly services, handicapped services, abused children’s services, health services, homeless services and domestic violence assistance/crisis management.

The strength of the City’s CDBG program 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 region’s urgent needs. Each stakeholder in the delivery system contributes valuable resources and expertise.

Although not funded by CDBG, economic development in the community is primarily undertaken by the

McAllen Economic Development Corporation and the McAllen Chamber of Commerce. General Funds and Development Corporation of McAllen dollars are used to supplement the organizations budgets in an effort to continue to support economic development in the City.

In an effort to enhance coordination between public and private housing and social service agencies:

- The City coordinates its subrecipient orientation so that CDBG-funded entities have an opportunity to meet one another
- The City has posted its resource book online which contains information on the various CDBG funded services
- The City maintains a booth at the annual homebuyer fair to distribute information to residents
- The City, through local funds, supports other varied non-profit organizations
- The City provides all subrecipients with a complete list of current projects for reference when case management necessitates additional services
- The McAllen Cable Network films segments related to CDBG-funded activities
- Staff from the McAllen Cable Network utilize social media to provide relevant information for residents

**Discussion:**

The City of McAllen determined the priority ranking of its housing and community development needs through a consultation process with public agencies, community organizations and residents during the composition of the FY 2018-2022 Consolidated Plan and Strategy (CPS) and development of the Assessment of Fair Housing.

City Commission took action on December 9, 2019 to adjust proposed beneficiaries for First United Methodist Church, United Way of South Texas and Women Together Foundation, Inc. - Transitional Housing projects. The amendment revised proposed beneficiary data so that it would comply with Citizen Participation Plan thresholds.

Substantial amendment: Deletion of Bonham Elementary from MISD Fencing Project: Comment period ran from Wednesday, November 1, 2021 through December 2, 2021. No comments were received. City Commission approved December 13, 2021.

# Program Specific Requirements

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

### Introduction:

In the Action Plan, the City describes the programs and services that it will undertake during the period beginning October 1, 2018 until September 30, 2019. The 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 first of the five years covered by the Consolidated Plan and Strategy.

Should a FY 2018 project(s) fail to materialize, are delayed, cancelled, performed at a significant cost savings, or deemed ineligible, the City intends create a new project for McAllen Public Utilities - Sewer Flow Meters to encumber available funds.

### 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
<b>Total Program Income:</b>	<b>0</b>

### 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%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

With the HOME program, the City will use no other forms of investment other than those described in 24 CFR 92.205(b). As an economically distressed area, the City has been waived (50%) from its HOME matching requirement.

The City will utilize the HOME affordable homeownership limits for the area and will not independently determine the 95% median area purchase price for its HOME Program.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City has adopted a recapture policy that serves to address the continued affordability of housing units acquired and/or constructed with HOME funds. When HOME funds are used, restrictions will be placed on the unit to ensure compliance with the recapture requirements described in 24 CFR 92.254(a)(5)(ii). The amount subject to recapture option is limited to the direct subsidy.

The City has selected the “Owner Investment Returned First” recapture option for its HOME Program. If net proceeds are available, the owner will receive their investment before the HOME note is repaid. An equal amount (based on length of affordability) will be reduced on the anniversary of closing. The difference between the HOME investment and any reduction is due the City to the extent net proceeds are available. Such is outlined in the Homebuyer Assistance Contract. The City will maintain the original Homebuyer Contracts and will subsequently receive the City's executed original note and deed of trust for its investment in the HOME-built units.

The City has also opted to allow for the presumption of affordability, an effort to allow secondary homebuyers the opportunity to assume the mandatory HOME period of affordability if no additional HOME funds are invested.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

As detailed above, the City has adopted a recapture policy to address the continued affordability of housing units acquired and/or constructed with HOME funds. In summary, the City has selected the “Owner Investment Returned First” recapture option for its HOME Program. If net proceeds are available, the owner will receive their investment before the HOME note is repaid. An equal

amount (based on length of affordability) will be reduced on the anniversary of closing. The difference between the HOME investment and any reduction is due the City to the extent net proceeds are available. Nonetheless, the City has also included the provision to allow a second borrow to continue the period of affordability should no additional HOME assistance be necessary and the subsequent buyer qualifies as low-income.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to refinance any existing debt secured by multi-family housing that is or has been rehabilitated with HOME funds under 24 CFR 92.206(b).

**Emergency Solutions Grant (ESG)  
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

**Housing Trust Fund (HTF)  
Reference 24 CFR 91.220(I)(5)**



## 1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
  
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
  
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
  
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
  
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
  
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
  
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
  
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).
  
- i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

**4. Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**5. Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**6. Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it

must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

**Discussion:**

The City of McAllen will attempt to expend public funds in a manner that best meets local needs-- particularly among low- and moderate-income families and individuals--while addressing "High" priorities. This process helps ensure that McAllen makes the most significant impact according to the issues brought forward by public agencies, community organizations, and residents during the community-wide consultation and citizen participation processes.