



# Community Development Block Grant

Action Plan FY 2019-2020

October 1, 2019—September 30, 2020



## Executive Summary

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

#### 1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires local jurisdictions to prepare a 3-5 year Consolidated Plan and Strategy (CPS) in order to receive federal funds through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs. The CPS serves the following functions:

- A planning document for local jurisdictions, which builds upon a participator process at the grassroots level;
- An application for federal funds under HUD's formula grant programs;
- A strategy to be followed in carrying out HUD programs for 3-5 years; and
- An action plan that provides a basis for assessing performance.

The current five-year (FY 2018-2022) CPS was the result of an extensive needs assessment and community outreach process. The outreach efforts included the processes conducted during the development of the Assessment of Fair Housing (AFH), and the subsequent transformation of the AFH into the Analysis of Impediments, by the entitlement communities (and public housing authorities) in Hidalgo County including:

- Hidalgo County - Urban County Program (including the Cities of Alamo, Alton, Donna, Edcouch, Elsa, Granjeno, Hidalgo, La Joya, La Villa, Mercedes, Palmhurst, Palmview, Penitas, Progreso, Progreso Lakes, San Juan, Sullivan City, Weslaco and the unincorporated parts of the County)
- City of Edinburg
- City of McAllen
- City of Mission
- City of Pharr

While the entitlement communities approached the consultation collectively, each community assessed their individual needs, goals, objectives and outcomes. This assessment produced an independent Consolidated Plan and Strategy document. As had been done under the previous Consolidated Plans, independent Action Plan and CAPER documents will also be composed and remitted by each community. No aggregated data is intended to be reported under this Consolidated Plan. The preparation of this FY 2019-2020 One-Year Action Plan represents Year 2 of the FY 2018-2022 CPS.

Amendments to the FY 2019 Action Plan include:

Ordinance 2019-80 deleted the Code Enforcement - Illegal Dumping campaign project

Ordinance 2020-21 provided for the CDBG-COVID-19 funding, allowed increases to the 15% subrecipient cap for response to COVID-19, reallocated HOME funds to TBRA activities

**PROPOSED AMENDMENT**

(1) Allow Affordable Homes of South Texas, Inc. (AHSTI) to manage economic development projects, inclusive of an administrative fee. After two unsuccessful attempts at identifying an agency able to undertake the federally funded program, AHSTI is recommended

(2) Should additional funds be made available because of significant cost savings, or projects are delayed more than 6 months after contract ratification, cancelled, or deemed ineligible, the following contingency provisions or alternative projects have been established:

- A. Provide additional funding for UTRGV to continue diagnostic and/or antibodies testing up to \$50,000
- B. Increase funding for General Program Administration up to the maximum 20% of the CDBG award
- C. Provide additional funding for senior food services through the partnership between the City and Amigos Del Valle, Inc. not to exceed \$50,000
- D. Provide additional funding to AHSTI – Economic Development Assistance or Microenterprise Assistance of up to \$150,000

(3) Staff has received a declination of funds for the RGV Habitat for Humanity proposed construction of one home. HOME funds in the amount of \$75,000 had been allocated to the agency. The proposed amendment will delete the RGV Habitat for Humanity construction project and reallocate the funds to

- A. Affordable Homes of South Texas, Inc. – Tenant Based Rental Assistance (TBRA) Project in the amount of \$26,844 for a total project award of \$385,250
- B. General Program Administration Project undertaken by the City of McAllen and/or AHSTI in the amount of \$48,156 for a total project cost of \$96,312, which complies with the 20% maximum of the HOME award allowed under the HOME waiver

**2. Summarize the objectives and outcomes identified in the Plan**

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

Three national goals/objectives serve as the overall framework for the use of Consolidated Plan funds. The goals are (1) to provide decent housing, (2) create a suitable living environment and (3) expand economic opportunities, to principally benefit extremely low-, low-, and moderate-income individuals and families. Activities undertaken by Affordable Homes of South Texas, Inc., Catholic Charities of the RGV and RGV Habitat for Humanity address decent housing; all other programs serve to create a suitable living environment. CDBG-CV funded programs will address expanding economic opportunities;

usually, such programs are funded by local dollars.

To determine benefits for low-income persons, HUD calculates income categories on an annual basis. Extremely low-income households have an income of 0-30% of Area Median Income (AMI). Low-income households have an income of 30-50% AMI and Moderate-income is defined as 50-80% AMI. All income levels are adjusted for family size.

Further, Consolidated Plan funded programs and projects must meet one of the following outcomes: (1) Availability/Accessibility, (2) Sustainability and (3) Affordability. Most subrecipient projects address Availability/Accessibility. Housing rehabilitation addresses Sustainability. Most housing construction projects address Affordability. These outcomes were developed by HUD in its Performance Measurement System.

Also, HUD has established a listing of Matrix Codes for projects funded with Consolidated Plan dollars. These Matrix Codes are prioritized at the local level based on the community needs assessment. Matrix Codes are categorized as either "High" or "Low" priorities. Priority designations are referenced throughout this document.

In summary, the following broadly defined activities are designated as "High" priorities:

- Housing - Construction, Counseling, Rehabilitation of Single and Multi-Unit Properties, Homeowner Assistance and Public Housing Modernization
- Infrastructure - Street Improvements, Water/Sewer Improvements, Sidewalk Construction, Flood/Drain Improvements and Repayments of Section 108 Loans
- Public Facilities - Youth Centers, Senior Centers, Homeless Facilities/Operating Costs, Neighborhood Facilities, Parks and Recreational Facilities, Fire Stations/Equipment and Health Centers
- Public Services - Social/Support Services for qualified individuals and families including services for seniors, children, youth, general population, handicapped persons, abused and neglected children and battered and abused spouses as well as transportation, health services and subsistence payments
- Economic Development - Financial resources/infrastructure upgrades intended to improve the business community including micro-enterprise loans, revolving loan funds and/or building acquisition, construction or rehabilitation

It is the intent of the City of McAllen to limit HUD resources to projects identified as "High" Priorities.

### **3. Evaluation of past performance**

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

The City recognizes the need to achieve as many of its enumerated goals as financially viable. In order to assess annual performance, the City composes a Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2017-2018 CAPER was the final annual report related to the previous FY 2013-2017 Consolidated Plan and Strategy.

In summary, the City noted the following accomplishments in the FY 2017-2018 CAPER:

- Eight Homes constructed
- Two Homes Rehabilitated
- Nearly 600 persons were provided medical services
- More than 5,000 people received food assistance
- Thirty-nine seniors were provided meals, medication assistance or medical services
- Twenty-three persons with special needs were taught life skills
- More than 450 youth received services
- Nearly 100 persons were provided transportation assistance

Review of the 5-year accomplishments served as the basis for development of the goals noted in the current CPS. In addition, the accomplishments also served as a basis for determining "High" Priorities. Although noted in the previous CPS, some Matrix Codes continue to represent "High" Priorities and will continue to be funded, as appropriate

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

As an entitlement community, a Citizen Participation Plan (CPP) has been adopted. Adherence to its particulars is detailed within this document in the section entitled "PR-15 Citizen Participation". Of note, the CPP mandates a minimum 15-day notification prior to holding a public hearing. The City held five public hearings regarding the development of this document.

Consultations with interested parties are detailed in "PR-10 Consultation". In brief, comments and consultations suggested a need for:

- Housing - Construction, Rehabilitation of Single-Unit Properties and Homeowner Assistance
- Infrastructure - Street Improvements and Water/Sewer Improvements
- Public Facilities - Homeless Facilities/Operating Costs, Neighborhood Facilities, and Parks and Recreational Facilities
- Public Services - Social/Support Services for seniors, children, youth/children, general population, handicapped persons, abused and neglected children and battered and abused spouses, transportation, health, provision of food and subsistence payments

In addition, this document was made available for public review for no less than 30-days as mandated by HUD. The City's comment period began on Monday, May 6, 2019 and expired on Monday, June 10, 2019.

One written comment was received during the 30-day comment period; it expressed a need for continued funding for transportation services.

Efforts to broaden citizen participation include the number of public hearings, locations of the hearings, the varied persons conducting the hearing (Advisory Board Members, City Commissioners and City Staff) as well as online outreach. Comments received and reasons for not accepting are further detailed in "PR-15 Citizen Participation". Efforts were also made to solicit broad participation through traditional means such as publications in the newspaper and postings outside City Hall as well as less traditional means such as internet postings and notices. The draft document of the Action Plan was made available at four locations: City Hall, the Main Library, Palm View Library and Community Center and Lark Library and Community Center.

The City instituted a 5-day comment period, as prescribed in the revised Citizen Participation Plan for exigent circumstances, in order to address CDBG-CV funding as well as efforts to address COVID-19. The comment period began on Friday, May 15, 2020 upon publication in The Monitor. The comment period sunset at close of business on Thursday, May 21, 2020. A public hearing via WebEx platform was held on Thursday, May 21, 2020 with no one in attendance and no comments received. Use of online platform was most appropriate due to stay at home orders and serves as another method/effort to broaden citizen participation.

The City instituted a second 5-day comment period, as prescribed in the revised Citizen Participation Plan for exigent circumstances, in order to address CDBG-CV funding as well as efforts to address COVID-19. The comment period began on Wednesday, July 1, 2020 upon publication in The Monitor and El Periodico. The comment period sunset at close of business on Wednesday, July 8, 2020. A public hearing is scheduled for Tuesday, July 7, 2020 at 4:00 P.M. in the 2<sup>nd</sup> Floor Conference Room, City Hall, 1300 Houston.

## 5. Summary of public comments

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

In order to solicit input, McAllen held five public hearings within its jurisdiction during the period of January - May 2019. Three public hearings were held before the Community Development Advisory Council, one was held during a regularly scheduled City Commission meeting and the final was held at the McAllen Public Housing Authority Family Development Center. Eighty-eight persons have attended the various hearings. All comments were considered and their effect on this Action Plan may be viewed in the Section entitled "PR-15 Citizen Participation". Further, the draft of the this document was made available for public comment beginning Monday, May 6, 2019 through an announcement in The Monitor, the newspaper of largest circulation. A subsequent announcement was placed in El Periodico, a Spanish-written newspaper . The comment period expired on June 10, 2019.

Public Hearing notices were also placed in the City's outside bulletin board which is readily accessible 24-hours a day. All public hearings occurred in handicapped accessible facilities.

A public hearing regarding efforts to address COVID-19 was held via WebEx platform on Thursday, May 21, 2020. No one attended and no comments received during the 5-day solicitation.

A public hearing regarding efforts to address COVID-19 will be held on Tuesday, July 7, 2020 at 4:00 P.M. in the 2<sup>nd</sup> Floor Conference Room of City Hall.

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

The jurisdiction accepts all comments; however, with limited resources, not all comments/projects can be funded. Nonetheless, all comments contributed to a project's priority designation.

## 7. Summary

This document represents the second year of the FY 2018-2022 Consolidated Plan and Strategy. Submission of this application for funding is anticipated to be remitted on or about August 15, 2019.

Comment period for amendments to the Citizen Participation Plan and FY 2019-2020 Action Plan began on Friday, May 15, 2020 through Thursday, May 21, 2020. No comments were received.

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

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

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

Agency Role		Name	Department/Agency
Lead Agency		MCALLEN	
CDBG Administrator	MCALLEN		Grant Administration-Community Development Office
HOPWA Administrator			
HOME Administrator	MCALLEN		Grant Administration-Community Development Office
ESG Administrator			
HOPWA-C Administrator	MCALLEN		Community Development

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of McAllen's Grant Administration Department - Community Development (CD) Division assumed the lead in the development of the FY 2019-2020 One-Year Action Plan (OYAP) document. The CD Office administers the housing and community development programs covered by the CPS including those funded by Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). As the lead agency, staff coordinated the development and implementation of projects in line with the Consolidated Plan and Strategy and while considering input from a broad range of stakeholders, including a fourteen member panel which serve as the Community Development Advisory Council (CDAC). The CDAC is tasked with annually evaluating proposed projects, establishing timelines, conducting public hearings and broadly reviewing project expenditures. The CD Office and CDAC, in order to obtain input and solicit from interested parties, public agencies and community organizations, held several public hearings. Public notices were announced in English and Spanish written newspapers, posted on the City's notice board (physical and electronic) and the draft of the Action Plan was made available for the minimum 30-day comment period at four locations.



In regards to the amendment, a public notice, in English and Spanish, announced the availability of the Action Plan draft for the minimum 5-day comment period and its respective online public hearing portal.

The second amendment provided public notice in English and Spanish and announced the availability of the Action Plan draft for the minimum 5-day comment period.

### **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The City of McAllen held three public hearings in order to solicit input from the community regarding its needs. From these consultations and assessments, this document was composed in draft form. Two additional public hearings were held in order to assess comments regarding the proposed projects and budgets noted in the draft document. Upon the completion of the 30-day comment period and subsequent approval by City Commission, the final document serves to identify the projects and programs to be funded during the second year of the FY 2018-2022 Consolidated Plan and Strategy.

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

The City coordinates its activities with a variety of organizations involved in the delivery of housing, homeless, non-homeless special needs, and community development activities. They include a designated Community Housing Development Organization (CHDO), the local Public Housing Authority, and various other community organizations whose fields of interest and services may include: seniors, handicapped persons, health/mental health, domestic violence/prevention, youth/children, persons with HIV/AIDS, homelessness and housing service providers as well as units of local governments that comprise the MSA (cities of Mission and Edinburg) and Hidalgo County.

Staff consulted with these entities to collect information about housing and community development activities and needs. These consultations addressed:

- Housing Needs
- Housing Market Analysis/Substandard Housing
- Public Housing Needs and Strategy
- Continuum of Care (Homeless)
- Non-Homeless Special Needs
- Lead-Based Paint Hazards
- Community Development

The listing of organizations with whom the City consulted is included in this Section: Question 2 - Agency/Group/Organization.

To enhance the coordination between public and assisted housing providers, the City solicited comments directly from Affordable Homes of South Texas, Inc. and RGV Habitat for Humanities as well as held a public hearing at the McAllen Housing Authority's Family Development Center. Further, health and mental health providers were contacted to determine gaps in services including Community HOPE

Projects, Inc., a CDBG supported entity who provides health and mental health services to low income persons throughout South Texas. Additional CDBG-funded health service providers include Access Esperanza Clinic, Easter Seals of the RGV and Comfort House Services, Inc. Mental health services are provided via Women Together's Batterer's Intervention and Prevention Program which are housed at the satellite office. McAllen also continues to nurture relationships with various non-profit agencies in an effort to identify and address gaps in essential services. The City often receives requests for letters of support from CDBG supported agencies in attempts to leverage HUD funds.

Further, the CD Office has an on-going relationship with personnel from the U.S. Census Bureau. Collaboration has focused on informing program beneficiaries and service providers about services/gaps, the needs of immigrants and strategizing for Census 2020. Although the entitlement communities opted to not create a regional Consolidated Plan, staff often assist one another in the development of programs, processes or oversight. One such intergovernmental meeting with staff from Edinburg, Mission and Urban County Program occurred in May 2019. Coordination among these different levels of local government, community organizations, and the public are essential to addressing the needs identified in the CPS.

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

Hidalgo County is served by the Texas Homeless Network's (THN) Balance of State (BoS) for Continuum of Care (CoC) services. THN has a subcommittee designed to review CoC activities for the areas served under the BoS. Annually, the City participates in the Point-in-Time study which is coordinated by the THN. THN's statistical analysis of the PIT project results are one method of coordination and project implementation aimed at addressing the needs of homeless persons.

With regards to the Consolidated Plan, the City of McAllen participated in a teleconference with the other jurisdictions and THN staff regarding outreach the City undertook in order to gauge and address homelessness/prevent homelessness. And, although the City coordinates with Hidalgo County-Urban County Program and the Continuum of Care in efforts to identify the needs of the homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons who are at risk of becoming homeless, the City also makes funding available for homeless assistance and prevention programs. Services for chronically homeless individuals and families are most likely provided by The Salvation Army with its emergency shelter located within the City limits. Services for families with children, particularly those fleeing domestic violence, are most likely served by Women Together Foundation, Inc. Women Together operates an emergency shelter and a transitional housing complex for female victims of domestic violence and their children; both are also found within the City's limits. Veterans and unaccompanied youth as well as persons affected by the immigration crisis are served by Catholic Charities of the RGV. Persons threatened with homelessness are often assisted by The Salvation Army, Catholic Charities of the RGV or

Silver Ribbon Community Partners. All four organizations were consulted during the development of the Consolidated Plan and will receive CDBG support from the City of McAllen. This data remains the basis of funding projects related to homelessness and/or homelessness prevention.

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

The City of McAllen does not anticipate receiving ESG funds for the Consolidated Plan and Strategy timeframe. However, if funds are awarded, Standard Operating Procedures governing the award of HUD-awarded grants will require staff to prepare an application and publish a Notice of Funding Availability. Once received, applications will be presented to the Community Development Advisory Committee (CDAC). The CDAC is composed of fourteen residents who make recommendations to the City Commission regarding Community Development/HOME/ESG or any other HUD-awarded programs.

As with the other HUD programs, the City has established a berth for evaluation of performance and outcomes. The City allows for a 25% range in expected versus actual outcomes and expenditures in order to determine the success of a project. Along with this evaluation, staff considers the amount leveraged, monitoring/auditing reports and project's impact to determine future funding.

The Homeless Management Information System (HMIS) is operated by the THN. This system provided the most accurate assessment of unduplicated homeless persons/families and persons threatened with homelessness to date. While not all homeless service providers have access to the system/are required to use the system, Urban County Program requires the use of HMIS for homeless service providers using ESG, exclusive of those serving victims of domestic violence. If funded with ESG, the City will implement this requirement as well. Costs associated with maintaining HMIS will be eligible for reimbursement with ESG funds to the extent that they are available.

Because the oversight of HMIS falls on THN, the City will implement THN's policies and procedures for the use of HMIS. In particular, City staff and ESG recipients will execute user agreements that outline rules of behavior. HMIS will remain the primary means to maintain client and agency level data regarding homeless issues. Information will be extracted and reported in HUD's Integrated Disbursement and Information System (IDIS) either at the project level or as part of the CAPER narrative.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	AFFORDABLE HOMES OF SOUTH TEXAS, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Regional organization Community Development Financial Institution Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Housing (Construction of Housing, Rehabilitation; Single-Unit Residential and Direct Homeownership Assistance) - High Priorities; provide decent affordable housing by increasing availability/accessibility, and sustainability of affordable housing stock; construction of housing programs funded. – ECONOMIC DEVELOPMENT
2	<b>Agency/Group/Organization</b>	McAllen Public Utilities
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Municipal Public Utilities Department provided input during public hearings. Outcomes: Water/Sewer Improvements - High Priority; provide a suitable living environment by increasing availability/accessibility of water/sewer improvements; projects funded.

3	<b>Agency/Group/Organization</b>	AMIGOS DEL VALLE, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Senior Services - High Priority; provide a suitable living environment by increasing availability/accessibility of senior services; project funded.
4	<b>Agency/Group/Organization</b>	Access Esperanza Clinics, Inc.
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Services-Education Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Health Services - High Priority; provide a suitable living environment by increasing availability/accessibility of health services; project funded.

5	<b>Agency/Group/Organization</b>	BOYS AND GIRLS CLUB OF MCALLEN
	<b>Agency/Group/Organization Type</b>	Services-Children Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Child care and Youth Services - High Priorities; provide a suitable living environment by increasing availability/accessibility of child care and youth services; project funded.
6	<b>Agency/Group/Organization</b>	C.A.M.P. University
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Other Public Facilities and Handicapped Services - High Priorities; provide a suitable living environment by increasing availability/accessibility of handicapped services; projects funded.

7	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES OF RGV
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Homeless Services (prevention and subsistence payments) - High Priorities; provide decent housing by increasing sustainability of housing stock and provide a suitable living environment by increasing availability/accessibility of public services; project funded.



8	<b>Agency/Group/Organization</b>	Children's Advocacy Center of Hidalgo County -Estrella's House
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Abused and Neglected Children Services - High Priority; provide a suitable living environment by increasing availability/ accessibility of services for abused and neglected children; project funded.
9	<b>Agency/Group/Organization</b>	Community Hope Projects, Inc. dba Hope Family Health Center
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Public Service Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Health Services - High Priority; provide a suitable living environment by increasing availability/accessibility of health services; project funded.
10	<b>Agency/Group/Organization</b>	EASTER SEALS RGV
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Health Services - High Priority; provide a suitable living environment by increasing availability/accessibility of health services; projected funded.
11	<b>Agency/Group/Organization</b>	First United Methodist Church Shoe Bank
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Child Care Services - High Priority; provide a suitable living environment by increasing accessibility/availability of child care services; project funded.

12	<b>Agency/Group/Organization</b>	Lower Rio Grande Valley Development Corp.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Senior Services - High Priority; provide a suitable living environment by providing senior services; project funded.
13	<b>Agency/Group/Organization</b>	MCALLEN FOOD PANTRY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Strategy                  Non-Homeless Special Needs                  Anti-poverty Strategy                  Public Service Assessment</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Agency provided input during public hearings. Outcomes: Food Banks - High Priority; provide a suitable living environment by increasing availability/accessibility of food distribution services; project funded.</p>
<p>14</p>	<p><b>Agency/Group/Organization</b></p>	<p>MCALLEN HOUSING AUTHORITY</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>PHA                  Services - Housing                  Services-Children                  Services-Elderly Persons                  Services-Persons with Disabilities                  Services-Education                  Publicly Funded Institution/System of Care</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Public Housing Needs                  Anti-poverty Strategy                  Public Service Assessment</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Agency provided information on public housing/services for the McAllen Housing Authority/Finance Corp. - Resident Self-Sufficiency Programs, Public Housing Units/Section 8 portfolio and waitlists, LIHTC projects. Outcomes: Housing other(multi-family, public housing modernization), Employment Training Services and Public Services - High Priorities; provide decent housing by increasing availability/accessibility and sustainability of housing/public housing and provide a suitable living environment by increasing availability/accessibility of other public services and employment training services. No funding requested. Section 3 Plan may potentially be improved through this coordination.</p>
15	<p><b>Agency/Group/Organization</b></p>	<p>Silver Ribbon Community Partners</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing                  Services - Housing                  Services-Elderly Persons                  Services-Persons with Disabilities                  Services-homeless                  Services-Health                  Publicly Funded Institution/System of Care</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homeless Needs - Chronically homeless                  Homelessness Needs - Veterans                  Non-Homeless Special Needs                  Anti-poverty Strategy                  Public Service Assessment</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Agency's perspective includes a preponderance of clients referred by Adult Protective Services; agency provided input during public hearings. Outcomes: Homeless Services (prevention and subsistence payments), Health Services, and Senior Services - High Priorities; provide decent housing by increasing availability/accessibility, affordability and sustainability of housing stock and provide a suitable living environment by increasing availability/accessibility of public services, health services, and senior services; project funded.</p>
16	<p><b>Agency/Group/Organization</b></p>	<p>THE SALVATION ARMY</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing                  Services - Housing                  Services-Children                  Services-Elderly Persons                  Services-Persons with Disabilities                  Services-Persons with HIV/AIDS                  Services-homeless                  Services-Employment                  Regional organization</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Homelessness Strategy                  Non-Homeless Special Needs                  Anti-poverty Strategy                  Public Service Assessment</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Agency provided input during public hearings. Outcomes: Housing (homeless facilities) operating costs of homeless and HIV/AIDS facilities, homeless services (prevention and subsistence payments), and other public services - High Priorities; provide decent housing by increasing availability/accessibility, affordability and sustainability of housing stock and provide a suitable living environment by increasing availability/accessibility of operational costs and other public services; project funded.</p>
<p>17</p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>United Way of South Texas</p> <p>Housing                  Services-Children                  Services-Elderly Persons                  Services-Persons with Disabilities                  Services-Persons with HIV/AIDS                  Services-Victims of Domestic Violence                  Services-homeless                  Services-Health                  Services-Education                  Services-Employment                  Services - Victims                  Regional organization                  Planning organization                  Business and Civic Leaders                  Foundation</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Transportation Services - High Priority; provide a suitable living environment by increasing availability/accessibility of transportation services; project funded.
18	<b>Agency/Group/Organization</b>	Women Together Foundation, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Housing (homeless facilities), Operating Costs of Homeless and HIV/AIDS Facilities, Homeless Services (prevention and subsistence payments), Services for Battered and Abused Spouses - High Priorities; provide decent housing by increasing availability /accessibility, and sustainability of emergency and transitional housing for battered and abused spouses as well as services for the batterers which are provided at the satellite office as mandated by the court - corrections programs; projects funded.
19	<b>Agency/Group/Organization</b>	Food Bank of the Rio Grande Valley
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Food Banks - High Priority; provide a suitable living environment by increasing availability/accessibility of general public services and food distribution services; project funded.
20	<b>Agency/Group/Organization</b>	Valley Alliance of Mentors for Opportunities and Scholarships (VAMOS)
	<b>Agency/Group/Organization Type</b>	Services-Education Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Public Service Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Youth Services - High Priority; provide a suitable living environment by increasing availability/accessibility of youth services; project funded.
21	<b>Agency/Group/Organization</b>	McAllen ISD
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-homeless Services-Education Other government - Local Independent School District Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcome: Parks and Recreational Facilities - High Priority; provide a suitable living environment by increasing availability/accessibility of parks and recreational facilities; projects funded.
22	<b>Agency/Group/Organization</b>	COMFORT HOUSE SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcome: Health Services - High Priority; provide a suitable living environment by increasing availability/accessibility of health services; project funded.
23	<b>Agency/Group/Organization</b>	Rio Grande Habitat for Humanity, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Regional organization Community Development Financial Institution Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Housing (Construction of Housing and Rehabilitation; Single-Unit Residential)- High Priorities; provide decent affordable housing by increasing availability/accessibility, and sustainability of affordable housing stock; projects funded.

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

No agencies were intentionally omitted. To compile the contact list, staff utilized listings of organizations that had previously been funded or had inquired about funding. Further, public notices were posted on the municipal bulletin board, within the newspaper of largest general circulation and within a Spanish-written newspaper soliciting comments from interest parties and the general public.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Homeless Network	Provision of Homeless Prevention Programs and addition of affordable housing units throughout the community
Adopted Annual Budget	City of McAllen	Provision of local funds which may support or supplement CDBG funded agencies and/or projects.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

Additional agencies

- Business and Civic Leaders - representatives on the CD Advisory Council
- Code Enforcement/Health Department - Lead-Based Paint, Housing, Illegal Dumping and Revitalization Areas

**Planning Process to Narrow Digital Divide**

McAllen ISD provides iPads or Chromebooks to its students. Wi-Fi internet is available at MISD campuses and at City facilities. However, in order to further narrow the digital divide, low-cost internet services, provided by ATT, is available to qualified residences. WiFi is also available in many of the city's public spaces such as parks, airport and three libraries/community centers.

**Increased Resilience to Natural Hazards**

As the City saw during the disastrous flooding in June 2018 and 2019, drainage improvement projects are a necessary component of City's services. Each year, the City Engineer and/or the Drainage Engineer present applications based on calls for assistance, street closures, property damage assessments and/or other variables. The City Engineer is a key staff member in the City's Emergency Management Plan and also serves as the local flood plain administrator. Within her purview lies services complementary to the provision of drainage such as street improvements, traffic assessments, sidewalk improvements (curb and gutter) and GIS planning and mapping. In an effort to increase community resiliency, the CDBG program consistently funds water/sewer improvements projects and, during severe weather, CD staff may serve as a liaison with residents and service organizations providing support in low and moderate-income areas. And, due to the June 2018 flooding, FEMA funds have been allocated to the region in order to address the Presidentally-declared disaster. In addition, voters approved a bond for the provision of additional drainage projects throughout the community. Progress may be followed on the City's bond website.

Further, the McAllen Public Utilities (MPU) is responsible for the provision of safe drinking water and sanitary sewer services. Recently, MPU upgraded or constructed new facilities for these services. CDBG funds are often used to assist in low-income areas by replacing aging water and sewer infrastructure. Through upgrades/new construction, the now stable infrastructure is less likely to be negatively impacted during hazardous weather/situations.

Also, outdoor recreational space is used by the City as part of the drainage system. City/school parks at Jackson Elementary and McAuliffe Elementary serve as detention ponds to retain water during heavy rain events. The joint use of land serves to showcase the partnership between the City and McAllen school district and provide for hazard mitigation.

Staff from the Engineering Dept., MPU, and McAllen ISD were consulted during the CPs/AP.

### **Amendment**

The City and AHSTI consulted and coordinated efforts to provide short and medium-term rental and utility assistance for qualified households as well as economic development activities.

## **AP-12 Participation – 91.105, 91.200(c)**

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

The City of McAllen adopted a Citizen Participation Plan which will:

- Provide for and encourage citizen participation, with particular emphasis on participation by persons of low and moderate income, residents of slum and blight areas and/or residents of low and moderate income neighborhoods;
- Provide citizens with reasonable and timely access to local meetings, information and records relating to the grantee's proposed use of HUD funds;
- Provide for technical assistance to groups or persons of low and moderate income that request assistance in developing proposals;
- Provide for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program;
- Provide for timely written responses to written complaints; and
- Identify how the needs of the non-English speaking residents will be met where a significant number of non-English speaking residents can be reasonably expected to participate.

During the composition of the One-Year Action Plan, five public hearings and a 30-day comment period were instituted to solicit comments. Comments included need for:

- Child Care Services
- Food Banks
- Handicapped Services/Services for the Disabled
- Health Services
- Homeless Facilities
- Housing - Construction and Rehabilitation
- Other Public Facilities and Improvements
- Other Public Services

- Parks and Recreational Facilities
- Senior Services
- Services for Abused and Neglected Children
- Subsistence Payments
- Transportation Services
- Water/Sewer Improvements
- Youth Services

The above-listed activities impacted goal setting through their identification as "High" priorities.

Efforts made to broaden citizen participation include the use of the 14-member Community Development Advisory Council, notices placed online, notices placed in Spanish-written newspapers, draft documents available at the main library and two branch libraries/community centers as well as traditional means of announcement/notices such as the use of the external bulletin board and advertisements in The Monitor. Public Hearing notices appear at least 15-days prior to said hearing,

Copies of publications can be viewed in the Grantee's Unique Attachments.

In accordance with waivers granted in April 2020, the City amended its CPP to include shortened comment periods during exigent circumstances as well as a mechanism for accepting online or virtual comments. With adherence to these new protocols, because of social distancing concerns, and, in light of stay at home orders, the City solicited comments for five days beginning May 15 through May 21, 2020 for the proposed amendment to the FY 2019-2020 Action Plan. Although solicited, no written comments were received, nor did anyone use the online platform to comment.

Amendment solicitation of comments – July 1 through July 8, 2020

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	CDAC held a public hearing on January 17, 2019 - No one attended	N/A	N/A	<a href="http://www.mcallen.net">www.mcallen.net</a> ; <a href="http://www.mypublicnotices.com/TheMonitor">www.mypublicnotices.com/The Monitor</a>



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	CDAC held a public hearing on March 28, 2019 - 25 person attended	Need for housing, public facilities, parks and recreation and water/sewer improvements	N/A	<a href="http://www.mcallen.net">www.mcallen.net</a> ; <a href="http://www.mypublicnotices.com/TheMonitor">www.mypublicnotices.com/The Monitor</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	CDAC held a public hearing on April 11, 2019 - 63 persons attended	Need for health services, transportation services, food banks, senior services, other public services, children services, services for abused and neglected children and subsistence payments.	N/A	<a href="http://www.mcallen.net">www.mcallen.net</a> ; <a href="http://www.mypublicnotices.com/TheMonitor">www.mypublicnotices.com/The Monitor</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	City Commissioners held a public hearing on May 13, 2019 - No one spoke	N/A	N/A	<a href="http://www.mcallen.net">www.mcallen.net</a> ; <a href="http://www.mypublicnotices.com/TheMonitor">www.mypublicnotices.com/The Monitor</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	CD staff held a public hearing on May 24, 2019 at the McAllen Housing Authority's - Family Development Center - No one attended	N/A	N/A	<a href="http://www.mcallen.net">www.mcallen.net</a> ; <a href="http://www.mypublicnotices.com/TheMonitor">www.mypublicnotices.com/The Monitor</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	CD staff held an online public hearing via WebEx on Thursday, May 21, 2020 at 4:00 P.M. No one attended	None	N/A	<a href="http://www.mcallen.net">www.mcallen.net</a> ; <a href="http://www.mypublicnotices.com/TheMonitor">www.mypublicnotices.com/The Monitor</a>
7	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	CD staff will hold a public hearing on Tuesday, July 7, 2020 at 4:00 P.M.			<a href="http://www.mcallen.net">www.mcallen.net</a> ; <a href="http://www.mypublicnotices.com/TheMonitor">www.mypublicnotices.com/The Monitor</a>

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of McAllen is anticipating entitlement grant resources totaling \$3,430,509 during the next fiscal year (October 1, 2019 - September 30, 2020) 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 2020.

#### 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	1,593,947	750,000	30,000	2,373,947	4,500,000	\$750,000 CBDO proceeds (type of program income); \$30,000 recaptured and utilized for FY 2019-2020 projects/budget.

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	481,562	575,000	0	1,056,562	1,350,000	\$575,000 CHDO proceeds (type of program income)
Other CDBG-CV	public – federal	Other To prevent, prepare for, and respond to coronavirus	1,005,274	0	0	1,005,274	0	CDBG-CV will be used to prevent, prepare for, and respond to Coronavirus.

Table 5 - Expected Resources – Priority Table

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

The City of McAllen encourages non-profit subrecipients and municipal departments to leverage HUD funds with other resources. For FY 2019-2020, CDBG funds are expected to leverage approximately \$3 for every HUD dollar awarded to the City. The largest source of leverage is expected from federal programs, including other HUD funds.

The amounts to be used this fiscal year to address Community Development Activities are:

- Federal (Award) - \$1,532,133
- Program Income (CBDO Proceeds) - \$750,000
- Local Leverage - \$204,995
- State Leverage - \$2,153,400
- Federal Leverage - \$466,283
- Other Leveraged HUD Funds - 1,415,660
- Private Leverage - \$985,882

The amounts to be used this fiscal year to address HOME Investment Partnership Program Activities are:

- Federal Award - \$481,562
- CHDO Proceeds - \$575,000
- Local Leverage - \$100,000
- Private Leverage - \$1,065,000

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 (100%) from its HOME matching requirement as noted in the July 2019 release.



**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 2019-2020, ten City/School park projects are scheduled to be improved with CDBG funds.

Additionally, three city parks will be rehabilitated.

**Discussion**

The City's budget for FY 2019-2020 is anticipated to be a total award of \$2,069,835 (including reprogrammed funds) with a leverage of \$6,966,220 comprised of:

- Community Development Block Grant Funds

- Allocation:\$1,593,947
- Re-programmed Funds: \$30,000
- Leverage: \$5,226,220
- CBDO Proceeds: \$750,000 (Noted on the Priority Table in the Program Income Field)
- Total funds dedicated towards housing and community development needs:\$6,850,167

- HOME Investment Partnership Program

- Allocation:\$481,562
- Leverage: \$1,165,000
- CHDO Proceeds: \$575,000 (Noted on the Priority Table in the Program Income Field)
- Total funds dedicated towards housing needs: \$2,221,562

- CDBG – CV

- Allocation: \$1,005,274

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.

CDBG -CV funds were awarded to the City to prevent, prepare for or respond to coronavirus (COVID-19). The City does not intend to leverage these resources.

## 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
1	03: Other Public Facilities and Improvements	2018	2022	Non-Housing Community Development		Public Facilities	CDBG: \$28,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 322 Persons Assisted
2	03C: Homeless Facilities	2018	2022	Affordable Housing Homeless		Housing	CDBG: \$8,363	Homeless Person Overnight Shelter: 419 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: \$692,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 81670 Persons Assisted
6	03J: Water/Sewer Improvements	2018	2022	Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Infrastructure	CDBG: \$272,584	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2330 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	05: 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  Other – CDBG-CV 700,000	Public service activities other than Low/Moderate Income Housing Benefit: 32 Persons Assisted Homelessness Prevention: 4 Persons Assisted Businesses Assisted 25
10	05A: Senior Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$23,660	Public service activities other than Low/Moderate Income Housing Benefit: 143 Persons Assisted
11	05B: Handicapped Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$14,000	Public service activities other than Low/Moderate Income Housing Benefit: 22 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: 100 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: \$17,500	Public service activities other than Low/Moderate Income Housing Benefit: 544 Persons Assisted
16	05M: Health Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$84,940 CDBG-CV: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 7458 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: 95 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 Other CDBG-CV: \$30,000	Homelessness Prevention: 121 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	05S: Rental Housing Subsidies	2018	2022	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	HOME: \$385,250	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
19	05W: Food Banks	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$48,000 Other CDBG-CV \$90,000	Public service activities other than Low/Moderate Income Housing Benefit: 5129 Persons Assisted
20	12: Construction of Housing	2018	2022	Affordable Housing	CDBG ELIGIBLE CENSUS TRACTS	Housing	CDBG: \$50,000	Homeowner Housing Added: 1 Household Housing Unit
22	14A: Rehab: Single-Unit Residential	2018	2022	Affordable Housing		Housing	CDBG: \$20,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
23	21A: Administration	2018	2022	Public Housing Administration		Administration	CDBG: \$318,000 HOME: \$96,312 CDBG-CV: \$155,274	Other: 3 Other

Table 6 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	03: Other Public Facilities and Improvements
	<b>Goal Description</b>	C.A.M.P. University: \$8,000; 22 Persons Women Together Foundation, Inc. - Satellite Center: \$20,000; 300 Persons
<b>2</b>	<b>Goal Name</b>	03C: Homeless Facilities
	<b>Goal Description</b>	Women Together Foundation, Inc.: \$8,363; 419 Persons
<b>5</b>	<b>Goal Name</b>	03F: Parks and Recreational Facilities
	<b>Goal Description</b>	PARD - Retama Park: \$75,000; 1,810 Persons PARD - Suarez Park: \$142,000; 2,375 Persons PARD - Uvalde Field Lighting: \$280,000; 2,625 Persons MISD - City/School Pavillion Enhancements: \$45,500; 74,860 Persons MISD - City/School Lighting Enhancements: \$84,500; 74,860 Persons* MISD - Travis Middle School Tennis Court Resurfacing: \$65,000; 12,605 Persons* *Due to project locales encompassing areas already noted, these projects will be listed as "accomplishments reported under another activity".

6	<b>Goal Name</b>	03J: Water/Sewer Improvements
	<b>Goal Description</b>	MPU - Kendlewood Ave. Waterline Improvements: \$136,292; 2,330 Persons MPU - Hackberry Ave. Waterline Improvements: \$136,292; 2,330 Persons* *Due to project locales encompassing areas already noted, this project will be listed as "accomplishments reported under another activity".
9	<b>Goal Name</b>	05: Other Public Services
	<b>Goal Description</b>	Silver Ribbon Community Partners: \$4,900; 15 Persons The Salvation Army: \$9,800; 17 Persons CDBG-CV AHSTI Economic Development: \$550,000 – 20 Businesses CDBG-CV – AHSTI Microenterprise Economic Development: \$150,000 – 5 Businesses
10	<b>Goal Name</b>	05A: Senior Services
	<b>Goal Description</b>	Amigos Del Valle, Inc.: \$16,660; 15 Persons LRGVDC - Area Agency on Aging: \$7,000; 28 Persons CDBG-CV – Parks and Recreation Department/Amigos Del Valle, Inc.: \$90,000 100 Persons
11	<b>Goal Name</b>	05B: Handicapped Services
	<b>Goal Description</b>	CAMP University: \$14,000; 22 persons
12	<b>Goal Name</b>	05D: Youth Services
	<b>Goal Description</b>	Valley Alliance of Mentors for Opporunities and Scholarships (VAMOS): \$5,000; 10 Persons



13	<b>Goal Name</b>	05E: Transportation Services
	<b>Goal Description</b>	United Way of South Texas: \$5,000; 100 Persons
15	<b>Goal Name</b>	05L: Child Care Services
	<b>Goal Description</b>	Boys and Girls Club of McAllen - Scholarship Program: \$15,000; 444 Persons FUMC - In His Steps Shoe Bank of McAllen: \$2,500; 100 Persons
16	<b>Goal Name</b>	05M: Health Services
	<b>Goal Description</b>	Access Esperanza Clinics, Inc.: \$15,000; 75 Persons Comfort House Services, Inc.: \$20,940; 145 Persons Community HOPE Projects, Inc.: \$25,000; 150 Persons Easter Seals - Rio Grande Valley: \$8,000; 8 Persons UTRGV – Testing: \$100,000; 100 Persons
17	<b>Goal Name</b>	05N: Services for Abused and Neglected Children
	<b>Goal Description</b>	Children's Advocacy of Hidalgo County: \$15,000; 95 Persons
18	<b>Goal Name</b>	05Q: Subsistence Payments/05S: Rental Housing Subsidies
	<b>Goal Description</b>	Catholic Charities of the RGV: \$7,200; 21 Persons AHSTI – HOME (TBRA Program) \$385,250; 30 Households CDBG-CV - AHSTI: \$30,000; 100 Persons

19	<b>Goal Name</b>	05W: Food Banks
	<b>Goal Description</b>	McAllen Food Pantry: \$40,000; 5,000 Persons Food Bank of the RGV: \$ 8,000; 89 Persons CDBG-CV - City of McAllen/Amigos Del Valle: \$90,000; 40 Persons
20	<b>Goal Name</b>	12: Construction of Housing
	<b>Goal Description</b>	CDBG/AHSTI - New Construction: \$50,000; 1 Housing Unit
22	<b>Goal Name</b>	14A: Rehab: Single-Unit Residential
	<b>Goal Description</b>	Habitat for Humanity: \$20,000; 5 Housing Units
23	<b>Goal Name</b>	21A: Administration
	<b>Goal Description</b>	CDBG Program Administration: \$318,000 HOME Program Administration: \$96,312 CDBG-CV – Emergency Management/Legal Department: \$45,000 CDBG-CV – CDBG-CV Program Administration: \$110,274

## 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 2019-2020, 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 (100%) from its HOME matching requirement.

#### Projects

#	Project Name
1	2019 MPU - Kendlewood Ave. Waterline Improvements
2	2019 MPU - Hackberry Ave. Waterline Improvements
3	2019 PARD - Retama Park
4	2019 PARD - Suarez Park
5	2019 PARD - Uvalde Field Lighting
6	2019 AHSTI - New Construction
7	2019 C.A.M.P. University Improvements
8	2019 MISD - City /School Pavilion Enhancement
9	2019 MISD City/School Pavilion Lighting Enhancement
10	2019 MISD - Travis Middle School Tennis Court Resurfacing
11	2019 Habitat for Humanity
12	2019 Women Together Foundation, Inc. - Emergency Shelter
13	2019 Women Together Foundation, Inc. - Satellite Center
14	2019 Access Esperanza Clinics, Inc.
15	2019 Amigos Del Valle, Inc.
16	2019 Boys and Girls Club of McAllen
17	2019 C.A.M.P. University Services
18	2019 Catholic Charities of the RGV
19	2019 Children's Advocacy Center of Hidalgo County
20	2019 Comfort House Services, Inc.
21	2019 Community HOPE Projects, Inc.
22	2019 Easter Seals - Rio Grande Valley
23	2019 FUMC - "In His Steps" Shoe Bank of McAllen

#	Project Name
24	2019 Food Bank of the RGV
25	2019 LRGVDC - Area Agency on Aging
27	2019 McAllen Food Pantry
28	2019 Silver Ribbon Community Partners
29	2019 The Salvation Army
30	2019 United Way
31	2019 Valley Alliance of Mentors for Opportunity and Scholarships
32	2019 AHSTI - HOME
33	2019 RGV Habitat for Humanity
34	2019 CDBG Administration
35	2019 HOME Administration
36	CD – Affordable Homes of South Texas, Inc. – Economic Development
37	CD – Affordable Homes of South Texas, Inc. – Microenterprise Assistance
38	CV – University of Texas Rio Grande Valley – Testing
39	CV- AHSTI Subsistence Payments
40	CV – COM Parks and Recreation Department/Amigos Del Valle, Inc.
41	CV – Infectious Disease Plan
42	CV – Administration

**Table 7 - 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. A similar process occurred with this Action Plan.

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.

An 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. Although federal funds have been allocated, the system of reimbursement

remains in flux. Further services provided by municipalities are less likely to be reimbursed than those direct services such as housing and food provision, provided by non-profit organizations.

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

1	<b>Project Name</b>	2019 MPU - Kendlewood Ave. Waterline 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: \$136,292
	<b>Description</b>	Funds will install water lines along Kendlewood between Bicentennial and 20th St.
	<b>Target Date</b>	3/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,330 Persons living in Census Tracts 207.23 Block Group 1 with 77.48% of residents being of low and moderate income
	<b>Location Description</b>	Kendlewood Ave. between 20th St. and E. Bicentennial Blvd.
	<b>Planned Activities</b>	Drainage Improvements
2	<b>Project Name</b>	2019 MPU - Hackberry Ave. Waterline 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: \$136,292
	<b>Description</b>	Funds will install water lines along Hackberry between Bicentennial and 20th St.
	<b>Target Date</b>	3/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,330 Persons living in Census Tract 207.23 Block Group 1 with 77.4% of residents being of low and moderate income
	<b>Location Description</b>	Hackberry Ave between 20th St. and East Row line of Bicentennial Blvd
	<b>Planned Activities</b>	Drainage Improvements
3	<b>Project Name</b>	2019 PARD - Retama Park
	<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: \$75,000

	<b>Description</b>	Funds will be used for playground equipment, basketball court work and fitness station
	<b>Target Date</b>	3/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,810 Persons living in Census Tract 207.23 Block Group 2 with 58.8% of residents being of low and moderate income
	<b>Location Description</b>	Retama Park - 2500 Laurel
	<b>Planned Activities</b>	Park Improvements
4	<b>Project Name</b>	2019 PARD - Suarez Park
	<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: \$142,000
	<b>Description</b>	Funds will be used for restrooms, playground areas, fencing and site amenities
	<b>Target Date</b>	3/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,375 Persons living in Census Tract 206 Block Group 1, 2 and 3 with 74.3% of residents being of low and moderate income
	<b>Location Description</b>	Suarez Park - 409 S. 27th St.
	<b>Planned Activities</b>	Park Improvements
5	<b>Project Name</b>	2019 PARD - Uvalde Field Lighting
	<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: \$280,000
	<b>Description</b>	Funds will be used for the addition of field lighting at Uvalde Fields
	<b>Target Date</b>	3/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,625 Persons living in Census Tracts 205.04 Block Group 3 with 57.1% of residents being of low and moderate income



	<b>Location Description</b>	Uvalde Fields - 2801 Uvalde Ave., 78503
	<b>Planned Activities</b>	Park Improvements
<b>6</b>	<b>Project Name</b>	2019 AHSTI - New Construction
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	12: Construction of Housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funds will be used for the construction of one home
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 household/family
	<b>Location Description</b>	Qualifying Low and Moderate Income Census Tract/Block Group
	<b>Planned Activities</b>	Housing
	<b>7</b>	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		03: Other Public Facilities and Improvements
<b>Needs Addressed</b>		Public Facilities
<b>Funding</b>		CDBG: \$8,000
<b>Description</b>		Funds will be used for the partial purchase and installation of a sprinkler system
<b>Target Date</b>		9/30/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		22 Adults with Special Needs
<b>Location Description</b>		4200 N. Main, McAllen
<b>Planned Activities</b>		Facilities Improvements
<b>8</b>	<b>Project Name</b>	2019 MISD - City /School Pavilion Enhancement
	<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: \$45,500
	<b>Description</b>	Funds will be used for the repair, sanding, priming and painting of city/parks pavilions
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Neighbors and students of 13 McAllen ISD campuses which will include low-, moderate-, middle and upper income households; 74,860 persons reside in the project areas
	<b>Location Description</b>	Alvarez Elementary: 2606 Gumwood Bohnam Elementary: 2501 Jordan Escandon Elementary: 2901 Colbath Fields Elementary: 500 W. Dallas Sam Houston Elementary: 3221 Olga Jackson Elementary: 501 Harvey McAuliffe Elementary: 3000 W. Daffodil Navarro Elementary: 2100 Hackberry Roosevelt Elementary: 4801 S. 26th St. Seguin Elementary: 2200 N. 29th St. Thigpen-Zavala Elementary: 2500 Galveston Wilson Elementary: 1200 Hackberry Crockett Campus: 2112 N. Main
	<b>Planned Activities</b>	Parks Improvements
9	<b>Project Name</b>	2019 MISD City/School Pavilion Lighting Enhancement
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	O3F: Parks and Recreational Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$84,500
	<b>Description</b>	Funds will be used for the replacement of current light fixtures to LED fixtures
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Neighborhood and students from 13 McAllen ISD campuses which will include low-, moderate-, middle and upper income households; 78,860 persons reside in the project areas

	<b>Location Description</b>	Alvarez Elementary: 2606 Gumwood Bohnam Elementary: 2501 Jordan Escandon Elementary: 2901 Colbath Fields Elementary: 500 W. Dallas Sam Houston Elementary: 3221 Olga Jackson Elementary: 501 Harvey McAuliffe Elementary: 3000 W. Daffodil Navarro Elementary: 2100 Hackberry Roosevelt Elementary: 4801 S. 26th St. Seguin Elementary: 2200 N. 29th St. Thigpen-Zavala Elementary: 2500 Galveston Wilson Elementary: 1200 Hackberry Crockett Campus: 2112 N. Main
	<b>Planned Activities</b>	Parks Improvements
<b>10</b>	<b>Project Name</b>	2019 MISD - Travis Middle School Tennis Court Resurfacing
	<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: \$65,000
	<b>Description</b>	Funds will be used for court resurfacing, new backboards, netting and fencing
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Neighbors and students of Travis Middle School which will include low-, moderate-, middle and upper income households; 12,605 persons reside in the project area
	<b>Location Description</b>	Travis Middle School: 600 E. Houston
	<b>Planned Activities</b>	Parks Improvements
<b>11</b>	<b>Project Name</b>	2019 Habitat for Humanity
	<b>Target Area</b>	
	<b>Goals Supported</b>	14A: Rehab: Single-Unit Residential
	<b>Needs Addressed</b>	Housing

	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funds will pay for accessibility improvements, mobility modifications & minor repairs
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 Elderly Households
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Housing
<b>12</b>	<b>Project Name</b>	2019 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: \$8,363
	<b>Description</b>	Funds will be used for the purchase and installation of cameras and security doors
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	419 Extremely Low-Income Women and Children fleeing domestic violence
	<b>Location Description</b>	511 N. Cynthia, McAllen
	<b>Planned Activities</b>	Homeless Facilities Improvements
<b>13</b>	<b>Project Name</b>	2019 Women Together Foundation, Inc. - Satellite Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	03: Other Public Facilities and Improvements
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funds will be used facility improvements (A/C, restrooms, parking lot and flooring)
	<b>Target Date</b>	9/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 single males participating in Batterer's Intervention and Prevention Programs
	<b>Location Description</b>	420 N. 21st St.
	<b>Planned Activities</b>	Homeless Facilities Improvements
<b>14</b>	<b>Project Name</b>	2019 Access Esperanza Clinics, 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 physical exams, pap diabetes, lipid and STI testing and lab work
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 Low-and Moderate - Income Women
	<b>Location Description</b>	916 East Hackberry Ave., Suite B, McAllen
	<b>Planned Activities</b>	Health Services
<b>15</b>	<b>Project Name</b>	2019 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: \$16,660
	<b>Description</b>	Funds will be used for the delivery of noon meals to homebound elderly
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 elderly residents
	<b>Location Description</b>	4138 Crosspoint Blvd., Edinburg
	<b>Planned Activities</b>	Senior Services
	<b>Project Name</b>	2019 Boys and Girls Club of McAllen

16	<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: \$15,000
	<b>Description</b>	Funds will be used for membership, sports and /or summer camp scholarships
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	444 Children/Youth from Low-and Moderate-Income Families
	<b>Location Description</b>	2620 W. Galveston, McAllen
	<b>Planned Activities</b>	Child Care Services
17	<b>Project Name</b>	2019 C.A.M.P. University Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	05B: Handicapped Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$14,000
	<b>Description</b>	Funds will reimburse salaries of persons who provide services for special needs clientele
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	22 Low-Income Adult Persons with Special Needs
	<b>Location Description</b>	4200 N. Main St., McAllen
<b>Planned Activities</b>	Handicapped Services	
18	<b>Project Name</b>	2019 Catholic Charities of the RGV
	<b>Target Area</b>	
	<b>Goals Supported</b>	05Q: Subsistence Payments
	<b>Needs Addressed</b>	Housing Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$7,200

	<b>Description</b>	Funds will be used for utility/rental assistance and security deposits
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21 Persons; 5 Extremely Low and Low-Income Households
	<b>Location Description</b>	700 N. Virgen De San Juan, San Juan
	<b>Planned Activities</b>	Homeless Prevention Services
<b>19</b>	<b>Project Name</b>	2019 Children's Advocacy Center 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>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	95 Low-Income Children Victims of Abuse
	<b>Location Description</b>	525 W. Wisconsin Rd., Edinburg
	<b>Planned Activities</b>	Services for Abused and Neglected Children
<b>20</b>	<b>Project Name</b>	2019 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: \$20,940
	<b>Description</b>	Funds will be used for the salaries of caregivers
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	145 Low-and Moderate- Income Terminally Ill Patients
	<b>Location Description</b>	617 Dallas Ave., McAllen

	<b>Planned Activities</b>	Health Services
<b>21</b>	<b>Project Name</b>	2019 Community HOPE Projects, 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: \$25,000
	<b>Description</b>	Funds will be used for diagnostic services, lab work and hospital fees
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 Low- and Moderate- Income Patients
	<b>Location Description</b>	2332 Jordan Rd., McAllen
	<b>Planned Activities</b>	Health Services
<b>22</b>	<b>Project Name</b>	2019 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>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 Low-and Moderate- Income Patients
	<b>Location Description</b>	1217 Houston, McAllen
	<b>Planned Activities</b>	Health Services
<b>23</b>	<b>Project Name</b>	2019 FUMC - "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: \$2,500



	<b>Description</b>	Funds will be used for the purchase of shoes for school-aged children
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 Children from Low- and Moderate- Income Households
	<b>Location Description</b>	4200 N McColl, McAllen
	<b>Planned Activities</b>	Child Care Services
<b>24</b>	<b>Project Name</b>	2019 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>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	89 Low-Income Elderly
	<b>Location Description</b>	724 N. Cage Blvd., Pharr
	<b>Planned Activities</b>	Provision of Food
<b>25</b>	<b>Project Name</b>	2019 LRGVDC - 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: \$7,000
	<b>Description</b>	Funds will provide medication, medical supplies, DME and health expenses for the elderly
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	28 Low-Income Elderly
	<b>Location Description</b>	301 W. Railroad, Weslaco

	<b>Planned Activities</b>	Senior Services
27	<b>Project Name</b>	2019 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: \$40,000
	<b>Description</b>	Funds will be used for the purchase of food to be distributed via 5 pantries
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5,000 Low- and Moderate- Income Person
	<b>Location Description</b>	2201 Martin Ave., McAllen
	<b>Planned Activities</b>	Provision of Food
28	<b>Project Name</b>	2019 Silver Ribbon Community Partners
	<b>Target Area</b>	
	<b>Goals Supported</b>	05: 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 rent and utilities, including deposits, medical equipment and assistance
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 Low- and Moderate- Income Clients of Adult Protective Services
	<b>Location Description</b>	1919 Austin Ave., McAllen
	<b>Planned Activities</b>	Other General Public Services
29	<b>Project Name</b>	2019 The Salvation Army
	<b>Target Area</b>	
	<b>Goals Supported</b>	05: Other Public Services
	<b>Needs Addressed</b>	Housing 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 cloth
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	17 Extremely Low-Income Shelter Clients and Extremely Low-, Low- and Moderate - Income Persons
	<b>Location Description</b>	1600 N. 23rd Street, McAllen
	<b>Planned Activities</b>	Other General Public Services
<b>30</b>	<b>Project Name</b>	2019 United Way
	<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 for the purchase and distribution of bus vouchers
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 Low- and Moderate- Income Persons
	<b>Location Description</b>	113 W. Pecan Blvd., McAllen
	<b>Planned Activities</b>	Transportation Services
<b>31</b>	<b>Project Name</b>	2019 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>	9/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Youth from Low- and Moderate- Income Households
	<b>Location Description</b>	800 N. Main, Suite 400, McAllen
	<b>Planned Activities</b>	Youth Services
32	<b>Project Name</b>	2019 AHSTI - HOME
	<b>Target Area</b>	
	<b>Goals Supported</b>	05S: Rental Housing Subsidies
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	HOME: \$385,250
	<b>Description</b>	Funds will be used for tenant-based rental assistance – 05S Rental Housing Subsidies
	<b>Target Date</b>	3/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Households impacted by COVID-19
	<b>Location Description</b>	1420 Erie, McAllen
	<b>Planned Activities</b>	Housing Services
34	<b>Project Name</b>	2019 CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	21A: Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$318,000
	<b>Description</b>	Funds will be used for program administration
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	1300 Houston Ave.
	<b>Planned Activities</b>	Administration

35	<b>Project Name</b>	2019 HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	21A: Administration
	<b>Needs Addressed</b>	Housing Administration
	<b>Funding</b>	HOME: \$96,312
	<b>Description</b>	Funds will be used for program administration of the HOME program
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	1300 Houston, McAllen
	<b>Planned Activities</b>	Administration
36	<b>Project Name</b>	CV- Affordable Homes of South Texas Inc. – Economic Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	05: Other Public Services
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG-CV: \$550,000
	<b>Description</b>	Funds will be used to provide working capital to support economic enterprises in retaining jobs held by low-income persons
	<b>Target Date</b>	12/31/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	1420 Erie, McAllen, TX 78501
<b>Planned Activities</b>	Economic Development Activities for Small Businesses	
37	<b>Project Name</b>	CV- Affordable Homes of South Texas, Inc. – Microenterprise Assistance

	<b>Target Area</b>	
	<b>Goals Supported</b>	05: Other Public Services
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	Other – CDBG-CV: \$150,000
	<b>Description</b>	Funds will be used to provide working capital to support microenterprises in retaining jobs held by low income persons where business employ 5 or fewer persons.
	<b>Target Date</b>	12/31/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	1420 Erie, McAllen, TX 78501
	<b>Planned Activities</b>	Economic Development for Microenterprise Businesses
38	<b>Project Name</b>	CV- University of Texas Rio Grande Valley- Testing
	<b>Target Area</b>	
	<b>Goals Supported</b>	05M Health Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	Other - CDBG-CV: \$100,000
	<b>Description</b>	Funds will be used to provide support services, staffing, testing equipment and supplies to identify markers of COVID-19 in efforts to stymie outbreaks of the pandemic.
	<b>Target Date</b>	12/31/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1201 W. University Dr., Edinburg
	<b>Planned Activities</b>	Funds will be used for staffing, testing and medical services and supplies
39	<b>Project Name</b>	CV- AHSTI Subsistence Payments

	<b>Target Area</b>	
	<b>Goals Supported</b>	05Q Subsistence Payments
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	Other - CDBG-CV: \$30,000
	<b>Description</b>	Funds will be used provide short-term rental and utility assistance including deposits to qualifying households
	<b>Target Date</b>	12/31/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1420 Erie, McAllen
	<b>Planned Activities</b>	Provide financial assistance to support rent, utilities and deposit payments in accordance with program guidelines
40	<b>Project Name</b>	CV- COM Parks and Recreation Dept./Amigos Del Valle, Inc.
	<b>Target Area</b>	
	<b>Goals Supported</b>	05W Food Banks
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	Other - CDBG-CV: \$90,000
	<b>Description</b>	Funds will be used for staffing, food, food preparation and related activities in order to facilitate the Meals on Wheels onsite or home-delivery programs.
	<b>Target Date</b>	12/31/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1300 Houston Ave, McAllen, TX 78501
	<b>Planned Activities</b>	Home Meal Delivery/Pick-up of Meals for elderly over age 62
41	<b>Project Name</b>	CV- Infectious Disease Plan

	<b>Target Area</b>	
	<b>Goals Supported</b>	21A: Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	Other - CDBG-CV: \$45,000
	<b>Description</b>	Funds will be used to produce a Non-Specific Infectious Disease Plan to prepare for future situational responses
	<b>Target Date</b>	12/31/21
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1300 Houston Ave, McAllen, TX 78501
	<b>Planned Activities</b>	Planning and development of a document to coordinate the emergency management of non-specific infectious diseases
42	<b>Project Name</b>	CV- Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	21A: Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG-CV: \$110,274
	<b>Description</b>	General Administration of CDBG-CV Program
	<b>Target Date</b>	No Target Date
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1300 Houston Ave., McAllen, TX 78501
	<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	59

Table 8 - 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 HUD's Web AppBuilder for ArcGIS (Low- and Moderate-Income Area Data, based on 2011-2015 ACS) to compute the percentage of low income households.

The FY 2019-2020 projects that were deemed eligible using area-wide benefit/allocated geographically are:

- McAllen Public Utilities - Kendlewood Ave. Waterline Improvements
- McAllen Public Utilities - Hackberry Ave. Waterline Improvements
- McAllen ISD - City/School Pavilion Enhancement
- McAllen ISD - City/School Lighting Enhancement
- McAllen ISD - Travis Middle School Tennis Court Resurfacing
- Parks and Recreation Dept. - Retama Park
- Parks and Recreation Dept. - Suarez Park
- Parks and Recreation Dept. - Uvalde Fields Lighting

### 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. Nonetheless, the City is compliant in determining eligibility through the use of guidance provided in CPD Notice 19-02 that began April 2019.

CDBG-CV funded programs are generally geographically unrestricted.

# 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 2019 - 2020.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	60
Special-Needs	5
Total	65

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	59
The Production of New Units	1
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	65

**Table 10 - 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. Nine households are estimated to be provided rental assistance.

Permanent housing activities will primarily be undertaken by Affordable Homes of South Texas and RGV Habitat for Humanity. Their goals are assisting:

- Five owner-occupied households will be rehabilitated and it is estimated that two households will have an income between 0-30% of Area Median, two households will have an income between 30-50% of Area Median and one will have an income of between 50-80% AMI. Thirteen

homes will be constructed via Community Housing Development Organization (CHDO) HOME activities and one via Community Based Development Organization (CBDO) CDBG New Construction; of these, 4 households will have incomes between 60-80% AMI, 7 households will have incomes between 50-60% AMI and 3 will have incomes between 30-50% AMI; 7 homes will be single-parent households, 4 will be two-parent households; 2 will be single households and 1 will be an "other" type household

To address COVID-19 effects:

- CDBG- CV Funds will be used to prevent homelessness for 100 persons
- HOME TBRA will be used to prevent homelessness for 30 Households

## **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 2019 -2020 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. Further, on May 24, 2019, a public hearing was held onsite at MHA's Family Development Center to encourage MHA client participation.

### **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. And, the City continues to stay actively involved in public housing concerns because the Mayor appoints persons to MHA Board of Directors. In addition, MHA is one partner organization in the City's Housing Coalition. Lastly, it is worth noting that City staff continues to collaborate with MHA staff for the improvement of the facility, resident initiatives and programmatic tasks such as updates, improvements or changes to the Contributing Factors included in the City's Analysis of Impediments that 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 managers six (6) housing developments that offer an additional 338 affordable rental units within the community and the agency is currently overseeing the construction of one of the two awarded LIHTC projects.

## **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 2019 -2020. 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 five households.
- The Salvation Army will use funds to also provide homeless prevention or homeless assistance 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. More than 400 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 using other sources of funds.

### **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 2019 - 2020.

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 management teams 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 by 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. Women Together use another system to suppress client data of these women and children fleeing domestic violence.

Of note, for FY 2019 - 2020, Catholic Charities of the Rio Grande Valley places a special emphasis on veterans and their families with homeless prevention activities. Through Catholic Charities' Respite Center, individuals and families as well as unaccompanied youth are able to seek refuge after being processed by the Department of Homeless Security.

**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 2019 -2020 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.

COVID-19 funding under the CDBG program as well as TBRA funds are targeted to housing prevention activities. Both programs are intended to be administered by Affordable Homes of South Texas, Inc.

## 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 2019-2020, the City will undertake the following actions in order to address housing and supportive services for non-homeless persons with special needs:

- Through the RGV Habitat for Humanity Rehabilitation Program, funds will be used for the rehabilitation or reconstruction of 5 housing units focused on the elderly or persons with special needs
- Amigos Del Valle, Inc. will provide home delivered meals to 15 homebound (frail) elderly individuals and their spouses
- C.A.M.P. University will provide services to 22 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 28 elderly individuals
- Women Together Foundation, Inc. will assist 400 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. Seventeen persons (mostly elderly or persons with mental or physical disabilities) are proposed to benefit.
- AHSTI – HOME TBRA and CDBG-CV Subsistence Payment Programs provide rent and utility assistance, including deposits, for medium and short-term assistance. CDBG-CV funds will benefit 100 persons while HOME TBRA will provide case management to 30 households.

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 Grant Administration 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 Act are also available at the Grant Administration 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 2019-2020 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 during the initial application processes:

- 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 25.2%, based on 2013-2017 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, existing homes for Hidalgo County average \$155,000, or the fair market rent for a two-bedroom apartment (\$758, FY 2019 HUD User Data - McAllen-Mission-Edinburg MSA).
- The region continues to struggle with high unemployment; for June 2019, MSA stands at a 6.2% unemployment rate compared to the State at 3.4% and a national rate of 3.8% (Bureau of Labor Statistics).
- A major contributor to the region's high unemployment and poverty rates is its low educational attainment levels. The City's high school graduation rate is 73.9%, the County is 63.7% and the State is 82.8% (2013-2017 ACS 5-Year Estimates).

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, The Salvation Army, 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) and RGV Habitat for Humanity 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. RGV Habitat for Humanity will provide rehabilitation/reconstruction services with a special focus on persons with special needs and the elderly. For FY 2019-2020, the goals include construction of 1 new home and rehabilitation or reconstruction of 5 owner-occupied units. Additionally, 100 persons and 30 households will be assisted with short or medium-term rental assistance programs.

### **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



2019-2020 goals are listed in ( ):

- American Red Cross
- Amigos Del Valle, Inc. - CDBG (15 Persons)
- Affordable Homes of South Texas, Inc. – CDBG-CV (100 Persons) and HOME (30 Households)
- Catholic Charities of the RGV - CDBG (5 Households)
- Comfort House Services, Inc. - CDBG (145 Persons)
- Community HOPE Projects, Inc. - CDBG (150 Persons)
- Consumer Credit Counseling of South Texas
- Food Bank of the RGV – CDBG (89 Persons)
- Hidalgo County – Community Service Agency
- McAllen Metro – Municipal Transportation System
- McAllen Food Pantry - CDBG (5,000 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 (719 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.

## 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, 2019 until September 30, 2020. 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.

#### 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(I)(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 (100%) 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).

DISCUSSION: Funds awarded to Affordable Homes of South Texas under the HOME program were initially awarded for New Construction. However, after the pandemic, the City is faced with many families who are precariously housed. As such, funds have been reallocated to provide rental and utility assistance under the TBRA program.

## Attachments

## Citizen Participation Comments



**Grantee Unique Appendices**

