



**Action Plan FY 2018-2019**  
**October 1, 2018**  
**to**  
**September 30, 2019**



# Executive Summary

## ES-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 Grants (ESG) Programs. The Consolidated Plan and Strategy serves the following functions:

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

This five-year (FY 2018-2022) Consolidated Plan and Strategy is the result of an extensive needs assessment and community outreach process which includes the processes conducted during the development of the Assessment of Fair Housing 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 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.

It is worth noting that while the Assessment of Fair Housing document (AFH) was not accepted, the document, in accordance with the Interim Rule, is the basis for the development of the Analysis of

Impediments (AI). The reader should note that any reference to the AFH is for demonstrative purposes only. It helps to underscore the partnership between the entitlement communities and the respective public housing authorities in Hidalgo County as well as note the complexities of consultations with varied public and private stakeholders.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

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. Income categories are calculated on an annual basis by HUD. 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. 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

Additional information regarding "High" Priority activities may be viewed in the Action Plan Sections and within "SP-25 Priority Needs".

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

The City recognizes the need to achieve as many of its enumerated goals as financially viable. However, it was noted that some goals established in the previous Consolidated Plan and Strategy did not materialize due to (1) decreases in CDBG and/or HOME funding, (2) the low number or lack of viable projects, (3) increase in need for other services and/or (4) accomplishment data was entered into another more appropriate matrix code. In order to comply with the City's Citizen Participation Plan, the City deleted the following goals:

- 03A: Senior Centers
- 03B: Handicapped Centers
- 03C: Homeless Facilities
- 03I: Flood/Drain Improvements
- 03K: Street Improvements
- 03L: Sidewalks
- 03O: Fire Station/Equipment
- 03T: Operating Costs of Homeless/AIDS Pgms
- 05H: Employment Services
- 05L: Child Care Services
- 05T: Security Deposits
- 05U: Housing Counseling
- 14B: Rehab: Multi-Unit Residential
- 14C: Rehab: Public Housing Modernization
- 14E: Rehab: Publicly/Private Owned Commercial/Industrial
- 16B: Non-Residential Historic Preservation
- 17B: Commercial/Industrial Infrastructure
- 17C: C/I Building Acquisition, Construction/Rehab
- 18A: Economic Development: Direct Assistance
- 18C: Economic Development: Micro-Enterprise

In addition, the City reduced proposed beneficiaries for the following projects:

- 03: Other Public Facilities and Improvements
- 03D: Youth Centers
- 03J: Water/Sewer Improvements
- 03P: Health Facilities
- 05: Other Public Services
- 05D: Youth Services

- 05E: Transportation Services
- 05F: Substance Abuse Services
- 05G: Services for Battered and Abused Spouses
- 05M: Health Services
- 05Q: Subsistence Payments
- 05W: Food Banks
- 12: Construction of Housing
- 13: Direct Homeownership Assistance
- 14A: Rehab: Single-Unit Residential
- 14G: Rehab: Acquisition (Homeowner Housing Added)
- ESG –funded Homeless Services

Further, the City amended some goals for projects that were listed in the FY 2016-2017 Annual Action Plan and whose completion were subsequently reported in the Consolidated Annual Performance and Evaluation Report (CAPER). These actions served to form the basis for the enumeration of the FY 2018-2022 Consolidated Plan and Strategy goals and projects. Nonetheless, some Matrix Codes continue to represent "High" Priorities and will be funded, when appropriate.

#### **4. Summary of citizen participation process and consultation process**

As an entitlement community, a Citizen Participation Plan (CPP) has been adopted. Adherence to it 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.

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 Wednesday, May 23, 2018 and expired on Friday, June 29, 2018.

A summary of the efforts to broaden citizen participation including a listing of public hearings, comments received and reasons for not accepting are further detailed in "PR-15 Citizen Participation". Efforts to engage citizen participation were made through traditional means such as publications in the newspaper and postings outside City Hall as well as less traditional means included utilizing social media and online/internet postings and notices.

Consultations with interested parties were coordinated through staff from the entitlement communities. Consultation tools were developed and utilized when contacting the various interested parties/stakeholders. Of note, some of the consultations were done in conjunction with the development of the Assessment of Fair Housing (AFH). The AFH served as a planning document to be composed in advance of the development of the Consolidated Plan and Strategy. Although the AFH was

not adopted, the value of the consultations remains and are utilized within this document. The listings of agencies who were contacted and results are also detailed in "PR-10 Consultation". Copies of the consultation tools and notices are provided in the "Grantee Unique Appendices".

In brief, comments and consultations suggested a need for:

- Housing - Construction, Counseling, Rehabilitation of Single and Multi-Unit Properties, Homeowner Assistance and Public Housing/Rental Assistance
- Infrastructure - Street Improvements, Water/Sewer Improvements and Sidewalk Construction
- Public Facilities - Centers for Youth/Child and Health Care, 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

## 5. Summary of public comments

In order to solicit input, various public hearings were held throughout the County during the development of the Assessment of Fair Housing (AFH). In addition, and as was previously noted, McAllen held five public hearings within its jurisdiction during the period of January - May 2018. 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. Eighty persons attended the various hearings. All comments were considered and their effect on this Consolidated Plan may be viewed in the Section entitled "PR-15 Citizen Participation". Further, the draft of the Consolidated Plan was made available for public comment on Wednesday, May 23, 2018 through an announcement in The Monitor, the newspaper of largest circulation, and in El Periodico, a Spanish-written newspaper. The comment period expired on June 29, 2018.

Posting of notices were placed in the City's outside bulletin board which is readily accessible 24-hours a day. All public hearings held in conjunction with the solicitation of public comment occurred in handicapped accessible facilities.

Comments for the substantial amendment were garnered from May 15, 2020 through May 21, 2020 and will be noted upon expiration of the comment period. Comments were solicited via a publication in The Monitor.

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

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

## 7. Summary

While this document is a compilation of information obtained by the entitlement communities, each jurisdiction developed its own priorities and completed its own Action Plan. Of note, when feasible, source documentation and data extrapolated the entitlement communities from Hidalgo County boundaries/service area; however, this separation was not always possible. Where applicable, it is noted whether data is based on Hidalgo County information (inclusive of the Cities of Edinburg, McAllen and Mission), is applicable to the MSA (McAllen-Mission-Edinburg) or is applicable only to the City of McAllen.

DRAFT

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	Community Development
HOPWA Administrator		
HOME Administrator	MCALLEN	Community Development
ESG Administrator		
HOPWA-C Administrator	MCALLEN	Community Development

**Table 1 – Responsible Agencies**

### Narrative

The City of McAllen - Community Development (CD) Department assumed the lead in the development of the FY 2018-2022 Consolidated Plan and Strategy (CPS) document. The CD Department 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 the Consolidated Plan and Strategy with 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 evaluating proposed projects, establishing timelines, conducting public hearings and broadly reviewing project expenditures. The CD Department and CDAC, in order to obtain input and solicit from interested parties, public agencies and community organizations, held several public hearings. Consultation instruments and survey tools were distributed by staff from the City as well as the other entitlement communities in Hidalgo County in an effort to solicit input. Public notices were announced in the newspaper, posted on the City's notice board (physical and electronic) and the draft of the CPS was made available for the minimum 30-day comment period.

### Consolidated Plan Public Contact Information

Yvette Balderas, Asst. CD Director

City of McAllen - Community Development Department

Physical: 1300 Houston Ave.

McAllen, TX 78501

Mailing: P.O. Box 220

McAllen, TX 78505-0220

Phone: (956) 681-3200

Fax: (956) 681-3213

Email: [ybalderas@mcallen.net](mailto:ybalderas@mcallen.net)

DRAFT

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

### **1. Introduction**

The City of McAllen formed a working group with staff from the Hidalgo County - Urban County Program and the cities of Edinburg and Mission to coordinate the development of this Consolidated Plan and Strategy. With input from a broad range of stakeholders, staff sought to assess the housing and community development needs and priorities of the jurisdiction. From these consultations and assessments, this document was composed and serves to guide programs to be funded during the Five-Year Consolidated Plan, FY 2018 - 2022.

**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 and homelessness.

Staff distributed various consultation instruments as well as held in-person meetings 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 entered into an Interlocal agreement with Hidalgo County - Urban County Program (lead agency), the Cities of Edinburg, Mission and Pharr and all of the Public Housing Authorities in Hidalgo County for the development of the

Assessment of Fair Housing (AFH). As previously noted, the AFH is the basis for the Analysis of Impediments and the cooperative discussion helped to form this Consolidated Plan. Further, health and mental health providers were contacted to determine gaps in services. Such providers include HOPE Family Health Center, Lower Rio Grande Health Management Corp., Inc. (El Milagro Clinic), and Tropical Texas MHMR (state-funded institution). McAllen also continues to nurture relationships in an effort to identify gaps in essential services. The City often receives requests for letters of support in attempts to leverage HUD funds.

Further, the Department 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. Coordination among these different levels of local government, community organizations, and the public are essential to addressing the needs identified in the CPS.

Lastly, much of the information utilized was downloaded from state and local governmental websites. Where applicable, citations have been noted to link the source documentation.

**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.

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 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. Lastly, the City of McAllen staff was tasked with developing an additional consultation tool regarding homelessness. The City distributed the secondary tool in order to ascertain gaps in services and descriptive characteristics of the homeless population in the area.

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

Consultation with the Continuum of Care began May 2018. City of McAllen staff, along with staff from the Cities of Mission, Edinburg and Hidalgo County-Urban County Program, spoke with Texas Homeless Network (THN) staff regarding the development and implementation of programs from sheltered and unsheltered homeless individuals and families as well as homeless prevention programs. Representatives from the Texas Homeless Network provided comment on the Consolidated Plan document.

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/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 jurisdictions consultations with housing, social service agencies and other entities**

DRAFT

**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>	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 Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and 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
2	<b>Agency/Group/Organization</b>	City of McAllen
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization Engineering Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Municipal department provided input during public hearings. Outcomes: Street, Water/Sewer and Sidewalks - High Priorities; provide a suitable living environment by increasing availability /accessibility of infrastructure

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>How was the Agency/Group/Organization consulted and 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
5	<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>How was the Agency/Group/Organization consulted and 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
6	<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>How was the Agency/Group/Organization consulted and 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
7	<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>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Child and Youth Services - High Priorities; provide a suitable living environment by increasing availability/accessibility of child and youth services
8	<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>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Handicapped Services - High Priority; provide a suitable living environment by increasing availability/accessibility of handicapped services
9	<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-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>How was the Agency/Group/Organization consulted and 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; provided decent housing by increasing affordability of housing stock and provide a suitable living environment by increasing availability/accessibility of public services
10	<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
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Service Assessment
	<b>How was the Agency/Group/Organization consulted and 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
11	<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>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Public Service Assessment
	<b>How was the Agency/Group/Organization consulted and 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
12	<b>Agency/Group/Organization</b>	COURT APPOINTED SPECIAL ADVOCATES (CASA) OF HIDALGO COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>How was the Agency/Group/Organization consulted and 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
13	<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>How was the Agency/Group/Organization consulted and 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
14	<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>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Child Services - High Priority; provide a suitable living environment by increasing accessibility/availability of child services
15	<b>Agency/Group/Organization</b>	Lower Rio Grande Valley Development Council
	<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>How was the Agency/Group/Organization consulted and 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
16	<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

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Public Services (General) and Food Banks - High Priorities; provide a suitable living environment by increasing availability/accessibility of general public services and food distribution services
17	<b>Agency/Group/Organization</b>	MCALLEN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Public Service Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided information on public housing/services. Outcomes: Housing (multi-family, public housing modernization), Employment Training Services and Public Services (General)- 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 general public services and employment training services

18	<b>Agency/Group/Organization</b>	Silver Ribbon Community Partners
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>How was the Agency/Group/Organization consulted and 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), 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
19	<b>Agency/Group/Organization</b>	THE SALVATION ARMY
	<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-Employment Regional organization

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homelessness Strategy  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Non-Homeless Special Needs  Anti-poverty Strategy  Pubic Service Assessment</p>
	<p><b>How was the Agency/Group/Organization consulted and 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 general public services</p>
20	<p><b>Agency/Group/Organization</b></p>	<p>United Way of South Texas</p>
	<p><b>Agency/Group/Organization Type</b></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>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>How was the Agency/Group/Organization consulted and 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
21	<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>	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>How was the Agency/Group/Organization consulted and 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
22	<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>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public hearings. Outcomes: Public Services (General) and Food Banks - High Priorities; provide a suitable living environment by increasing availability/accessibility of general public services and food distribution services
23	<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>How was the Agency/Group/Organization consulted and 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
24	<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>How was the Agency/Group/Organization consulted and 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

**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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Texas Homeless Network	Community needs assessment related to housing (emergency, transitional, and/or permanent supportive) and homeless services. Priorities are given to homeless and precariously housed population; address homelessness, chronic homelessness and homeless prevention
Analysis of Impediments	City of McAllen	Community needs assessment related to fair housing/choice and impediments; Address access to areas of opportunity as they relate to housing, economic opportunity, transportation, poverty, education, environmental health and persons with special needs
Point-In-Time Study	Texas Homeless Network	Homeless needs assessment related to the January 2018 enumeration of homeless individuals in the County; address homelessness, chronic homelessness and homeless prevention
Strategic Plan 2015-2019	Texas Workforce Commission	Address economic and socio-economic factors within the State of Texas
Workforce Development Board Plan 2017-2020	Workforce Solutions - Texas Workforce Commission	Address economic and socio-economic factors focusing on Hidalgo, Willacy and Starr Counties
2017-2022 Lower Rio Grande Valley Regional Strategy	Lower Rio Grande Valley Development Council	Address local economic and socio-economic factors

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

City staff undertook planning efforts with staff from the cities of Edinburg, and Mission (adjacent communities), as well as staff from Hidalgo County (City is located within County's boundaries). Participants reviewed local planning documents and researched relevant information during the composition of the Assessment of Fair Housing (AFH). Specifically, local regional plans such as those developed by/for the Lower Rio Grande Valley Development Council, State of Texas (General Land Office, Department of Agriculture and Department of Housing and Community Affairs) and the Texas WorkForce Commission formed much of this planning document. In addition, fourteen (14) local independent school districts (including McAllen Independent School District), four (4) charter schools, the major university, University of Texas Rio Grande Valley (located in the city of Edinburg with a satellite in McAllen), the community college, South Texas College (main and one satellite campus located in McAllen), a vocational trade school and early education institution (Hidalgo County Head Start) were contacted.

While the FY 2018-2022 Consolidated Plan is not a regional submission, the compilation of this document represents the fourth instance in which entitlement communities coordinated their efforts to address the gaps in housing, infrastructure, services, facilities and other community development needs. In addition, McAllen and the other entitlement communities scheduled a meeting on Friday, June 15, 2018 with federal and state elected officials to inform them of the document and solicit comments on the proposed goals and objectives, as was discussed during the comment period of the AFH.

### **Narrative (optional):**

#### Additional consultations

- McAllen Crimestoppers - correction programs and institutions
- Business and Civic Leaders - representatives on the CD Advisory Council
- Code Enforcement/Health Department - Lead-Based Paint, Revitalization Areas
- McAllen Housing Authority/Finance Corp. - Resident Self-Sufficiency Programs, Public Housing Units/Section 8 portfolio and waitlists, LIHTC projects
- Fair Housing Council of Greater South Texas - Fair Housing concerns

### **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, the Office of the Mayor began discussion with Spectrum to provide low-cost internet services. After deliberation, ATT was selected to provide low-cost internet services to qualified residences. For convenience, the press release and advertisement is attached in the "Grantee Unique Appendices".

### **Increased Resilience to Natural Hazards**

As the City saw during the disastrous flooding in June 2018, drainage improvement projects are a necessary component of the City's services. Each year, the City Engineer and/or the City's Drainage Engineer present the CD Council with applications based on the previous year's 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 annually funds water/sewer improvements projects and, during severe weather, CD staff serves as a liaison with residents and service organizations providing support in low and moderate-income areas.

Further, the McAllen Public Utilities 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 to replace 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 natural hazard mitigation.

Staff from the Engineering Department, McAllen Public Utilities, and McAllen school district were consulted during the development of the Consolidated Plan.

## **PR-15 Citizen Participation**

### **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 Consolidated Plan, five public hearings and a 30-day comment period were instituted to solicit comments. Comments included need for:

- Child Care Services/Facilities
- Food Banks
- Handicapped Services
- Health Centers
- Health Services
- Homeless Facilities
- Housing - Construction and Rehabilitation
- Neighborhood Facilities

- Operating costs of Homeless and HIV/AIDS Patient Programs
- Other Public Facilities and Improvements
- Other Public Services
- Parks and Recreational Facilities
- Senior Services
- Services for Abused and Neglected Children
- Services for Battered and Abused Spouses
- Subsistence Payments
- Substance Abuse Services
- Street Improvements
- Transportation Services
- Water/Sewer Improvements
- Youth Services and Facilities

The above-listed activities impacted goal setting through their identification as "high" priorities; in addition, the following were also identified as priorities:

- Economic Development
- Employment Training
- Fire Station/Equipment
- Flood/Drainage Improvements

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 as well as traditional means of announcement/notices such as the use of the external bulletin board and advertisements in The Monitor. Also, the Citizen Participation Plan was revised to increase the length of time (from 10 days to 15 days) between the notice of a public hearing and said hearing.

Comments for the substantial amendment were garnered from May 15, 2020 through May 21, 2020 and will be noted upon expiration of the comment period. Comments were solicited via a publication in The Monitor.

### 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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Community Development Advisory Council (CDAC) held a public hearing on Thursday, February 15, 2018. Notice published in The Monitor and in El Periodico on January 24, 2018. No one attended.</p>	N/A	N/A	<p><a href="http://www.mcallen.net">www.mcallen.net</a>;</p> <p><a href="http://www.mypublicnotices.com/TheMonitor/publicnotice.asp">www.mypublicnotices.com/TheMonitor/publicnotice.asp</a></p>

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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>CDAC held a public hearing on Wednesday, March 28, 2018. Notice published in The Monitor on March 13, 2018 and in El Periodico on March 14, 2018; twenty-four persons attended.</p>	<p>Requests for consideration of emergency shelter, transitional housing, parks and recreational facilities, housing and water/sewer improvement projects; no written comments received.</p>	<p>Jurisdiction accepted all comments.</p>	<p><a href="http://www.mcallen.net">www.mcallen.net</a>;  <a href="http://www.mypublicnotices.com/TheMonitor/publicnotice.asp">www.mypublicnotices.com/TheMonitor/publicnotice.asp</a></p>

3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>CDAC held a public hearing on Thursday, April 5, 2018. Notice published in The Monitor on March 13, 2018 and in El Periodico on March 14, 2018; fifty-nine persons attended.</p>	<p>Requests for consideration of senior services, services for abused and neglected children, health services, youth/child care services, food distribution, homeless programs (prevention and subsistence payments), handicapped services, general public services and transportation services; no written comments were received.</p>	<p>Jurisdiction accepted all comments.</p>	<p><a href="http://www.mcallen.net">www.mcallen.net</a>;  <a href="http://www.mypublicnotices.com/TheMonitor/publicnotice.asp">www.mypublicnotices.com/TheMonitor/publicnotice.asp</a></p>
---	----------------	--	---	---	--	--

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	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Draft document available beginning May 23, 2018 upon publication in The Monitor and in El Periodico.</p> <p>Comment period through June 29, 2018.</p>	None received.	N/A	<p><a href="http://www.mcallen.net">www.mcallen.net</a>;</p> <p><a href="http://www.mypublicnotices.com/TheMonitor/publicnotice.asp">www.mypublicnotices.com/TheMonitor/publicnotice.asp</a></p>

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 Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	City Commission held a public hearing during their regularly scheduled meeting on Tuesday, May 29, 2018. Notice posted in The Monitor and in El Periodico on May 9, 2018. Agenda was also posted on City website.	None received	N/A	<a href="http://www.mcallen.net">www.mcallen.net</a> ; <a href="http://www.mypublicnotices.com/TheMonitor/publicnotice.asp">www.mypublicnotices.com/TheMonitor/publicnotice.asp</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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Community Development</p> <p>Staff held a public hearing on Friday, June 15, 2018 at the McAllen Housing Authority - Family Development Center. Notice published in The Monitor and in El Periodico on May 23, 2018; one person attended.</p>	<p>Continued partnership between McAllen Housing Authority and the City of McAllen</p>	<p>Jurisdiction accepted comment.</p>	<p><a href="http://www.mcallen.net">www.mcallen.net</a>;  <a href="http://www.mypublicnotices.com/TheMonitor/publicnotice.asp">www.mypublicnotices.com/TheMonitor/publicnotice.asp</a></p>

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The City of McAllen utilized consultation tools and outreach efforts to define "high" and "low" priorities. It is the intent of the Program to fund "High" priorities; however, as economic times are changing and funding may increase or decrease, programs and projects may need to be redefined and reclassified during the Consolidated Plan timeframe. Nonetheless, the City will attempt to expend public funds in a manner that addresses "High" priorities.

The consultation and subsequent annual assessments help ensure that projects address the most significant needs as identified by the issues brought forward by public agencies, community organizations and residents during the community-wide consultation and citizen participation processes. Additionally, whenever possible, the City encourages leveraging from other public and private resources.

In addition to the consultation tools and public hearings, staff used the following information to assign priorities:

- South Texas is 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. In particular, the City of McAllen had population increases of approximately 9.9% from April 2010 to July 2018.
- The area has a higher number of persons living below the poverty level than the rest of the State. Approximately 25.7% of McAllen households (32.8% of Hidalgo County) are living below the poverty line, compared with 16.7% statewide based on 2012-2016 American Community Survey (ACS) 5-Year Estimates.
- Few extremely low- and low-income residents can afford a median priced home (\$117,500, 2012-2016 American Community Survey 5-Year Estimates) or the fair market rent for a two-bedroom apartment (\$758, FY 2018 - huduser.gov).
- The area continues to struggle with unemployment. The unemployment rate for the McAllen-Edinburg-Mission MSA was 6.7% for June 2018. The State of Texas was 4.0% during the same period.
- A major contributor to the region's unemployment and high poverty is the region's low educational attainment levels. According to 2012-2016 ACS 5-Year Estimates, 74.6% of McAllen residents are a high school graduate or higher compared to 63.3% of residents in the Hidalgo County and 82.3% of State residents. Approximately 28.2% McAllen residents graduated from college, compared with 17.4% in Hidalgo County and 28.1% statewide.

- Homeownership rate is lower in McAllen than in Hidalgo County or the State, 60.6% versus 67.8% and 61.95%, respectively. Further, the City's average number of persons per household (3.23) is less than in Hidalgo County (3.60) but greater than the State of Texas (2.84) based on 2012-2016 ACS 5-Year Estimates.

These facts support a need to address public facilities, public services, infrastructure, housing and other community development needs using Consolidated Plan funds.

DRAFT

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The following tables have been pre-populated. To ensure more recent information, the City utilized data from the U.S. Census Bureau website. The 2010 Census reported that City's population was 129,877; the estimated population for 2017 is 142,696, a 10% growth. Further, the 2016 total housing unit estimate is 48,352 and median income is \$45,568. With an estimated 22.5% of (all) families below the poverty level, the City estimates a housing need of 10,880 units; in other terms, 25.7% of persons are below the poverty level. Hidalgo County is double the state rate of persons below the poverty level, 31.2% and 15.6% respectively (2012-2016 ACS 5-Year Estimates).

Affordable housing continues to remain a "High" priority for Consolidated Plan funds. Consultation results show new home construction, quality affordable rental housing, homeowner rehabilitation and homebuyer financing will assist to assuage the current housing needs of low income persons and households. Based on current funding trends, the City proposes housing assisting for 20 households each year over the next 5-year period.

Based on the 2012-2016 American Community Survey (ACS) 5-Year Estimates, the City supposes the following data which is noted by population size then by need:

- Extremely Low –Income: 7,695 Housing Units/1,978 Housing Units
- Low-Income: 9,948 Housing Units/2,556 Housing Units
- Moderate-Income: 5,101 Housing Units/1,311 Housing Units
- Middle-Income: 7,312 Housing Units/1,879 Housing Units
- Renter-occupied: 16,742 Housing Units/4,303 Housing Units
- Owner-occupied: 25,570 Housing Units/6,571 Housing Units
- Elderly: 10,854 Households/2,789 Households
- Single Person: 8,332 Households/2,141 Households
- Large Family: 7,728 Households (2016 ACS 1-Year Estimates)/1,986 Households
- Persons with Disability: 21,236 People (2016 ACS 1-Year Estimates)/5,457 People

The City estimates the following enumeration based on consultations with stakeholders (persons in need, annually)

- Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking: 812 Persons- 95% are female headed-households- Nearly 85% of these households are comprised of women and children (families) - Approximately 15% are single person households.
- Formerly Homeless Persons receiving Rapid Re-Housing Assistance Nearing Termination: 10 Persons

The reader is cautioned that this data is duplicative; persons/households may fall into more than one category.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2013</b>	<b>% Change</b>
Population	106,414	132,796	25%
Households	37,922	42,061	11%
Median Income	\$33,641.00	\$41,163.00	22%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	6,065	5,680	6,560	3,210	20,545
Small Family Households	2,585	2,335	2,735	1,390	10,960
Large Family Households	955	920	1,525	570	3,020
Household contains at least one person 62-74 years of age	1,080	1,230	1,085	765	3,550
Household contains at least one person age 75 or older	815	900	665	350	1,220
Households with one or more children 6 years old or younger	1,550	1,280	1,530	625	3,784

**Table 6 - Total Households Table**

**Data Source:** 2009-2013 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	190	55	60	40	345	75	30	15	0	120
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	215	125	70	20	430	40	0	80	25	145
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	180	265	295	110	850	55	175	230	20	480
Housing cost burden greater than 50% of income (and none of the above problems)	2,260	1,180	160	25	3,625	980	985	790	255	3,010

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	410	915	1,105	220	2,650	335	690	825	365	2,215
Zero/negative Income (and none of the above problems)	395	0	0	0	395	415	0	0	0	415

**Table 7 – Housing Problems Table**

Data 2009-2013 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,845	1,625	585	190	5,245	1,155	1,190	1,115	300	3,760
Having none of four housing problems	820	1,375	2,250	1,125	5,570	435	1,490	2,610	1,590	6,125
Household has negative income, but none of the other housing problems	395	0	0	0	395	415	0	0	0	415

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,640	1,295	700	3,635	415	640	750	1,805
Large Related	590	450	85	1,125	250	230	555	1,035
Elderly	520	355	115	990	625	655	285	1,565
Other	420	365	450	1,235	150	230	165	545
Total need by income	3,170	2,465	1,350	6,985	1,440	1,755	1,755	4,950

**Table 9 – Cost Burden > 30%**

Data 2009-2013 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,420	725	40	2,185	330	345	345	1,020
Large Related	545	135	0	680	220	205	230	655
Elderly	335	205	15	555	385	325	160	870
Other	385	215	105	705	150	190	55	395
Total need by income	2,685	1,280	160	4,125	1,085	1,065	790	2,940

**Table 10 – Cost Burden > 50%**

Data 2009-2013 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	335	345	270	75	1,025	40	160	235	25	460
Multiple, unrelated family households	95	60	95	10	260	55	15	90	20	180

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	25	0	0	45	70	0	0	0	0	0
Total need by income	455	405	365	130	1,355	95	175	325	45	640

**Table 11 – Crowding Information – 1/2**

Data Source: 2009-2013 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1	0	0	1	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

Single persons in need of housing assistance are most frequently faced with homelessness. They represent the greatest number of chronically homeless persons. Traditionally, single persons represent the fewest number of persons who receive homebuyer assistance through the City's HOME Program. According to the 2012-2016 ACS Estimates, there are 8,332 single-person households in the City. With a poverty rate of 25.7%, it may be extrapolated that a minimum of an estimated 2,141 single person households would be in need of housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Victims of domestic violence, dating violence, sexual assault and stalking are most likely to seek services from Women Together Foundation, Inc. They provide services to approximately 600 women and children seeking housing at the emergency shelter. They also operate a transitional housing complex of 15-apartment style units; annually, approximately 180 persons reside at the transitional housing complex. A significant demographic characteristic of persons seeking assistance is the high percentage of women with children. The estimated 812 victims of domestic violence, dating violence, sexual assault and stalking are all in need of housing assistance. Of these, an estimated 95% are female headed-households. Nearly, 85% of these households are comprised of women and children (families)

and approximately 15% are single person households. Historic data shows the number of victims receiving services is likely to continue.

### **What are the most common housing problems?**

According to the 2009-2013 CHAS housing data, households (renters and owners) at or below 30% Area Median Income (AMI) are most frequently affected by one of the four housing problems. Specifically, they are more likely to be severely cost burdened. Being severely cost burdened is the next most frequently occurring housing problems for owners and renters at 30-50% AMI. For both owners and renters at 50-80% AMI and 80-100% AMI, being cost burdened is the most frequently occurring housing problem. Further, it should be noted that overcrowding and severe overcrowding affect significantly more renters than homeowners within the City.

### **Are any populations/household types more affected than others by these problems?**

Substandard Housing (lacking complete plumbing or kitchen facilities) most often affect 0-30% AMI renter and owner households. Severely Overcrowded homes (more than 1.51 people per room) most often affect 0-30% AMI renter and 50-80% AMI owner households. Overcrowded homes (1.01-1.5 people per room) most often affect 50-80% AMI renter and owner households. Housing cost burden greater than 50% of income most often affects 0-30% renter and 0-30% and 30-50% owner households. Housing cost burden greater than 30% of income most often affects 50-80% renter and owner households. As expected, zero/negative income only affects 0-30% renter and owner households.

Having one or more of the four housing problems most often affect 0-30% AMI renter and 30-50% AMI owner households.

0-30% AMI renter households who are small related, large related and elderly are most cost burdened (30%). For "Other", renter households at 50-80% are most cost burdened (30%). Small related and large related owner households are most cost burdened (30%) when incomes are 50-80% AMI. Elderly and Other owner households are most cost burdened (30%) when incomes are 30-50% AMI.

All 0-30% AMI renter households (small related, large related, elderly and other) are severely cost burdened (50%). Small related households whose incomes are 30-50% AMI and 50-80% AMI are most severely cost burdened. Large related owner households are most severely cost burdened (50%) when incomes are 50-80% AMI. Elderly owner households are most severely cost burdened (50%) when incomes are 0-30% AMI. Other owner households are most severely cost burdened (50%) when incomes are 30-50% AMI.

Single family renter households whose income are 30-50% AMI are most affected by overcrowding. Multiple unrelated family renter households whose income are 0-30 AMI and 50-80% AMI are most affected by overcrowding. Other non-family renter households whose income are 50-80% AMI are most affected by overcrowding. Single family and Multiple unrelated family owner households whose income

are 50-80% AMI are most affected by overcrowding.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

No reliable information exists regarding the number of individuals and families who are "at-risk" of homelessness due to fluctuations in causal relationships. Individuals and families at-risk of homelessness are persons who may lose permanent housing due to mental illness, alcohol or drug abuse, domestic violence, overcrowded living conditions, because the household is earning less than 30% of the median income or is paying more than 50% of their income on housing expenses as well as external economic factors such as rising housing costs or tighter job markets. There are numerous individuals or families who are in potential jeopardy of becoming homeless should proper preventive assistance not be provided. Based on the Public Housing Authorities' waiting lists and requests for homeless prevention and assistance funds, it may be extrapolated that a substantial number of households are in jeopardy of losing/not obtaining permanent housing and may face homelessness. These individuals and families not only face financial constraints, but, they may also require supportive services not found near the available affordable housing stock.

ESG is now the primary funding source to assist in homeless prevention. Nonetheless, persons who are nearing the termination of rental housing assistance still face considerable obstacles in obtaining self-sufficiency. In particular, quality affordable rental housing is more difficult to find. And, most rental properties have one- and two-bedroom units which creates a barrier for multi-generational and large related/unrelated households. Adding to the difficulties of formerly homeless individual and families are the costs associated with utilities. Year-round hot to extremely hot temperatures force the constant need to run air conditioning/cooling mechanisms for both health and comfort. When the City of McAllen mandates water restrictions because of the need to conserve local resources, water bills and fines for non-compliance with local codes may also become a reason for loss of housing.

The needs of extremely low-income families and formerly homeless families and individuals mirror each other. They may require supportive housing, often transitional housing, financial assistance with utilities and other housing costs as well as ample number of bedrooms in their residences.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

For purposes of this document, households who are precariously housed are comprised of:

- Those who are severely cost overburdened and whose income is less than 30% of AMI
- Those who are overcrowded and whose income is less than 30% AMI
- Those who are victims of domestic violence, are fleeing their residences and for whom no other housing has been secured
- Those who are nearing the end of subsidized housing/voucher programs

According to the National Coalition of the Homeless, 1-2% of the population is precariously housed. Using the City's population, the City estimates that between 1,400-2,800 individuals are precariously housed; however, based on Census data and the City's operational definition, a range of 3,000-4,000 households may be a better assessment of the at-risk population. In order to provide this assessment, the methodology included the summation of the noted households.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

A person is at imminent risk of becoming homeless when they have either recently experienced a period of housing instability or are concerned that they may lose their safe and stable living situation in the next 90 days. The estimate of the at risk population is determined by looking at the various factors that could cause a person to become homeless; for example, the reduction or loss of income, changes in subsidy policies/availability, the potential/planned loss of public housing units, and other factors.

Based on the January 2018 Point-in-Time study of homelessness, participants self-selected the following as reasons for their homelessness:

- Unemployment (21.54%)
- Domestic Violence (17.5%)
- Evicted (15.8%)
- Unable to Pay Rent/Mortgage (11.0%)
- Other (8.3%)
- Divorce/Parenting (6.6%)

### **Discussion**

Due to the large population affected by the four housing problems, the number of homeless persons and the public housing authority's waitlist, the City has designated housing programs as "High" priorities. In particular, new home construction (via CHDOs), homebuyer assistance programs, and owner-occupied rehabilitation programs will continue to be funded with CDBG and/or HOME funds. Nonetheless, consideration will be given if the City is provided viable proposals for rehabilitation and/or new development of rental units.

### **Process to Narrow the Digital Divide**

The 2017 American Community Survey 1-year estimates show that 80.9% of housing units in McAllen have an internet subscription. 19.1% of households, or 8,903 units, have no internet subscription. Of the households without internet, 5,631 households (12%) have incomes of less than \$20,000. Most households with internet services access those services through broadband connections. Only 43 households indicated they have dial-up services.

As previously noted, narrowing the digital divide has been a priority in McAllen. McAllen ISD has been issuing iPads or Chromebooks to students to assist with schoolwork. Students may take these devices home during the school year. Free Wi-Fi is provided on campus and is available in most City facilities. Further, the City entered into negotiations with several internet service providers to provide the services at a low-cost. ATT was chosen as the entity that makes these services available to qualifying households.

Specifically, homes built through Affordable Homes of South Texas, Inc, the City's CHDO, are equipped with wiring and connections readily available for internet connection. Also, it should be noted that residents of the public housing authority have access to computers and internet services at the McAllen Housing Authority - Family Development Center.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines disproportionately greater need as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percent higher than the percentage of persons in the category as a whole.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,750	510	810
White	235	40	100
Black / African American	20	0	0
Asian	10	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	4,470	475	710

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,420	1,260	0
White	395	95	0
Black / African American	30	0	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	3,980	1,175	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,635	2,930	0
White	370	375	0
Black / African American	34	0	0
Asian	45	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,180	2,500	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,080	2,135	0
White	210	310	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	4	0	0
Asian	45	19	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	820	1,785	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

Within the 0-30% income range, Black/African American, Asian and American Indian/Alaskan Native persons show a disproportionate need in having one or more of the four housing problems; white persons show a disproportionate need in having no or negative income but none of the four housing problems.

Within the 30-50% income range, Black/African American and Asian persons show a disproportionate need in having one or more of the four housing problems.

Within the 50-80% income category, Black/African American persons show a disproportionate need in having one or more of the four housing problems.

Within the 80-100% AMI, Black/African American and Asian persons show a disproportionate need in having one or more of the four housing problems.

Disproportionate needs category cases total 178 of jurisdiction's 13,885 households who have one or more of the four housing problems and 100 of the jurisdiction's 810 households who have no/negative income but none of the other housing problems.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines disproportionately greater need as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percent higher than the percentage of persons in the category as a whole.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,000	1,255	810
White	175	95	100
Black / African American	20	0	0
Asian	10	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	3,780	1,160	710

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,815	2,865	0
White	300	185	0
Black / African American	30	0	0
Asian	20	0	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,460	2,680	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,700	4,860	0
White	140	600	0
Black / African American	4	30	0
Asian	35	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,520	4,160	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	490	2,715	0
White	70	450	0
Black / African American	0	4	0
Asian	45	19	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	375	2,220	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

Within the 0-30% income range, Black/African American, Asian and American Indian/Alaskan Native persons show a disproportionate need in having one or more of the four severe housing problems; white persons show a disproportionate need in having no or negative income but none of the four severe housing problems.

Within the 30-50% income range, White, Black/African American and Asian persons show a disproportionate need in having one or more of the four severe housing problems.

Within the 50-80% income category, no disproportionate greater need exists.

Within the 80-100% AMI, Asian persons show a disproportionate need in having one or more of the four housing problems.

Disproportionate needs category cases total 440 of jurisdiction's 8,999 households who have one or more of the four housing problems and 100 of the jurisdiction's 810 households who have no/negative income but none of the other housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

HUD defines disproportionately greater need as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percent higher than the percentage of persons in the category as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	26,895	6,830	7,465	870
White	5,205	835	680	100
Black / African American	190	35	54	0
Asian	960	140	115	0
American Indian, Alaska Native	15	0	15	0
Pacific Islander	0	0	0	0
Hispanic	20,410	5,830	6,595	770

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2009-2013 CHAS

### Discussion:

No disproportionate greater need exists for cost burdened persons; however, American Indian/Alaskan Native persons show a disproportionate need in severe housing cost burden.

Disproportionate needs category cases total 15 of the jurisdiction's 14,299 cost burden/severe cost burdened households.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Approximately 15% of McAllen's households are not of Hispanic origin. In line with the City's population, Hispanics represent the most frequent number of cases of housing problems.

In summary, disproportionate needs exists:

- In the 0-30% income categories,

- Black/African American, Asian and American Indian/Alaskan Native persons have one or more of the four housing problems
- White persons have no/negative income but none of the other housing problems
- Black/African American, Asian and American Indian/Alaskan Native persons have one or more of the four severe housing problems
- White persons have no/negative income but none of the other severe housing problems

- In the 30-50% income categories,

- Black/African American and Asian persons have one or more of the four housing problems
- White, Black/African American and Asian persons have one or more of the four severe housing problems

- In the 50-80% income categories,

- Black/African Americans persons have one or more of the four housing problems

- In the 80-100% income categories,

- Black/African American and Asian persons have one or more of the four housing problems
- Asian persons have one or more of the four severe housing problems

No disproportionate greater needs occur for cost burdened (30%); however, a disproportionate greater needs for severe cost burden (50%) occur for American Indian/Alaskan Native persons.

Based on reported cases, within the 0-30%, 30-50%, 50-80% and 80-100% AMI categories, White persons are the largest non-Hispanic group with one of the four housing and severe problems. For the 0-30% AMI, White persons are the largest non-Hispanic group with no/negative income but none of the other four housing problems. Non-Hispanic Whites are more frequently cost burdened and severely cost burdened than any other non-Hispanic racial category.

**If they have needs not identified above, what are those needs?**

Information obtained only reviewed the 4 housing problems, lack of kitchen facilities, lack of plumbing, overcrowding, and cost burden as reported. It must be noted that many households, particularly those with persons who may not be in the Country legally, those who cannot understand written language, do not speak or read English or have a distrust of government, are underrepresented in Census counts.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

All Census Tracts and Block Groups demonstrate predominately Hispanic neighborhoods; therefore, any projects undertaken with HUD funds will positively affect minority populations.

DRAFT

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

As part of the joint development of the Assessment of Fair Housing, all of the public housing authorities in Hidalgo County participated/were consulted. They include:

- Alamo Housing Authority
- Donna Housing Authority
- Edcouch Housing Authority
- Edinburg Housing Authority
- Elsa Housing Authority
- Hidalgo Housing Authority
- Hidalgo County Housing Authority
- La Joya Housing Authority
- McAllen Housing Authority
- Mercedes Housing Authority
- Mission Housing Authority
- Pharr Housing Authority
- San Juan Housing Authority
- Weslaco Housing Authority

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	138	1,216	9	1,180	4	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	10,711	9,829	9,529	9,734	4,435	0	
Average length of stay	0	0	3	5	6	5	0	0	
Average Household size	0	0	3	2	1	2	1	0	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	36	412	9	402	1	0	
# of Disabled Families	0	0	15	146	0	142	1	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	138	1,216	9	1,180	4	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	138	1,211	9	1,175	4	0	0
Black/African American	0	0	0	4	0	4	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	130	1,182	7	1,150	2	0	0
Not Hispanic	0	0	8	34	2	30	2	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Staff surveyed the area's public housing authorities regarding number of units, number of vouchers, waiting list information and Section 504-accessible units. For the McAllen Housing Authority, there are 26 504-applicants on the public housing authority waitlist. The most immediate need is to increase the number of units.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The public housing waitlist is 225 units. It includes 101 elderly households, 64 handicapped or disabled households and 60 multi-family units. For the Housing Choice Voucher program, the waitlist is 417. It includes 48 elderly households, 45 handicapped/disabled households and 324 multi-family households.

The most immediate need of the residents of public housing authorities, after increase in number of units, is supportive services. In FY 2018-2019, it is proposed to use CDBG funds to provide food delivery to elderly complexes in an effort to prevent hunger. Municipal transportation is readily available but follows a fixed and limited schedule. Curb-to-curb transportation services are also available for persons with special needs. Educational scholarships and information aiding in the transition to homeownership is available from the staff at the McAllen Housing Authority.

### **How do these needs compare to the housing needs of the population at large**

Lack of sufficient affordable housing is of concern for persons on the public housing authority waiting list as well as the population at large. This concern may be exacerbated for large related households who may face additional time in locating an appropriately-sized safe unit. Residents of the local housing authorities mirror the population at large in regards to race and ethnicity.

### **Discussion**

The average annual income of public housing residents is slightly below \$11,000. This computation places this population in the extremely low income category. This income category are most often precariously housed. They are particularly vulnerable to loss of permanent housing, especially if they do not access/maintain subsidized housing.

It is important to note that persons who apply to the various housing authorities are often willing to relocate from one community to the next within the county. This fluidity influences the duplicative

results within the waiting lists as reported by the local housing authorities.

DRAFT

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

City staff examined various aspects of homeless service providers' strategies to address homelessness and prevent episodic homelessness. In the past, formal plans have been developed to ensure that services are well coordinated. They convened all of the necessary stakeholders, including organizations that provide outreach, emergency shelter, health care and behavioral health care, rental and utility assistance, food and clothing, and other homeless services to individuals and families. This process allowed organizations to identify how homelessness has affected their communities, and the role they can play in alleviating homelessness and chronic homelessness. Rising housing costs, high unemployment, lower educational attainment, newness to the Country/area, increases in the number of people whose incomes are below the federal poverty level, and steep reductions in public programs are just some of the many factors that contribute to the incidence of homelessness.

In addition to housing units for the homeless population, homeless prevention activities including rental/mortgage assistance, medical assistance, down payment and utilities, social services, food and clothing, and emergency housing are needed to prevent future episodes of homelessness among low-income individuals and families. The Texas Homeless Network oversees the administration of the Homeless Management Information System (HMIS). This system allows agencies to better communicate and coordinate resources to aid homeless persons and persons at-risk of homelessness better access their networks of homeless services and resources.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	248	66	500	140	240	15
Persons in Households with Only Children	20	29	150	50	75	7
Persons in Households with Only Adults	224	31	500	150	300	21

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	5	2	50	25	25	30
Chronically Homeless Families	3	2	15	15	10	30
Veterans	7	3	50	15	15	30
Unaccompanied Child	29	6	100	25	50	15
Persons with HIV	5	2	40	10	10	15

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** Data extrapolated from 2017 & 2018 Point-in-Time reporting tool, SAGE/CAPER data, 2017 & 2018 Housing Inventory Count (HIC) data reports and consultation with Texas Homeless Network/Consultation lead Texas Balance of State (CoC)

Indicate if the homeless population is:  Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	29	20
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	29	13
Not Hispanic	0	7

**Data Source**  
**Comments:**

Data extrapolated from 2018 Point-in-Time (PIT) report and consultation with Texas Homeless Network/Consultation lead Texas Balance of State (CoC)

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Families with children are most likely to seek housing services, including emergency shelter and public housing assistance. From the January 2018 Point-in-Time study results, 16% of those surveyed indicated their households included at least one adult and one child. This included 12 households comprised of 49 persons.

Veteran households are less likely to seek housing services than are households with children present. Ten male veteran responders of the Point-In-Time survey identified they were single-person households (without children). They were also asked in which tours of duty they served. It is notable that 89% of veteran respondents indicated they are not receiving full VA Benefits. Results of veteran service were:

- Afghanistan – 1
- Iraq – 2
- Korea – 0
- Kuwait – 0
- Vietnam – 3
- Other – 4

These figures are similar to previous results. The City estimates, at minimum, 12 households with children present and 10 veteran households are in need of assistance each year.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

- 96% of Point-In-Time responders were White
- 3% of Point-In-Time responders were Black or African American
- 1 respondent was American Indian or Alaskan Native
- 1 respondent was of multiple races
- 97% of Point-In-Time responders were Hispanic/Latino
- 2% of Point-In-Time responders were Chronically Homeless
- 3 Respondents were homeless due to Hurricane Harvey
- 3 Youth had stayed overnight (or longer) in jail, prison or juvenile detention facilities
- 8 Youth have stayed in overnight (or longer) treatment or healthcare facilities

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The homeless, both sheltered and un-sheltered, are in need of permanent, affordable, and decent housing, and may need other supportive services such as food, subsidized child care, housing search assistance, mental health services, and employment training. Emergency and transitional housing assistance with supportive services are also necessary to meet the growing numbers of homeless individuals and families. Some causes of homelessness have been noted as due to mental illness, alcohol or drug abuse, domestic violence, overcrowded living conditions, or because the household is earning less than 30% of the median income and paying more than 50% of their income on housing expenses (severely cost burdened). In addition, episodic homelessness is also of concern. With staggering waitlists at the public housing authorities within the area and no transitional housing for the general population, few options for stable housing exist for persons experiencing homelessness. Often times, their reasons for becoming homeless and/or continuing their homeless status is a multitude of life events including unemployment, divorce/separation, domestic violence, mental/physical disabilities, addiction or incarceration.

### **Discussion:**

Chronically homeless individuals represent a significant concern for homeless service providers even though they represent a small percentage of cases. The cost of the needs of chronically homeless persons is a catalyst in trying to assuage homelessness and prevention episodic or a single long-term period of homelessness. Nonetheless, homeless services and homeless prevention activities remain a “high” priority.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The Consolidated Plan guidelines require that plans include a description of the housing and supportive services needs that may exist in the community for special needs populations, including the elderly and frail elderly, people with severe mental illnesses, people with disabilities (mental, physical, and developmental), people with alcohol or other drug addictions, and people with HIV/AIDS or other related diseases. These special populations are defined as:

1. **Elderly and Frail Elderly:** an elderly person is at least 62 years of age. Frail Elderly have one or more limitations to "activities of daily living".
2. **Severely Mentally Ill:** chronic (in existence for more than one year) mental illness, including such diagnoses and major affective disorders as schizophrenia and major depression.
3. **Developmentally Disabled:** are persons with severe, chronic mental and/physical impairment, which are likely to continue indefinitely and cause serious problems in language, learning, mobility, and capacity for independent living.
4. **Physically Disabled:** persons with one or more physical impairments impeding their ability to function independently.
5. **Persons with Alcohol/Other Drug Addictions:** are defined as excessive and impairing use of alcohol or other drugs, including addiction.
6. **Persons with HIV/AIDS and Related Diseases:** anyone diagnosed with AIDS or is HIV-positive.

For the purposes of the Consolidated Plan, the City considered Public Housing Residents and Veterans as special populations:

7. **Public Housing Residents** - very low-income persons receiving public housing assistance; there are a total of 138 households assisted through the public housing program and 1,269 households assisted by the Section 8 Program.
8. **Veterans** - Persons who served in the active military service and who was discharged or released under conditions other than dishonorable; there are a total of 4.6% (4,500) of Veterans in the City. Vietnam Veterans represent the most populous (31.6%); the second most populous are Gulf War Veterans (8/1990 to (8/2001) 22.0% (2012-2016 ACS 5-Year estimates).

## **Describe the characteristics of special needs populations in your community:**

1. **Elderly and Frail Elderly** -Persons age 62 to 74 represent 14.8% of the City's population; persons aged 75 and older represent 5.4% of the City's population (2012-2016 ACS)

2. **Severely Mentally Ill (SMI)** - In 2016, the National Alliance on Mental Illness estimated 10.4 million (4.2%) adults have a SMI. The prevalence was higher among women (5.3%) than men (3.0%); young adults (18-25) years had the highest prevalence (5.9%) compared to 26-49 (5.3%) and adults 50 and older (2.7%). The City estimates 4,117 adults with SMI; 3,759 females and 2,026 males, 600 youth, 2,000 adults and 800 adults aged 50 and older

3. **Developmentally Disabled** - According Center for Disease Control and Prevention , "Trends in the Prevalence of Developmental Disabilities in Us Children 1997-2008" showed 1 in 6 children had a developmental disability. Learning disability prevalence was 7.66%; attention deficit hyperactivity disorder -6.69%; other developmental delays - 3.65% and 0.47%. The City estimates 3,683 children with developmental disability. Of those, children a with learning disability - 282; attention deficit hyperactivity disorder - 246; other developmental delay - 134; Autism -17

4. **Physically Disabled**- Persons with disabilities account for 13.3% (18,237) of the City's population. Estimates are persons with hearing difficulty 4.1% (5,655); vision difficulty 3.8% (5,179); cognitive difficulty 5.35% (6,616); ambulatory difficulty 7.2% (9,024); self-care difficulty 4.2% (5,260); independent living difficulty 6.9% (6,640)

5. **Persons with Alcohol/Other Drug Addictions** - According to the U.S. Dept. of Health and Human Services (Substance Abuse and Mental Health Administration) reports by region for Texas/Hidalgo County, in the past month among individuals 12 and older, alcohol use - 262,259 (33.85%), marijuana use - 40,365 (5.21%) and cocaine use - 5,036; the State had the highest prevalence of cocaine use (12-17) in the country. The rates of unmet treatment needs have remained at or below the national level for all ages.

6. **Persons with HIV/AIDS and Related Diseases** According to Texas HIV 2016 Surveillance Report, (TX Dept of State Health Services), McAllen had 15 persons diagnosed with HIV and 12 persons diagnosed with AIDS.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

1. **Elderly and Frail Elderly**-The organization that provides the greatest housing and services for elderly persons throughout the area is Amigos Del Valle., Inc.; however, residential rehabilitation and

reconstruction may be done by Affordable Homes of South Texas, Inc. or Lower Rio Grande Valley Development Council - Area Agency on Aging. Two elderly complexes exist in McAllen.

2. **Severely Mentally Ill** -Due to stigmatism and lack of funds, person who suffer from severe mental illness (or their support system) are most likely to seek services from Tropical Texas Mental Health and Mental Retardation, a state supported agency. Housing, support services, transportation and assistance with the daily tasks of living are needed for severely mentally ill persons.

3. **Developmentally Disabled** -Before the age of 21, most developmentally disabled persons receive services from the local school district. After the age of 21, services may be sought at elder day care centers or with C.A.M.P. University. Housing and support services are needed for persons with a developmental disability. No non-profit housing facilities have been identified within the area.

4. **Physically Disabled**- Depending on the severity of the disability, persons may be able to fully access mainstream services. While some housing, support services and transportation are available, additional units/services continue to be needed for persons with physical disabilities.

5. **Persons with Alcohol/Other Drug Addictions** -Limited free assistance is available for persons with alcohol and other drug addictions. Housing and support services are needed for persons with substance abuse issues.

6. **Persons with HIV/AIDS and Related Diseases**-The organization that provides the greatest housing and services throughout the area is Valley AIDS Council. Housing, support services, and transportation are needed for persons with HIV/AIDS and related diseases.

7. **Public Housing Residents**- Although Self-sufficiency programs and information on homeownership opportunities is available, waitlists for public housing and Section 8 program continue to demonstrate the need. Additional financial support, including means to access post-high school education, are necessary to enable participants to move beyond subsidized housing.

8. **Veterans** - While the office of Veteran's Affairs is located in McAllen, additional housing and support services is necessary for the region.

It is estimated that an additional more than \$1 Million annually is needed to address the issues associated with these populations. Federal/state grants are the major funding sources used to address these concerns.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Neither the City of McAllen nor any of the entitlement communities in Hidalgo County are anticipated to be recipients of Housing Opportunities for People with AIDS (HOPWA) grants.

According to the most recent data available from the State Department of Health Texas (2016) HIV Surveillance Report, the number of people living with HIV was 968 and 1,389 were living with cumulative diagnosis in Hidalgo County through December 2018. The report further indicates the number of HIV diagnosis was 76 (down from 85 in 2017), AIDS diagnosis was 53 (up from 48) within the county. Specifically McAllen had 24 HIV infection cases and 14 AIDS cases diagnosed; Edinburg rates were 14 and 8, respectively. The state case rate decreased from 10.9 in 2010 to 9.6 in 2016 per 100,000 population. Statewide males represented 76.8% of AIDS diagnosis, whites were 22% and Hispanics were 34.1%. Hidalgo County was the 7th highest county in both HIV infection and AIDS diagnosis. It fell to 8th for people living with HIV.

The communities collectively estimate a need for 1,400 units for persons with HIV/AIDS and their families; however, some of the units currently occupied by families with at least one member who has HIV/AIDS are being subsidized through various programs. As such, it is difficult to make an assessment of the actual gaps in housing units for this population. Nonetheless, the County and entitlement communities estimated the need for supportive services for persons with HIV/AIDS and their families; while as with the other respondents, most of the capacity is contingent upon maintaining their current levels of state and federal assistance.

**Discussion:**

The City of McAllen assigned priorities for their non-homeless special needs population based on input gathered during the community-wide consultation and citizen participation processes. Staff reviewed the need for supportive services including medical, mental health, substance use recovery, vocational and employment, money management, case management, and life skill services, that allow people with special needs to live more independently. Non-homeless Special Needs will continue to remain a "High" Priority.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

New construction or rehabilitation of single-family homes is not sufficient to improve a neighborhood. Improvements to the physical, social and economic environment are also necessary. Well-designed public spaces and infrastructure must be combined with decent affordable housing to ensure that the quality of life continues to improve for our residents. A wide range of community development public facilities and improvement activities (neighborhood facilities and infrastructure) including water/sewer construction, streets and sidewalks, drainage facilities, park improvements, community centers, and senior centers are the necessary components for community improvement. Aside from housing needs, the needs cited by local residents and service providers specific to public facilities were:

- Park and Recreational Facilities
- Youth/Child Care Services/Centers
- Senior Services/Centers
- Neighborhood Facilities
- Homeless Facilities

The top priorities for non-housing community development needs in the City for the FY 2018-2022 include:

- Public Facilities
- Infrastructure Improvements (Drainage, Streets, Sidewalks, Parks);
- Public Services
- Economic Development

### **How were these needs determined?**

In determining the need for public facilities, the entitlement communities distributed consultation instruments to collect vital information about the County's and jurisdictional cities' housing and community development activities and needs during the development of the Assessment of Fair Housing document and during the Consolidated Plan and Strategy process. Additionally, the City held a series of public hearings to solicit input on the needs and priorities. Based on the information gathered, the City determined that the priority projects continue to be neighborhood facilities, youth/child care centers, homeless shelters/facilities, and parks/recreational facilities. Although these activities have traditionally been funded, these activities continue to represent underserved needs primarily due to insufficient funding to fully complete an activity. In order to address these needs, the City proposes to undertake these activities using funds expected from HUD as well as other resources. These "High" priority activities meet the goal of "establishing and maintaining a suitable living environment".

### **Describe the jurisdiction's need for Public Improvements:**

A wide range of community development public improvement activities (infrastructure) including water/sewer construction, streets and sidewalks, and drainage facilities are the necessary components for community improvement and sustainability. The needs cited by local residents and service providers were improvements to:

- Flood/Drainage Improvements
- Street Improvements
- Water/Sewer Improvements
- Sidewalk Improvements
- Lighting for Improved Safety (Street)

### **How were these needs determined?**

In determining the need for public improvements, the entitlement communities distributed consultation instruments to collect vital information about the County's and jurisdictional cities' housing and community development activities and needs during the development of the Assessment of Fair Housing document and during the Consolidated Plan and Strategy process. Additionally, the City held a series of public hearings to solicit input on the needs and priorities. Based on the information gathered, the City determined that the priority projects continue to be street improvements, water/sewer improvements, flood/drainage improvements and streets and lighting. Although these activities have traditionally been funded, these activities continue to represent underserved needs primarily due to insufficient funding to fully complete an activity. In order to address these needs, the City proposes to undertake these activities using funds expected from HUD as well as other resources. These "High" priority activities meet the goal of "establishing and maintaining a suitable living environment".

### **Describe the jurisdiction's need for Public Services:**

A wide range of public service activities are necessary components for community development. The needs cited by local residents and service providers for public services were:

- Senior Services
- Youth/Child Care Services
- General Public Services
- Transportation Services

- Abused and Neglected Children
- Battered and Abused Spouses
- Health Services (including Mental Health and HIV/AIDS)
- Handicapped/Disabled Services
- Homeless Services (including Prevention)
- Substance Abuse Services
- Employment Opportunities
- Food Banks
- Operational Costs of Homeless Facilities
- Subsistence Payments

### **How were these needs determined?**

In determining the need for public services, the entitlement communities distributed consultation instruments to collect vital information about the housing and community development activities and needs during the development of the Assessment of Fair Housing document and during the Consolidated Plan and Strategy process. Additionally, the City held a series of public hearings to solicit input on the needs and priorities. Based on the information gathered, City staff determined that the priority projects are services to special population such as the elderly, persons with special needs, youth, victims of domestic violence, persons with HIV/AIDS, and homeless individuals and families as well as health services, and general public services. These services remain a priority within the City. Existing services can be enhanced with the assistance of CDBG funds and those from other sources. To date, these activities have been rated a "High" priority and continue to receive funding. These priority activities meet the goal of "establishing and maintaining a suitable living environment".

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

City staff identified an unmet need for all categories of housing. This includes:

- Shortage of affordable homeownership units for low- and moderate-income households
- Extremely low-, low- and moderate-income households lack funds for needed rehabilitation of housing conditions that threaten health and safety
- Shortage of affordable rental housing for extremely low-, low- and moderate-income households

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to the 2012-2016 American Community Survey 5-Year Estimates, the City of McAllen has a total of 48,352 housing units. It is worth noting that the preponderance of homes (60.6%) are owner-occupied and 39.4% are renter-occupied. While the large number of bedrooms (4 or more) may alleviate one of the issues faced by multi-generational or households with a large family size, it should not be presumed that these units are affordable to these households; four or more bedrooms are approximately 20% of the City's housing stock. The City's homeowner vacancy rate is 2.4% while the renter vacancy rate is 8.0%. This shows a tight demand market for the community. Further, the most frequently occurring monthly housing cost range is \$500-\$799 for both owners and renters, 20.4% and 40.3%, respectively.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	31,556	65%
1-unit, attached structure	1,745	4%
2-4 units	4,814	10%
5-19 units	3,695	8%
20 or more units	3,922	8%
Mobile Home, boat, RV, van, etc	2,454	5%
<b>Total</b>	<b>48,186</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2009-2013 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	484	2%	370	2%
1 bedroom	319	1%	3,432	21%
2 bedrooms	2,829	11%	6,749	42%
3 or more bedrooms	22,183	86%	5,695	35%
<b>Total</b>	<b>25,815</b>	<b>100%</b>	<b>16,246</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2009-2013 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Most of the projects undertaken with CDBG and/or HOME funds are owner-occupied rehabilitation and new construction. Owner-occupied rehabilitation has focused on at or below 50% AMI with special emphasis placed on the elderly or persons with special needs. Much of the new construction has benefited households between 50 and 80% AMI. Approximately half of these homebuyers will be single-parents (45%) and 20% will be two parent households. The remaining 35% will likely be a combination of elderly, single and other. Over the next five years, it anticipated that the City will assist:

- 20 owner-occupied households will be rehabilitated. It is estimated that 10 households will have incomes between 0-30% of Area Median, 6 households will have incomes between 30-50% of Area Median, 4 households will have incomes between 50-80% of Area Median.
- 60 homes will be constructed via Community Housing Development Organization (CHDO) or Community Based Development Organizations (CBDO) activities. It is estimated that 30 households will have incomes between 60-80% AMI, 15 households will have incomes between 50-60% AMI and 15 households will have incomes between 30-50% AMI.

City funds will be used for rehabilitation programs including administration. State and other federal assistance may be used to leverage CDBG or HOME funds, particularly for new construction or acquisition of properties.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Based on consultations with the McAllen Housing Authority, no public housing units are expected to be lost; however, with changing economics, staff anticipates that a reduction in the usage of Section 8 vouchers may occur within the timeframe of this Consolidated Plan due to increases in the amount of client assistance needed. No rental properties were identified as anticipated being permanently lost from inventory. Conversely, with the approval of LITHC projects within the City, the Hibiscus property will add 148 units and Las Palomas will add 122 rental units.

**Does the availability of housing units meet the needs of the population?**

A shortage of both affordable rental and homebuyer units exists within the City. During the last consolidated plan, several subdivisions and in-filled lots were acquired and/or developed through the Neighborhood Stabilization Program (NSP). These funds, which helped to alleviate low income housing waitlists, while also strengthening property values and increasing the local tax base, are no longer available.

Census data indicated that 12.1% of housing units were vacant within the City (5,802 units) and more than 1,900 housing units lack complete plumbing facilities, complete kitchen facilities or have no telephone service available according to the 2012-2016 ACS 5-Year Estimates. While there is no estimate to compute whether the available units are accessible and affordable, these conditions

presents a hindrance. Further limiting choice is the number of properties for sale that have 3 or more bedrooms, a concern for large related households and families with children. Access to decent affordable rental housing remains limited and continues to be a need specifically by the low-income and extremely-low populations.

While the largest supplier of quality affordable rental housing assistance is provided by the public housing authorities through the Section 8 Program, their waitlist far exceeds the current available units.

### **Describe the need for specific types of housing:**

In summary, affordable homeowner/homebuyer activities and rental activities are "High" priorities for this Consolidated Plan. This includes:

#### **- Shortage of affordable homeownership units**

- Decent, safe and sanitary housing for extremely low income
- Housing for low and moderate-income households throughout the jurisdiction
- Need for housing with 3 or more bedrooms due to large family size/families with children

#### **- Shortage of standard owner-occupied units**

- Extremely low and low income households lack funds for needed rehabilitation of housing conditions that threaten health and safety
- Moderate income households are less likely to need assistance because they may often seek traditional funding sources to address this need
- Elderly and households that contain a person(s) with a disability are considered "High" priorities within this category

#### **- Shortage of affordable rental housing for extremely low-, low- and moderate-income households**

- Needs vary based on proximity to employment opportunities
- Substandard and aging inventory

### **Discussion**

Based on the issues facing homeowners, including accessibility to affordable properties and the limited number of appropriately sized (occupancy standard) units, and, renters who face similar limitations to housing choice due to aging and substandard properties as well as availability of affordable units, housing for households at or below 80% AMI continues to be a "High" priority.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

As evidenced by the cost of housing chart below, the City's housing costs have increased 40-56% since 2000. While the City is often noted as a municipality with nationally low housing costs, it is relative to the lower wages in the area. This increase in cost compounded with higher unemployment rates makes finding/maintaining affordable housing for vulnerable populations a priority.

The 2012-2016 ACS 5-Year Estimate indicates a median home value of \$117,500; for homes with a mortgage, the median monthly owner cost is \$1,288; for homes without a mortgage, the median monthly owner cost is \$458. The number of owner-occupied units with a mortgage and without mortgage are similar, 53.1% and 46.9%, respectively. For renters, the most frequent category of gross rent as a percentage of household income is 35.0% or more. This constitutes 6,507 renter households.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	69,800	108,900	56%
Median Contract Rent	402	560	39%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	7,128	43.9%
\$500-999	7,802	48.0%
\$1,000-1,499	1,080	6.7%
\$1,500-1,999	153	0.9%
\$2,000 or more	83	0.5%
<b>Total</b>	<b>16,246</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	860	No Data
50% HAMFI	2,640	2,440
80% HAMFI	9,170	6,840

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
100% HAMFI	No Data	9,310
<b>Total</b>	<b>12,670</b>	<b>18,590</b>

**Table 31 – Housing Affordability**

Data Source: 2009-2013 CHAS

## Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	562	566	734	918	1,092
High HOME Rent	562	566	734	918	1,066
Low HOME Rent	475	508	610	705	786

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

Census data indicates there are 48,352 housing units in the City. It is estimated by the 2012-2016 ACS that roughly 6,000 are zero or one bedroom (12%). There are 12,200 units with two bedrooms (25%), and 30,200 with three or more bedrooms (62%).

Also, the City's housing stock has a much greater proportion of owner-occupied units than renter-occupied units. The disproportionate number of renter housing units might explain some of the housing problems as the limited availability of large rental units could be a contributing factor to overcrowding.

The 2012-2016 ACS 5-Year Estimates provides a breakdown of units per housing type. More than half of the housing stock (66%) is single-family detached units. The second most prominent type of housing structure is 20 or more units (7.2%). Approximately 15,500 units were constructed earlier than 1979. Potential lead-based paint hazards may also impede access to safe housing stock.

Lastly, the percentage of housing units whose costs are greater than 30% are 30.4% (4,148 housing units) for households with a mortgage, 20.6% for households without a mortgage (2,434 housing units) and 51.2% of renter households (7,789 housing units) (2012-2016 ACS 5-Year Estimates). These figures indicate households who are cost burdened. While this assessment cannot be further analyzed related to income, the volume of households indicate there is a shortage of affordable housing, presumably at all income levels. It can be also presumed that these owner and renter households would likely be income-qualified for HUD programs.

As a result of this analysis of the housing market, and the feedback gathered during the community-wide consultation and citizen participation processes, the City has elected to focus much of their affordable housing activities to encourage homeownership among low- and moderate-income households. To a lesser extent, the City will try and focus their activities on expanding affordable rental opportunities for low- and moderate-income households.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Continuing higher unemployment rates and a sluggish economy due to lagging trade with Mexico contribute to the local economic condition. In addition, the City has received many of the immigrants seeking asylum. Further, housing costs continue to rise. These scenarios are likely to continue during this consolidated plan period which continue to force the need to provide affordable and/or subsidized housing.

It is worth noting that the City experienced significant persons moving into McAllen from 2000 to 2009 (32.4%) and from 2010 to 2014 (35.4%). While the trend slowed for persons moving into the City from 2015 or later, there has been an upswing in the need for temporary housing. Immigration from other countries and persons displaced due to Hurricane Harvey have anecdotally affected the community's housing needs and provisions.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Renters whose income is below 50% of area median income cannot afford to pay the high HOME rent or Fair Market Rent for a three-bedroom unit but are barely able to pay the low HOME rent. It is not until households are at 100% AMI that all rents (Low HOME, High HOME and Fair Market) are affordable (for households with four persons). Presumably for larger families, rent could become a cost burdened depending on the number of bedrooms necessary for the household.

<u>Income</u>	<u>RENT:</u>	<u>Affordable</u>	<u>Fair Market</u>	<u>Low HOME</u>	<u>High HOME</u>
\$16,950 (30% AMI)		424	918	705	918
\$28,250 (50% AMI)		706	918	705	918
\$33,900 (60% AMI)		848	918	705	918

\$45,200 (80% AMI) 1,130 918 705 918

This information continues to support the City's "High" Priority designation for affordable housing through rehabilitation, new construction and rental assistance programs.

### **Discussion**

Owners tend to favor single-unit detached structures. McAllen three-bedroom units account for 42%; two bedroom units are the second most popular type (25%) while four-bedrooms are 18% ; further, vacant housing units in McAllen are 5,840 (12.1%) (2012-2016 ACS 5-Year Estimates). The average household size of owner-occupied units is 3.33 and renters average household size is 3.08.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The City of McAllen utilized ACS data to estimate the number of properties which were vacant and for sale as well as vacant and for rent. Using these estimates, standard and substandard units were quantified and this calculation formed the basis for this section.

### Definitions

Standard Condition is defined at the local level as being located on a recorded plat, having the appropriate driveway approach and width, correct elevations, and compliant with Texas Building Emergency Performance Standards which include the International Energy Code, International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Fire Code and National Electrical Code, based on time of construction or rehabilitation.

Substandard Condition is defined at the local level after an assessment is performed by a Housing Inspector. To be substandard, a property must be lacking in providing a safe, clean, affordable dwelling, and/or be overcrowded.

*Substandard condition suitable for rehabilitation* is defined at the local level after an assessment by an Inspector. In particular, a property must be lacking in providing a safe, clean, affordable dwelling, and/or be overcrowded. The inspector must make a determination that the unit is not in proper condition for habitation. In order to qualify for rehabilitation assistance, the unit estimated cost for rehabilitation cannot exceed 50% of the property value or \$20,000. Otherwise a determination may be made the property is more suited towards reconstruction.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,320	28%	7,397	46%
With two selected Conditions	428	2%	977	6%
With three selected Conditions	0	0%	44	0%
With four selected Conditions	0	0%	13	0%
No selected Conditions	18,067	70%	7,815	48%
<b>Total</b>	<b>25,815</b>	<b>100%</b>	<b>16,246</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2009-2013 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,756	26%	4,889	30%
1980-1999	10,318	40%	5,819	36%
1950-1979	7,879	31%	4,976	31%
Before 1950	862	3%	562	3%
<b>Total</b>	<b>25,815</b>	<b>100%</b>	<b>16,246</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2009-2013 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,741	34%	5,538	34%
Housing Units build before 1980 with children present	6,900	27%	4,130	25%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

There is a shortage of standard owner-occupied units. City staff assessed the following:

- Extremely low and low income households lack funds for needed rehabilitation of housing conditions that threaten health and safety
- Moderate income households are less likely to need assistance because they may often seek traditional funding sources to address this need
- Elderly and households that contain a person(s) with a disability are considered high priorities within this category because of their limited income and potential lack of physical strength to properly maintain their homes

The shortage for quality affordable rental housing units is particularly cumbersome for extremely low-, low- and moderate-income households. This is based on substandard and aging inventory, particularly in the center part of the City. However, municipal funds, rather than HUD-awarded dollars, may be used to assist the needs of renters.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

According to the 2012-2016 ACS data, the City has 15,473 units older than 1979. This represents 32% of the current units. Staff estimates approximately 5,000 housing units would be subject to lead compliance; an estimated 1,000 of these units could be occupied by low or moderate income families.

### **Discussion**

#### **Vacant Units Table (Information)**

The City has 5,840 vacant housing units (2012-2016 ACS 5-Year Estimates). Applying the 2010 percentage of sold or rented but not occupied percentage of 5.7, the City estimates that at least 333 of the vacant units are sold or rented but not occupied. A likely scenario is that improvements must be made on the structure. Therefore, the City presumes that 333 of the housing units are vacant and suitable for rehabilitation.

### **Discussion**

With regards to lead-based paint concerns, the number of units estimated to be built before 1979 and which are occupied by at least one child under the age of six support the need for a continued focus on rehabilitation and reconstruction programs in which lead compliance is addressed.

#### **Assessment of/Increased Resilience to Natural Hazards**

As the City saw during the disastrous flooding in June 2018, drainage improvement projects are a necessary component of the City's services. Each year, the City Engineer and/or the City's Drainage Engineer present the CD Council with applications based on the previous year's 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 annually funds water/sewer improvements projects and, during severe weather, CD staff serves as a liaison with residents and service organizations providing support in low and moderate-income areas.

Further, the McAllen Public Utilities 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 to replace 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 natural hazard mitigation.

Climate change will likely continue to impact the community through torrential rains/hurricanes and, potentially, affecting immigration patterns, particularly from countries not addressing their local climate change impacts.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Hidalgo County’s consultations with the 13 local housing authorities occurred between January 2017 and May 2018. UCP staff surveyed the agencies to determine the number of units, their condition, availability and information on the Section 8 voucher program. Each community reviewed the information obtained by UCP as well as the information that the public housing agencies uploaded to the U.S. Department of Housing and Urban Development website as part of their application process.

### Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project -based	Tenant -based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			138	1,179				0	0	0
# of accessible units										
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>										

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

According to the Public and Indian Housing Public Information Center, McAllen Housing Authority has 138 public housing units available and 1,179 Section 8 vouchers. This information does not include the public housing units and Section 8 vouchers which are located or ported into the City.

The average Section 8 Management Assessment Performance (SEMAP) score for Years 2015-2017 was 100% and the average Public Housing Real Estate Assessment Center (REAC) Score for Years 2015-2017 was 100%. These score earned the McAllen Housing Authority HUD's rating of High Performer.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Section 8 Management Assessment Performance (SEMAP) (Years 2015-2017)	100
Public Housing Real Estate Center (REAC) (Years 2015-2017)	100

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The most immediate needs of public housing authority is the renovation of the administrative office since the public housing units have recently been renovated. An improvement to the Section 8/Housing Choice voucher has been the use of technology. By utilizing laptops, wait time to make landlords aware of inspection deficiencies has been reduced. Housing inspectors use laptops to document issues in residential properties and can email the landlords instantaneously. This reduces the time compared to when notices were sent via regular mail.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Resident Self-Sufficiency (public housing) and Family Self-Sufficiency (Section 8) programs are well developed. These programs help residents access mainstream services and aid in the ultimate goal of moving persons from subsidized housing. Ashley Pediatrics, DeVine Health Care, Aqua Dental, Behavioral Solutions of South Texas - smoking cessation programs are some of the organizations which provide information to residents. Of note, a policy change which took effect July 2018 will make the Vine Terrace complex smoke-free.

Also, the staff of the McAllen Public Housing Authority has been able to successfully link service providers with residents. Some residents have been able to begin the path to homeownership using Section 8 vouchers, a program that began in July 2004. The last homeowner outreach session brought thirty-five residents into a seminar that had Affordable Homes of South Texas, Inc. and local banks available to discuss the process of utilizing vouchers for homeownership. The seminar served to recharge interest in the availability of the program. Further, the McAllen Housing Authority maintains a memorandum of understanding with Women Together Foundation, Inc., a service provider for victims of domestic violence.

### Discussion:

The Housing Authority for the City of McAllen is not a "troubled" housing authority.

Nonetheless, any household who fails to receive public housing support may be threatened with homelessness and, therefore, is of concern.

It should be noted that 10 VASH (Veteran's Affairs) vouchers from Harlingen are utilized in McAllen; and, there will be two Low-Income Housing Tax Credit (LIHTC) projects to be developed in the City. The first should be completed in 2019/2020. With HUD's review and approval, the site is intended to have 25 project-based vouchers. The second complex will add an additional 122 units.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The Salvation Army and Women Together Foundation, Inc. provide emergency shelter beds. Transitional housing beds are found at the Women Together Transitional Housing Complex located in McAllen. It is comprised of 14 apartment style units for victims of domestic violence which has 45 beds. The Salvation Army has 60 beds available. No permanent supportive housing units were identified. While these facilities are located within the City, the beds are available County-wide.

Of note, on the Facilities and Housing Targeted to Homeless Households Table, the first three rows are completed using household data while the final two rows list individual persons. Veterans and their families should be captured in the row entitled "Veterans".

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	250	0	275	0	0
Households with Only Adults	225	0	10	0	0
Chronically Homeless Households	50	0	0	0	0
Veterans	50	0	10	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Point in Time Survey report and consultation with the local CoC and HESG program subrecipients inventory count

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Mainstream services in the area are fully used to complement services targeted to homeless persons. Emergency Solutions Grants from Hidalgo County- Urban County Program is the largest grant that provides direct benefits to the homeless community. Three ESG-funded organizations provide outreach, emergency shelter, health care and behavioral health care, rental & utility assistance, food, clothing and other homeless services. These complimentary services exist to provide some support to homeless persons.

Of note, The Salvation Army works closely with Tropical Texas – MHMR to assist with persons with mental illness/mental retardation. A caseworker is assigned an office within The Salvation Army to provide these state-funded mental health services. In addition, The Salvation Army has taken over the function provided by the McAllen Literacy Center. It assumed the clientele and books/workbooks to provide literacy and G.E.D. services when necessary. Most importantly, the Homeless Management Information System (HMIS)/or a comparable system is used by funded-agencies to track progress in accessing mainstream services.

At both shelters, basic medical services are available; for more individualized assessment, most homeless persons find care at Hope Family Health Center, El Milagro Clinic or Nuestra Clinica del Valle. CDBG funds are used to provide services at The Salvation Army, Women Together Foundation, Inc. Catholic Charities of the RGV (the three ESG-funded organizations) and HOPE Medical Services. Municipal funds are used to aid El Milagro Clinic.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The single emergency shelter for the general population in Hidalgo County is operated by The Salvation Army and located within the City of McAllen. An emergency shelter and a transitional housing complex exist for victims of domestic violence. They are operated by Women Together Foundation, Inc. and are both found within the City's limits.

The City will continue to serve as a referral service to agencies funded by ESG and/or CDBG. The agencies and the number of their anticipated beneficiaries (homeless or persons threatened with homelessness) are listed below:

- Catholic Charities will provide homeless prevention and rapid rehousing services for 7 households/28 persons with an emphasis on veteran households.

- The Salvation Army will use funds to provide homeless prevention, homeless assistance and work clothes/transportation for 17 clients.
- Women Together Foundation, Inc. will use funds primarily to address the needs of residents residing in the emergency shelter or transitional housing. These services are provided to victims of domestic violence, stalking and dating violence. Emergency Shelter project will benefit 200 persons and the transitional housing project will benefit 182 persons.

Unsheltered homeless individuals represent the hardest cases to address. These individuals often have substance abuse, mental illness or other significant concerns which contribute to their homeless status. ESG agencies will attempt to expend a portion of their allocation in compliance with housing unsheltered individuals. Most unsheltered homeless will seek assistance from The Salvation Army. It is anticipated they will have the highest number of persons assisted with rapid rehousing.

Catholic Charities of the RGV is spearheading the assistance for asylum seekers. This subpopulation of homeless persons will most likely receive clothing, food, shelter and transportation from Catholic Charities.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There is a broad network of public agencies and community organizations within Hidalgo County (and in McAllen) that focus on both the housing and supportive service needs of special needs populations. These agencies include many of the organizations contacted during the community-wide consultation process, including:

- Affordable Homes of South Texas, Inc.
- American Red Cross\*
- Amigos Del Valle\*
- C.A.M.P University
- CASA of Hidalgo County
- Catholic Charities of the Rio Grande Valley
- Children's Advocacy Center of Hidalgo County
- Comfort House Services, Inc.\*
- Easter Seals of Rio Grande Valley
- HOPE Family Health Center
- LRGV Health Management Corp. Inc. dba El Milagro Clinic
- LRGVDC - Area Agency on Aging\*
- McAllen Metro (connects with Valley Metro) Bus System
- Palmer Drug Abuse Program
- Silver Ribbon Community Partners\*
- The Salvation Army\*
- Valley AIDS Council\*

These organizations cannot meet all of the needs of their target groups. However, the number of public agencies and community organizations and their diverse funding mechanisms ensure that a substantial portion of the special needs population will be served. Those agencies who assist persons who are not homeless but who require supportive housing are indicated with an \*.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

1. **Elderly and Frail Elderly**-The organization that provides the greatest housing and services for elderly persons throughout the area is Amigos Del Valle., Inc.; however, residential rehabilitation and reconstruction may be done by Affordable Homes of South Texas, Inc. or Lower Rio Grande Valley Development Council - Area Agency on Aging. Two elderly complexes exist in McAllen.

2. **Severely Mentally Ill** -Due to stigmatism and lack of funds, person who suffer from severe mental illness (or their support system) are most likely to seek services from Tropical Texas Mental Health and Mental Retardation, a state supported agency. Housing, support services, transportation and assistance with the daily tasks of living are needed for severely mentally ill persons.

3. **Developmentally Disabled** -Before the age of 21, most developmentally disabled persons receive services from the local school district. After the age of 21, services may be sought at elder day care centers or with C.A.M.P. University. Housing and support services are needed for persons with a developmental disability. No non-profit housing facilities have been identified within the area.

4. **Physically Disabled**- Depending on the severity of the disability, persons may be able to fully access mainstream services. While some housing, support services and transportation are available, additional units/services continue to be needed for persons with physical disabilities.

5. **Persons with Alcohol/Other Drug Addictions** -Limited free assistance is available for persons with alcohol and other drug addictions. Housing and support services are needed for persons with substance abuse issues.

6. **Persons with HIV/AIDS and Related Diseases**-The organization that provides the greatest housing and services throughout the area is Valley AIDS Council. Housing, support services, and transportation are needed for persons with HIV/AIDS and related diseases. No jurisdiction in the Valley receives funds under the Housing Opportunities for Persons with AIDS (HOPWA) grant.

7. **Public Housing Residents**- Although Self-sufficiency programs and information on homeownership opportunities is available, waitlists for public housing and Section 8 program continue to demonstrate the need. Additional financial support, including means to access post-high school education, are necessary to enable participants to move beyond subsidized housing.

8. **Veterans** - While the office of Veteran's Affairs is located in McAllen, additional housing and support services is necessary for the region. A limited amount of support is available for homeless prevention/assistance services as well as VASH vouchers for veteran housing.

It is estimated that an additional more than \$1 Million annually is needed. Federal/state grants are the major funding sources used to address these concerns.

## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

There is a network of public agencies and community organizations within Hidalgo County that focus on both the housing and supportive service needs of special needs populations. These agencies include many of the organizations contacted during the community-wide consultation process, including:

- Tropical Texas Center for Mental Health and Mental Retardation
- Valley AIDS Council
- Comfort House Services, Inc.
- Texas Department of Aging and Disability Services
- Texas Department of Assistive and Rehabilitative Services
- Texas Department of State Health Services
- Palmer Drug Abuse Program

Overall, these organizations cannot meet all of the needs of their target groups. However, the number of public agencies and community organizations and their diverse funding mechanisms ensure that a portion of the special needs population will be served.

## **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City assigned priorities for the community development needs based on input gathered during the community-wide consultation and citizen participation processes. Based on the information gathered, the City funded the following projects for FY 2018-2022 to address non-homeless special needs:

- Amigos Del Valle –13 elderly homebound residents will have hot noon meals delivered
- C.A.M.P. University - 21 adult persons with special needs will be assisted with life skills training
- Catholic Charities of the RGV - 7 households will be assisted with homeless prevention, with a special emphasis on veteran families
- Children’s Advocacy Center of Hidalgo County – Services will be provided to 85 children (0-17) who have been abused or neglected and their families through emergency care and assessment
- Comfort House Services, Inc. –150 terminally ill patients will receive palliative end-of-life care
- Food Bank of the RGV - food delivery will be available for 67 elderly residents
- Lower Rio Grande Valley Development Council – Area Agency on Aging –22 elderly residents will be assisted with medication, hearing aids and/or dentures
- Silver Ribbon Community Partners –15 Adult Protective Services clients will be assisted with homeless prevention services, medication, doctor’s visits and durable medical equipment, as necessary

- The Salvation Army – 17 shelter residents and qualified persons will receive clothes, homeless prevention and local and long distance transportation
- Women Together Foundation, Inc. - Emergency Shelter - Improvements will be made to the emergency shelter which will benefit 200 women and children fleeing domestic violence
- Women Together Foundation, Inc. - Transitional Housing - Improvements will be made to the transitional housing complex for the benefit of 182 women and children

These existing services are enhanced with the assistance of CDBG funds. Should CDBG funding levels be maintained and social service organizations remain in compliance, one would expect these annual goals to be achieved and multiplied five-fold during the Consolidated Plan timeframe.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City assigned priorities for the community development needs based on input gathered during the community-wide consultation and citizen participation processes. Based on the information gathered, the City funded the following projects for FY 2018-2022 to address non-homeless special needs:

- Amigos Del Valle –13 elderly homebound residents will have hot noon meals delivered
- C.A.M.P. University - 21 adult persons with special needs will be assisted with life skills training
- Catholic Charities of the RGV - 7 households will be assisted with homeless prevention, with a special emphasis on veteran families
- Children’s Advocacy Center of Hidalgo County – Services will be provided to 85 children (0-17) who have been abused or neglected and their families through emergency care and assessment
- Comfort House Services, Inc. –150 terminally ill patients will receive palliative end-of-life care
- Food Bank of the RGV - food delivery will be available for 67 elderly residents
- Lower Rio Grande Valley Development Council – Area Agency on Aging –22 elderly residents will be assisted with medication, hearing aids and/or dentures
- Silver Ribbon Community Partners –15 Adult Protective Services clients will be assisted with homeless prevention services, medication, doctor’s visits and durable medical equipment, as necessary
- The Salvation Army – 17 shelter residents and qualified persons will receive clothes, homeless prevention and local and long distance transportation
- Women Together Foundation, Inc. - Emergency Shelter - Improvements will be made to the emergency shelter which will benefit 200 women and children fleeing domestic violence
- Women Together Foundation, Inc. - Transitional Housing - Improvements will be made to the transitional housing complex for the benefit of 182 women and children

These existing services are enhanced with the assistance of CDBG funds. Should CDBG funding levels be maintained and social service organizations remain in compliance, one would expect these annual goals to be achieved and multiplied five-fold during the Consolidated Plan timeframe.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City, through the AFH , identified the following:

1. Limited access to decent, safe & affordable housing - Prevalence of colonias in the County compared with the rest of the state and the number of households lacking plumbing and kitchen facilities raise concern. In addition, rising housing costs and stagnant/low wages inhibit some homeowners and rental providers from readily making improvements. Further, overcrowding situations occur more frequently due to cultural norms.
2. Limited access to publicly supported housing - Shortages in number of publicly supported units compared to waitlists exist for housing authorities. Communities have faced decreasing federal support related to homebuyer and rental subsidies over the past few years. Limited number of qualified low-income housing providers are located within the area. Rents, particularly in the MSA, reflect a steady increase. Private investment in affordable housing is limited or non-existent in some areas.
3. Limited access to transportation - While regional transportation routes have increased, parts of Hidalgo County remain without access or with limited access. Areas of interests, such as health care, social service, educational and commercial facilities are becoming more increasingly accessible; however, the need for reliable and low cost transportation continues.
4. Location & type of affordable housing - The region struggles with lack of appropriately sized units, particularly for families, large size families and multigenerational households. Further, compounding the issue are cost burden/severe cost burden concerns. Inequity exists between urban and rural areas in the availability of affordable housing.
5. Limited access to equitable financial services - In the recent past, predatory lending practices occurred. Households who were victims of these lending practices continue to face ramifications, including poor credit. Also, a lack of financial literacy has posed a hindrance to accessing traditionally available consumer credit. Further, credit agencies often compete for financially uninformed households. A high number of Spanish-speaking residents face challenges when reviewing and executing English-composed documents.
6. Lack of fair housing resources - Housing practices and enforcement vary by community. Information regarding fair housing and the ability to purchase or access housing where one chooses may be impeded by socio- or economic factors. Further, apathy in fair housing issues exists.

7. Limited access to proficient schools - Educational policies may sway or, conversely, limit a person's ability to freely choose the location of their home. Educational inequities are most apparent in areas where a higher number of non-English speaking persons reside. Some school districts face dwindling population while others scramble to accommodate the influx of students.

8. Jurisdictional variations - Inequities in infrastructure, quality of buildings and housing construction, and emergency services are apparent between municipalities and rural locales. Social services and access to these services may be hindered by the distance of one's residence to the MSA. Jurisdictions also vary in implementation of policies (i.e., code enforcement, job training, job sites and services for special needs populations).

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

In assessing the need for economic development activities, the City distributed consultation instruments to collect vital information about the region's housing and community development activities and needs. Additionally, the City held several public hearings to solicit input on needs and priorities.

Based on the information gathered, City determined that economic development is a "High" Priority; the City is proposing to revise this document to allow itself or partnerships with non-profit organizations to provide grants, loans and/or other forms of assistance to for-profit businesses in an effort to create or retain jobs, particularly those held by or to be provided to low and moderate income persons.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,365	866	4	1	-3
Arts, Entertainment, Accommodations	4,795	10,457	13	16	3
Construction	2,189	1,276	6	2	-4
Education and Health Care Services	10,688	18,671	30	28	-2
Finance, Insurance, and Real Estate	2,107	4,019	6	6	0
Information	606	1,290	2	2	0
Manufacturing	1,588	2,921	4	4	0
Other Services	899	1,554	3	2	-1
Professional, Scientific, Management Services	1,410	2,565	4	4	0
Public Administration	0	0	0	0	0
Retail Trade	6,812	16,198	19	25	6
Transportation and Warehousing	1,552	2,192	4	3	-1
Wholesale Trade	1,785	3,510	5	5	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	35,796	65,519	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	60,624
Civilian Employed Population 16 years and over	56,167
Unemployment Rate	7.35
Unemployment Rate for Ages 16-24	18.34
Unemployment Rate for Ages 25-65	4.00

**Table 41 - Labor Force**

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	12,030
Farming, fisheries and forestry occupations	2,784
Service	6,848
Sales and office	15,783
Construction, extraction, maintenance and repair	3,911
Production, transportation and material moving	2,043

**Table 42 – Occupations by Sector**

Data Source: 2009-2013 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	43,211	83%
30-59 Minutes	6,668	13%
60 or More Minutes	2,108	4%
<b>Total</b>	<b>51,987</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2009-2013 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	7,894	813	5,598

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	8,930	706	3,934
Some college or Associate's degree	13,929	687	4,024
Bachelor's degree or higher	16,532	432	2,422

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	367	1,085	1,199	5,623	5,344
9th to 12th grade, no diploma	2,780	1,599	2,137	2,662	1,460
High school graduate, GED, or alternative	4,488	4,094	3,682	5,794	2,713
Some college, no degree	5,373	4,660	4,558	5,397	1,947
Associate's degree	492	1,311	1,216	1,506	360
Bachelor's degree	933	4,159	4,341	5,638	1,424
Graduate or professional degree	19	1,323	1,676	2,266	859

**Table 45 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,361
High school graduate (includes equivalency)	19,892
Some college or Associate's degree	26,399
Bachelor's degree	46,412
Graduate or professional degree	57,640

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors within the City are the following (number of workers in parenthesis):

1. Education and Health Care Services (10,688)
2. Retail Trade (6,812)
3. Arts, Entertainment Accommodations (4,795)
4. Construction (2,189) and Finance, Insurance, and Real Estate (2,107)

**Describe the workforce and infrastructure needs of the business community:**

Staff utilized the Workforce Solutions Lower Rio (WFS) Workforce Development Board Plan (2017-2020) Draft Plan, to aid the description the local workforce and economy. It is work noting:

- The WFS region’s population, in 2016, was estimated at 945,554 persons and is projected to increase 7% or 67,390 more persons by 2026. The workforce service area’s projected growth rate at 7% aligns with the state.
- The Workforce Solutions regional approach includes an analysis of: The economic conditions, including existing and emerging in-demand industry sectors and occupations, as well as target occupations. The employment needs of employers in existing and emerging in-demand industry sectors and occupations
- To accurately explain the dynamics of the WFS fast-growing regional economy, it is necessary to present how population demographics shape employment trends. The WFS region has a population growth rate that is more than twice the rate of the overall United States. This dynamic is created by high birth rates, as well as inward migration from other regions and countries. The population growth rate creates an increasing demand for Retail, Healthcare, Education, Law Enforcement, and Leisure & Hospitality services.
- The workforce region’s population age 15 to 74, in 2016, is estimated at 639,908 persons and is projected to increase by 48,760 persons by 2026. Within this population, the 40 to 44 years of age group, estimated at 60,154 is projected to decrease 2,235 (-4%) by 2026. The remaining WFS population age 75 to 85 years and older, in 2016, is estimated at 43,234 persons and is projected to increase 16.02% by 2026.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

With the passage of the merger between the University of Texas Brownsville and the University of Texas Pan American (Edinburg), the University of Texas - Rio Grande Valley was created. A larger medical community will be created through UTRGV. As such, economic development focused on health care, including services for youth, elderly, HIV/AIDS patients and uninsured persons, is expected to exponentially increase. A new hospital is being constructed which will bring in more employment and housing to new and current students.

Hidalgo County will start the construction of a new County court house (in Edinburg) which in return will create new business venture opportunities in the area and construction jobs.

As a border community, trade industries will continue. These employment opportunities will include manufacturing, marketing, transportation, law enforcement including U.S. Customs and Border Protection, Homeland Security and Immigration Staff.

WorkForce Solutions has selected 19 in-demand occupations that fall in the Business, Technology & Professional Services Super sector. There were 10,970 persons employed in 2014, in the WFS's 19 selected in-demand occupations and are projected to increase 17.64% or by 2,350 employees by 2024. Fourteen of the 19 in-demand occupations require bachelor's degrees, two occupations require a master and doctorate, two occupations require the employee to hold a high school diploma and no education data was available for Sales Representatives, Wholesale & Manufacturing occupations. Texas A&M University is also building a campus in McAllen. It will house primarily STEM programs, Science, Technology, Engineering and Mathematics.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to the Workforce Solutions Lower Rio (WFS) Workforce Development Board Plan (2017-2020) Draft Plan, the first of their strategic vision is to "Prepare an Educated and Skilled Workforce, Youth and Individuals with Barriers". This will be accomplished through:

- Support education and literacy initiatives that promote educational attainment.
- Engage in strategic conversations to open doors to new partnerships and strengthen existing partnerships.
- Provide educational and workforce stakeholders with information reflecting the needs of business and state of the workforce to contribute to a demand-driven system.
- Ensure available customer training responds to business demand and addresses current and future skill and educational gaps.
- Develop a mechanism to disseminate employer skill development training requirements to ensure expectations are met.
- Collaborate with educational and training institutions to promote industry recognized certification attainment.
- Collaborate with community colleges and training institutions to establish career pathways opportunities that include key target occupations.

During the 2016 WFS analysis of labor market trends, as well as the efficacy and presence of workforce development and education/training activities in the region, there were significant findings found regarding workforce challenges including:

- The WFS region's large population having less than a high school diploma may be the biggest workforce challenge.
- Local employers have communicated the need for job seekers to hold at minimum a high school diploma.
- Employers stress the need for workers to have critical thinking, active listening, time management, customer service, multi-tasking and improved English proficiency skills.
- The service area has made significant improvements in educational attainment; however, there remains a significant number of unskilled workers who lack the language proficiency and workplace required skills to gain employment that pays a self-sufficiency wage.
- WFS must continue to collaborate and work with Adult Basic Education and Literacy Programs and other stakeholders to improve the effectiveness of the literacy programs, which will have a positive impact in the workforce region.
- WFS must continue to provide labor market information, presentations, build awareness and encourage the use of TWC's Labor Market and Career Information databases that provide tools that align with House Bill 5 initiatives and target occupations.
- Despite the limitations on WIOA Youth funding and the requirement that the bulk of funds be directed toward the out of school youth population, WFS will invest in new initiatives to guide all students towards target careers from an early age (middle –high school).
- WFS's regional partners must continue the practice of collaborating and communicating regularly to discuss new employment trends, training opportunities and employer workforce skill concerns. WFS's participation and membership in college advisory committees, and other entities focused on increasing educational attainment, career development and awareness plays a central and pivotal role in meeting local employer's workforce needs.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Workforce Solutions Lower Rio (WFS) provides assistance to businesses in meeting their needs for skilled workers as well as providing individuals with access to training in Hidalgo County. The Workforce Development Board oversees the Workforce Solutions Lower Rio (WFS) and meets on a quarterly basis or as needed. The workforce initiative involves the collaboration of a variety of agencies and groups focused on workforce improvements in Hidalgo County. Workforce sites are located throughout the Valley to aid persons in their job search.

In particular, with Development Corporation of McAllen, Inc. funds, South Texas College has a department of manufacturing training. The department creates individualized training and outputs to address the needs of the business community.

Actions taken by the University, South Texas College and WorkForce all aid the region in the development of skilled employees.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

There is a 2011-2015 CEDS for Hidalgo County, however no recent updates have been made. According to the Hidalgo County website, “Hidalgo County is developing a Comprehensive Economic Development Strategy (CEDS) to enhance its competitive position and support innovation-based growth.”

Municipal funds the primary mechanism to address Economic Development, specifically, through the McAllen Economic Development Corporation and the McAllen Chamber of Commerce.

**Discussion**

Although unlikely that economic development will be addressed with CDBG funds, economic development remains a “High” Priority for the City.

In accordance with April 2020 HUD waivers and in light of the effects of COVID-19, the City is proposing the use of HUD-awarded funds without necessitating the assessment of economic conditions.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Older parts of town do experience more issues related to maintenance and sustainability of affordable housing including those associated with multiple housing problems. Concentration of households with multiple housing problems was determined/defined due to concerns with aging infrastructure, gentrification of neighborhoods, dwindling populations as well as the age of the structures. Housing assistance, particularly rehabilitation and reconstruction efforts, in these areas are targeted to elderly persons or persons with special needs. The City's area of concentration runs approximately 13 blocks in each direction from the corner of Business 83 and Main Street.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Areas of racial/ethnic minority concentration are defined as Census Tracts where more than 51% of residents are members of a minority group. There are no other major concentrations of racial/ethnic minorities in other than the Hispanic population. All Census Tracts demonstrate they are areas of minority concentration.

Further, areas of low- and moderate-income concentration are defined as Census Tracts with at least 51% of households whose incomes are at or below 80 percent of median income. Approximately two-thirds of Census Tracts within the City have concentrations of low- and moderate-income households. Traditionally, most of the low income Census Tracts are located South of Pecan Blvd.

### **What are the characteristics of the market in these areas/neighborhoods?**

All residents have access to (even if undersized) water, sewer and drainage lines, police and fire protection and paved roadways. Municipal public transportation, public libraries, parks and recreational facilities are also accessible. Nonetheless, the older areas of the City are faced with aging infrastructure and some deteriorating retail and housing structures.

### **Are there any community assets in these areas/neighborhoods?**

Within CDBG eligible neighborhoods, the following community assets exist:

- Palm View Community Center and Library
- McAllen Boys and Girls Club – Brand Center
- Los Encinos Police Network Center
- Several Fire Substations
- University of Texas Rio Grande Valley Satellite Campus

- South Texas Community College
- Stops along the Municipal Bus System
- Economic opportunities stemming from La Plaza Mall, municipal and private golf courses, airport, Convention Center, hotels and various retail outlets and restaurants

### **Are there other strategic opportunities in any of these areas?**

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

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

Within the attachments, the reader may view low income neighborhoods and minority concentration maps that overlay the locations of social service entities and public improvement projects.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of McAllen has adopted this five-year Consolidated Plan and Strategy for the fiscal year 2018 - 2022, covering October 1, 2018 through September 30, 2022. The preparation of the Consolidated Plan is guided by the following three primary objectives of the CDBG program:

1. Provide decent housing, including:

- Assisting homeless persons to obtain affordable housing;
- Assisting persons at risk of becoming homeless;
- Retaining affordable housing stock;
- Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, disability or sexual preference;
- Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- Providing affordable housing that is physically accessible to job opportunities.

2. Provide a suitable living environment, including:

- Improving the safety and livability of neighborhoods;
- Increasing access to quality public and private facilities and services;
- Reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- Restoring and preserving properties of special historic, architectural, or aesthetic value; and
- Conserving energy resources.

3. Provide expanded economic opportunities, including:

- Job creation and retention;
- Establishment, stabilization and expansion of small businesses (including micro-businesses);
- Provision of public services concerned with employment;
- Provision of jobs for low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;

- Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- Access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing

Long-Term and short-term goals of HUD-funded programs are listed within Sections SP-45 Goals and AP-20 Annual Goals and Objectives. Long- and Short-Term goals should be read as the outcome with the goal indicator for the quantity noted using the UoM, Unit of Measurement. Long-Term goals are noted for the period of the Consolidated Plan (5 years) and may be found in SP-45 Goals. Short-Term (normally One-Year) goals are noted in AP-20 Annual Goal Objectives.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Areas will vary depending on ACS data. Traditionally, the area is South of Pecan Blvd.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Areas may have established homes and sporadic commercial buildings
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The areas were identified based on public hearings and discussions with municipal staff regarding infrastructure
	<b>Identify the needs in this target area.</b>	Housing, infrastructure, public facilities and public services
	<b>What are the opportunities for improvement in this target area?</b>	<p>Housing - rehabilitation and new construction</p> <p>Infrastructure - water/sewer and street/sidewalk improvements</p> <p>Public facilities - open space and recreational facilities, and general facilities</p> <p>Public services - senior, youth, child care, and general public services</p>
<b>Are there barriers to improvement in this target area?</b>	N/A	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA

for HOPWA)

The City of McAllen will not allocate funds geographically; however, area-benefit projects are limited to areas of the City in which the preponderance (51%) of persons are of low and moderate income.

Further, activities undertaken by Community Based Development Organizations (CBDOs) may have geographic constraints. In McAllen, CBDOs may be limited to CDBG-eligible Census Tracts for new home construction; however, if a parcel of land is deemed CDBG-eligible and then falls out of compliance in subsequent years, work on the tract may continue. This provision allows CBDOs to continue to provide a positive impact within a neighborhood while recognizing that eligibility may vary due to changes from the results of one 5-year American Community Survey to the next.

Public service agencies also have a concentrated effort to provide services in qualified Census Tracts.

Neighborhood Revitalization Strategy Areas (NRSA) are not intended to be identified during this Consolidated Plan timeframe.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	03C: Homeless Facilities 12: Construction of Housing 13: Direct Homeownership Assistance 14A: Rehab: Single-Unit Residential

	<b>Description</b>	Funds will be targeted towards housing activities. Activities may include construction, rehabilitation, conversion, direct and indirect homeownership assistance as well as counseling. Beneficiaries may be qualified households, homeless persons and families, persons threatened with homelessness and persons who are not homeless but may require supportive housing. Need may be addressed with Community Development Block Grant, HOME Investment Partnership Program or Emergency Solutions Grant Funds (if available).
	<b>Basis for Relative Priority</b>	Housing Need has been assigned a "High" priority based on the number of persons on waiting lists at service providers and increasing costs associated with homeownership as well as the difference in affordable and fair market rents. Priority designation made due to consultation with service providers, stakeholders and residents of the City of McAllen during outreach, public hearings or other needs assessments including trends that support the priority need, particularly among beneficiaries who are currently being served and whose income is extremely low-, low- or moderate.
<b>2</b>	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	CDBG ELIGIBLE CENSUS TRACTS
<b>Associated Goals</b>	03: Other Public Facilities and Improvements 03D: Youth Centers 03E: Neighborhood Facilities 03F: Parks and Recreational Facilities 03P: Health Facilities
<b>Description</b>	Public Facilities Need has been assigned a "High" priority based on the need for recreational activities, quality health and safety provisions, and building and greenspace accessible to residents of all ages. Priority designation made due to consultation with service providers, stakeholders and residents of the City of McAllen during outreach, public hearings or other needs assessments.

	<b>Basis for Relative Priority</b>	Public Facilities Need has been assigned a "High" priority based on the need for recreational activities, quality health and safety provisions, and building and green space accessible to residents of all ages. Priority designation made due to consultation with service providers, stakeholders and residents of the City of McAllen during outreach, public hearings or other needs assessments including trends that support the priority need, particularly among beneficiaries who are currently being served and whose income is extremely low-, low- or moderate.
<b>3</b>	<b>Priority Need Name</b>	Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	CDBG ELIGIBLE CENSUS TRACTS

	<b>Associated Goals</b>	03: Other Public Facilities and Improvements 03J: Water/Sewer Improvements 03L: Sidewalks
	<b>Description</b>	Funds will be targeted towards infrastructure improvement activities. Activities may include installation, construction, and/or rehabilitation of public and private lines and/or public systems. Need may be addressed with Community Development Block Grant.
	<b>Basis for Relative Priority</b>	Infrastructure Need has been assigned a "High" priority based on the need for quality health and safety provisions including water/sewer, street, sidewalks and other public improvements, which may become deteriorated or undersized with time. Priority designation made due to consultation with service providers, stakeholders and residents of the City of McAllen during outreach, public hearings or other needs assessments including trends that support the priority need, particularly among beneficiaries who are currently being served and whose income is extremely low-, low- or moderate.
<b>4</b>	<b>Priority Need Name</b>	Public Services including Homeless Needs
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Middle  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	
<p><b>Associated Goals</b></p>	<p>05: Other Public Services  05A: Senior Services  05B: Handicapped Services  05D: Youth Services  05E: Transportation Services  05G: Services for Battered and Abused Spouses  05L: Child Care Services  05M: Health Services  05N: Services for Abused and Neglected Children  05Q: Subsistence Payments  05W: Food Banks</p>

	<b>Description</b>	Funds will be targeted towards public service activities. Activities may include general services as well as targeted/special population assistance such as services for homeless persons or persons with special needs. Need may be addressed with Community Development Block Grant, HOME Investment Partnership Program or Emergency Solutions Grant (if available) Funds.
	<b>Basis for Relative Priority</b>	Public Services Need has been assigned a "High" priority based on the need for quality health and safety provisions, recreational activities, and increasing human capacity for residents of all age groups, persons with special needs and other targeted classes. Priority designation made due to consultation with service providers, stakeholders and residents of the City of McAllen during outreach, public hearings or other needs assessments including trends that support the priority need, particularly among beneficiaries who are currently being served and whose income is extremely low-, low- or moderate.
<b>5</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	18A: Economic Development Direct Financial Assistance to For-Profit Business 18C: Economic Development: Microenterprise Assistance
<b>Description</b>	Funds will be targeted towards economic development activities. Activities may include job training, skills development, micro-enterprise assistance and commercial/industrial improvements. Need may be addressed with Community Development Block Grant.

	<b>Basis for Relative Priority</b>	Economic Development Need has been assigned a "High" priority based on the need for job growth/sustainability, reduction in unemployment and trade/industry development and advancements. Priority designation made due to consultation with service providers, stakeholders and residents of the City of McAllen during outreach, public hearings or other needs assessments.
<b>6</b>	<b>Priority Need Name</b>	Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	21A: Administration
	<b>Description</b>	Funds will be used for program oversight.
	<b>Basis for Relative Priority</b>	Funds to ensure compliance with program goals.

**Narrative (Optional)**

As a result of their community-wide consultation and citizen participation process, the City of McAllen has identified seven (7) high priorities for targeting resources received from HUD over the next five years:

1. To increase opportunities for low- and moderate-income residents (51-80 percent of median income) to attain homeownership, including first time homebuyers, renters, and single heads of households.
2. To preserve and rehabilitate the region's existing single family housing stock, primarily for extremely low-, low- and moderate-income owner occupant families (0-80 percent of median income).
3. To improve the living conditions for extremely low-, low-, and moderate-income renters (0-80 percent of median income).
4. To improve housing and supportive services to residents who are or may become homeless in order to provide these individuals and families with access to emergency, transitional, and permanent housing.

5. To preserve, provide and improve social services for residents with special needs, particularly the elderly, the physically disabled, victims of domestic violence, and youth.
6. To expand economic opportunities in the community, particularly for minorities and lower income residents at-risk of becoming homeless.
7. To provide public facilities and infrastructure improvements, particularly drainage facilities, streets, parks, and sidewalks in low- and moderate-income neighborhoods.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> <li>• Long waitlist at local housing authorities, including McAllen Housing Authority</li> <li>• Few standard affordable units</li> <li>• Homeless prevention activities</li> <li>• Effects of increasing rent and housing costs, particularly for extremely low and low income persons as well as homeless individuals and families</li> </ul>
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> <li>• Long waitlist at Housing Authorities for Section 504 compliant units</li> <li>• Few accessible and affordable units</li> <li>• Effects of increasing rent and housing costs, particularly for extremely low and low income persons as well as homeless individuals and families</li> </ul>
New Unit Production	<ul style="list-style-type: none"> <li>• Utilize qualified CHDOs/CBDOs to undertake projects</li> <li>• Waitlist at CHDO/CBDOs indicates interest</li> <li>• Public support</li> <li>• Economic mobility, particularly for persons of low and moderate income</li> </ul>
Rehabilitation	<ul style="list-style-type: none"> <li>• Waitlist for rehabilitation and reconstruction activities</li> <li>• Weather phenomenon (hail storms, hurricanes and recent rain event) from which housing stock has not recovered</li> <li>• Lack of funds for targeted programs/participants (elderly and persons with special needs)</li> <li>• Public support Effects of increasing housing maintenance costs, particularly for extremely low and low income persons</li> </ul>
Acquisition, including preservation	<ul style="list-style-type: none"> <li>• Activities primarily pertain homebuyer acquisition; see above "New Unit Production" and rehabilitation</li> <li>• Projects may be undertaken for resale of housing</li> </ul>

**Table 49 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

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

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,532,133	500,000	23,595	2,055,728	4,800,000	Funds to be used for community development

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	514,107	600,000	0	1,114,107	1,600,000	Funds to be use for housing assistance

**Table 50 - Anticipated Resources**

**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 2018-2019, 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.

In summary, the SF-424 details the amounts to be used this fiscal year to address Community Development Activities as:

- Federal (Award) - \$1,532,133
- Applicant (City of McAllen) - \$205,193

- State (Texas) - \$458,000
- Local (McAllen ISD) - \$25,000
- Other (Other HUD funds, Federal Grants and Private Sources) - \$3,878,770
- Program Income (CBDO Proceeds) - \$500,000
- TOTAL: \$6,599,096

Specifically, the leveraged funds include:

- Other HUD Funds - \$309,691
- Federal Funds - \$1,438,932
- State of Texas Funds - \$458,000
- Local (City of McAllen/MISD) Funds - \$230,193
- Private Funds - \$3,170,147
- CBDO Proceeds - \$500,000

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 (50%) from its HOME matching requirement. However, it is the intent of the City to request a 100% match waiver due to the Presidential Disaster Declaration made in response to the June 2018 rain event.

Anticipated leveraging for the HOME Program is:

- Private Funds \$1,040,000
- CHDO Proceeds \$600,000

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

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

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

**Discussion**

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

- Community Development Block Grant Funds

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

- HOME Investment Partnership Program

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

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

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Access Esperanza Clinics, Inc.	Subrecipient	Homelessness Non-homeless special needs public services	Region
AFFORDABLE HOMES OF SOUTH TEXAS, INC.	CHDO	Non-homeless special needs Ownership Planning public services	Region
AMIGOS DEL VALLE, INC.	Subrecipient	Non-homeless special needs Rental public services	Region
BOYS AND GIRLS CLUB OF MCALLEN	Subrecipient	Non-homeless special needs public services	Jurisdiction
Catholic Charities of RGV	Subrecipient	Homelessness Rental public services	Region
C.A.M.P. University	Subrecipient	Non-homeless special needs public services	Region
Children's Advocacy Center of Hidalgo County -Estrella's House	Subrecipient	Homelessness Non-homeless special needs public services	Region
COMFORT HOUSE SERVICES, INC.	Subrecipient	Homelessness Non-homeless special needs public services	Region
Community Hope Projects, Inc. dba Hope Family Health Center	Subrecipient	Homelessness Non-homeless special needs public services	Region

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
CASA of Hidalgo County, Inc.	Subrecipient	Non-homeless special needs public services	Region
EASTER SEALS RGV	Subrecipient	Non-homeless special needs public services	Region
First United Methodist Church Shoe Bank	Subrecipient	Non-homeless special needs public services	Jurisdiction
Food Bank of the Rio Grande Valley	Subrecipient	Homelessness Non-homeless special needs public services	Region
Lower Rio Grande Valley Development Council	Government	Non-homeless special needs Planning public services	Region
MCALLEN FOOD PANTRY	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
MCALLEN HOUSING AUTHORITY	PHA	Homelessness Non-homeless special needs Public Housing Rental public services	Jurisdiction
McAllen ISD	Government	Planning neighborhood improvements public facilities public services	Jurisdiction
Silver Ribbon Community Partners	Subrecipient	Homelessness Non-homeless special needs Rental public services	Region

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
THE SALVATION ARMY	Subrecipient	Homelessness Non-homeless special needs Planning Rental public services	Nation
United Way of South Texas	Subrecipient	Homelessness Non-homeless special needs Planning public services	Region
Women Together Foundation, Inc.	Subrecipient	Homelessness Non-homeless special needs Rental public services	Region
Valley Alliance of Mentors for Opportunities and Scholarships (VAMOS)	Subrecipient	Non-homeless special needs public services	Region

**Table 51 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

The strength of the City's delivery system is derived from the variety of public agencies and community organizations in South Texas that are working diligently—and in the case of community organizations, often across political boundaries—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.

Nonetheless, the City and its stakeholders face a precarious situation in the delivery of goods and services. The fluctuation of federal resources, the violence in Mexico and political rhetoric which has limited trade and the housing crisis have all exacerbated the need for services, particularly for the most vulnerable of population. Specifically, the gaps in the delivery system include the following:

- Local agencies and community organizations are faced with dwindling public resources to fund housing and community development activities. These cutbacks have a severe impact on the performance of the delivery system.

- Several community organizations have the expertise to provide affordable housing and social services successfully, using available public and private resources. In addition, agencies have the opportunity to seek technical assistance from the Community Development Office to assist these non-profits build their organizational capacity and meet the area's challenges.
- Hidalgo County covers a large geographic area with resources generally located in more urbanized areas, including McAllen. Service providers often find themselves trying to coordinate services over multiple municipal and/or county boundaries. In addition, as previously reported, the region lacks the resources to implement cohesive regional plans based on established needs, priorities, and strategies.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
	X	X	X

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The homeless strategy for Hidalgo County is coordinated by Texas Balance of State (TxBOS) Continuum of Care (CoC) which consists of a broad network of public agencies and community organizations to provide assistance with each component of the continuum of care homeless strategy—from prevention to outreach to intake/assessment to emergency shelter to transitional housing to permanent housing. The Continuum of Care examined all aspects of homeless strategies, developing formal plans to ensure that services are well coordinated. They convened necessary stakeholders, including organizations that provide outreach, emergency shelter, health care and behavioral health care, rental and utility assistance, food and clothing, and other homeless services to individuals, families with children, veterans, unaccompanied youth, and including persons with HIV. This process allowed organizations to identify how homelessness has affected their communities, and the role they can play in alleviating homelessness and chronic homelessness. However, the CoC has not been able to garner McKinney-Vento Homeless funds during Super NOFA competitions. Nonetheless, aggressive outreach services are undertaken to limit the incidences or reduce the length of homeless episodes.

The Community Council of the Rio Grande Valley operates the area's 211 service, referring clients to service providers in the area. The City has a 311 phone service as well as an "app" to assist in finding municipal services. Relay assistance is available for persons with special needs.

Valley AIDS Council performs regular outreach to the homeless population, particularly in the area of HIV/AIDS screening in our community. Tropical Texas (the area's Community MH/MR service provider) conducts outreach to identify persons who have chronic mental illnesses that might lead to homelessness. The Veteran's Center conducts outreach to identify veterans who are homeless or at-risk of homelessness. Family Endeavors and Silver Ribbon Community Partners work with populations at risk of becoming homeless and homeless persons and families. Women Together provides a crisis hotline and community education programs to enhance awareness of domestic violence.

Catholic Charities provides housing, clothing and food assistance, particularly to persons and unaccompanied youth who arrive in the country, with few belongings. They also have a homeless prevention/assistance program with a special focus on veterans housing.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strength of the City's delivery system is derived from the variety of public agencies and community organizations in South Texas that are working diligently—and in the case of community organizations, often across political boundaries—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.

Agencies who have a focus is on special needs/homeless populations are:

- Affordable Homes of South Texas, Inc.
- Amigos Del Valle, Inc.
- Catholic Charities of the RGV
- Comfort House Services, Inc.
- Community HOPE Projects
- LRGV Community Health Corp., Inc. dba El Milagro Clinic
- LRGVDC - Area Agency on Aging
- McAllen Food Pantry
- McAllen ISD
- Palmer Drug Abuse Program
- Silver Ribbon Community Partners
- The Salvation Army
- Valley AIDS Council, Inc.
- Women Together Foundation, Inc.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

In order to overcome gaps in the institutional structure, the City has:

- Revised its Citizen Participation Plan to encourage additional participation by hard to reach populations as well as increase the time between notices and public hearings as well as required the placement of certain items on the City's website
- Funded additional non-profit agencies
- Coordinated policies and procedures with neighboring CDBG-funded jurisdictions
- Undertook a regional development of the Assessment of Fair Housing/Analysis of Impediments
- Advertised in Spanish-written newspapers

## SP-45 Goals Summary – 91.215(a)(4)

### 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	CDBG ELIGIBLE CENSUS TRACTS	Public Facilities Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
2	03C: Homeless Facilities	2018	2022	Affordable Housing Homeless		Housing	CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
3	03D: Youth Centers	2018	2022	Non-Housing Community Development		Public Facilities	CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
4	03E: Neighborhood Facilities	2018	2022	Non-Homeless Special Needs Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Public Facilities	CDBG: \$200,000	Public Facility or Infrastructure 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
5	03F: Parks and Recreational Facilities	2018	2022	Non-Homeless Special Needs Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Public Facilities	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150000 Persons Assisted
6	03J: Water/Sewer Improvements	2018	2022	Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Infrastructure	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35000 Persons Assisted
7	03L: Sidewalks	2018	2022	Non-Homeless Special Needs Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Infrastructure	CDBG: \$75,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
8	03P: Health Facilities	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$125,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
9	05: Other Public Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	05A: Senior Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
11	05B: Handicapped Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
12	05D: Youth Services	2018	2022	Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
13	05E: Transportation Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
14	05G: Services for Battered and Abused Spouses	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 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: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
16	05M: Health Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 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: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
18	05Q: Subsistence Payments	2018	2022	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$30,000	Homeless Person Overnight Shelter: 10 Persons Assisted  Homelessness Prevention: 150 Persons Assisted
19	05W: Food Banks	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services including Homeless Needs	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	12: Construction of Housing	2018	2022	Affordable Housing	CDBG ELIGIBLE CENSUS TRACTS	Housing	CDBG: \$500,000 HOME: \$2,250,000	Homeowner Housing Added: 60 Household Housing Unit
21	13: Direct Homeownership Assistance	2018	2022	Affordable Housing		Housing	CDBG: \$100,000	Direct Financial Assistance to Homebuyers: 8 Households Assisted
22	14A: Rehab: Single-Unit Residential	2018	2022	Affordable Housing		Housing	CDBG: \$600,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
23	21A: Administration	2018	2022	Public Housing Administration		Administration	CDBG: \$1,530,000 HOME: \$250,000	Other: 5 Other
24	18A: Economic Development Direct Financial Assistance to For-Profit Business	2019	2020	Economic Development		Economic Development	CDBG: \$1,000,000	Jobs Created or Retained: 20
25	18C: Economic Development: Microenterprise Assistance	2019	2020	Economic Development		Economic Development	CDBG: \$300,000	Jobs Created or Retained: 5

Table 53 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	03: Other Public Facilities and Improvements
	<b>Goal Description</b>	Funds will be used for acquisition, construction, or repair of buildings or infrastructure for public use.
<b>2</b>	<b>Goal Name</b>	03C: Homeless Facilities
	<b>Goal Description</b>	Funds will be used for acquisition, construction, or repair of buildings in which services are provided to homeless individuals and families.
<b>3</b>	<b>Goal Name</b>	03D: Youth Centers
	<b>Goal Description</b>	Funds will be used for acquisition, construction, or repair of buildings in which services are provided to children and youth.
<b>4</b>	<b>Goal Name</b>	03E: Neighborhood Facilities
	<b>Goal Description</b>	Funds will be used for acquisition, construction, or repair of buildings in which services are provided to area residents.
<b>5</b>	<b>Goal Name</b>	03F: Parks and Recreational Facilities
	<b>Goal Description</b>	Funds will be used for development of open spaces or facilities primarily intended for recreation.
<b>6</b>	<b>Goal Name</b>	03J: Water/Sewer Improvements
	<b>Goal Description</b>	Funds will be used for installation or replacement of water lines, sanitary sewer, storm sewer and fire hydrants.
<b>7</b>	<b>Goal Name</b>	03L: Sidewalks
	<b>Goal Description</b>	Funds will be used for installation or improvements of sidewalks.
<b>8</b>	<b>Goal Name</b>	03P: Health Facilities
	<b>Goal Description</b>	Funds will be used for acquisition, construction, or repair of buildings in which health care services are provided.

9	<b>Goal Name</b>	05: Other Public Services
	<b>Goal Description</b>	Funds will be used for costs associated with general public services.
10	<b>Goal Name</b>	05A: Senior Services
	<b>Goal Description</b>	Funds will be used for costs associated with services to aid seniors.
11	<b>Goal Name</b>	05B: Handicapped Services
	<b>Goal Description</b>	Funds will be used for costs associated with services to aid persons with special needs.
12	<b>Goal Name</b>	05D: Youth Services
	<b>Goal Description</b>	Funds will be used for costs associated with services to aid youth.
13	<b>Goal Name</b>	05E: Transportation Services
	<b>Goal Description</b>	Funds will be used for costs associated with transportation and mobility services.
14	<b>Goal Name</b>	05G: Services for Battered and Abused Spouses
	<b>Goal Description</b>	Funds will be used for costs associated with services to aid battered and abused spouses and their families.
15	<b>Goal Name</b>	05L: Child Care Services
	<b>Goal Description</b>	Funds will be used for costs associated with services to aid children.
16	<b>Goal Name</b>	05M: Health Services
	<b>Goal Description</b>	Funds will be used for costs associated with health and medical services.

17	<b>Goal Name</b>	05N: Services for Abused and Neglected Children
	<b>Goal Description</b>	Funds will be used for costs associated with services to aid abused and neglected children.
18	<b>Goal Name</b>	05Q: Subsistence Payments
	<b>Goal Description</b>	Funds will be used for costs associated with housing services
19	<b>Goal Name</b>	05W: Food Banks
	<b>Goal Description</b>	Funds will be used to provide food/distribution services.
20	<b>Goal Name</b>	12: Construction of Housing
	<b>Goal Description</b>	Funds will be used for construction (and acquisition, if applicable) and/or financing of housing for qualified households.
21	<b>Goal Name</b>	13: Direct Homeownership Assistance
	<b>Goal Description</b>	Funds will be used to provide down payment assistance, closing cost assistance and principle reduction for qualified homebuyers
22	<b>Goal Name</b>	14A: Rehab: Single-Unit Residential
	<b>Goal Description</b>	Funds will be used for the rehabilitation of privately-owned, single-unit homes.
23	<b>Goal Name</b>	21A: Administration
	<b>Goal Description</b>	Funds will be used to provide working capital to support economic enterprises in retaining jobs held by low-income persons
24	<b>Goal Name</b>	18A: Economic Development Direct Financial Assistance to For-Profit Business
	<b>Goal Description</b>	Funds will be used to provide working capital to support economic enterprises in retaining jobs held by low-income persons where business employ 5 or fewer persons

25	<b>Goal Name</b>	18C: Economic Development: Microenterprise Assistance
	<b>Goal Description</b>	Funds will be used for administrative costs related to program oversight including the review of the public housing authority's goals

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

HOME funds will be used for new construction. Over the next five years, it anticipated that the City will construct 60 homes via Community Housing Development Organization (CHDO) activities. It is estimated that 30 households will have incomes between 60-80% AMI, 15 households will have incomes between 50-60% AMI and 15 households will have incomes between 30-50% AMI.

No HOME funds will be used to provide housing services for middle income or homeless persons; however, homeless prevention and homeless assistance will be available utilizing CDBG funds.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

No compliance agreement is currently mandated, however, a need for Section 504 - Accessible Units exists according to the McAllen Housing Authority's waitlist.

### **Activities to Increase Resident Involvements**

The Resident Self-Sufficiency (public housing) and Family Self-Sufficiency (Section 8) programs are well developed. These programs help residents access mainstream services and aid in the ultimate goal of moving persons from subsidized housing. Ashley Pediatrics, DeVine Health Care, Aqua Dental, Behavioral Solutions of South Texas - smoking cessation programs are some of the organizations which provide information to residents. Of note, a policy change which took effect July 2018 will make the Vine Terrace complex smoke-free.

Also, the staff of the McAllen Public Housing Authority has been able to successfully link service providers with residents. Some residents have been able to begin the path to homeownership using Section 8 vouchers, a program that began in July 2004. The last homeowner outreach session brought thirty-five residents into a seminar that had Affordable Homes of South Texas, Inc. and local banks available to discuss the process of utilizing vouchers for homeownership. The seminar served to recharge interest in the availability of the program. Further, the McAllen Housing Authority maintains a memorandum of understanding with Women Together Foundation, Inc., a service provider for victims of domestic violence.

McAllen Housing Authority has a resident council that review policies for the agency. They meet monthly and are nominated by the residents. In addition, one public housing resident sits as a commissioner on the Board of Directors.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The City, through the AFH , identified the following:

1. Limited access to decent, safe & affordable housing - Prevalence of colonias in the County compared with the rest of the state and the number of households lacking plumbing and kitchen facilities raise concern. In addition, rising housing costs and stagnant/low wages inhibit some homeowners and rental providers from readily making improvements. Further, overcrowding situations occur more frequently due to cultural norms.
2. Limited access to publicly supported housing - Shortages in number of publicly supported units compared to waitlists exist for housing authorities. Communities have faced decreasing federal support related to homebuyer and rental subsidies over the past few years. Limited number of qualified low-income housing providers are located within the area. Rents, particularly in the MSA, reflect a steady increase. Private investment in affordable housing is limited or non-existent in some areas.
3. Limited access to transportation - While regional transportation routes have increased, parts of Hidalgo County remain without access or with limited access. Areas of interests, such as health care, social service, educational and commercial facilities are becoming more increasingly accessible; however, the need for reliable and low cost transportation continues.
4. Location & type of affordable housing - The region struggles with lack of appropriately sized units, particularly for families, large size families and multigenerational households. Further, compounding the issue are cost burden/severe cost burden concerns. Inequity exists between urban and rural areas in the availability of affordable housing.
5. Limited access to equitable financial services - In the recent past, predatory lending practices occurred. Households who were victims of these lending practices continue to face ramifications, including poor credit. Also, a lack of financial literacy has posed a hindrance to accessing traditionally available consumer credit. Further, credit agencies often compete for financially uninformed households. A high number of Spanish-speaking residents face challenges when reviewing and executing English-composed documents.
6. Lack of fair housing resources - Housing practices and enforcement vary by community. Information regarding fair housing and the ability to purchase or access housing where one chooses may be impeded by socio- or economic factors. Further, apathy in fair housing issues exists.

7. Limited access to proficient schools - Educational policies may sway or, conversely, limit a person's ability to freely choose the location of their home. Educational inequities are most apparent in areas where a higher number of non-English speaking persons reside. Some school districts face dwindling population while others scramble to accommodate the influx of students.

8. Jurisdictional variations - Inequities in infrastructure, quality of buildings and housing construction, and emergency services are apparent between municipalities and rural locales. Social services and access to these services may be hindered by the distance of one's residence to the MSA. Jurisdictions also vary in implementation of policies (i.e., code enforcement, job training, job sites and services for special needs populations).

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **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 who provide homeless prevention and assistance programs. In addition, the following are agencies who will provide services aimed at assuaging homeless situations:

- Catholic Charities will also provide homeless prevention and rapid rehousing services for eligible households.
- The Salvation Army will provide work clothes, transportation and homeless prevention services.
- Women Together Foundation, Inc. will use funds primarily to address the needs of residents residing in the emergency shelter or transitional housing who are victims of domestic violence, dating violence and/or stalking.

Unsheltered homeless individuals represent 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 most likely seek assistance from The Salvation Army. It is anticipated they will have the highest number of persons assisted with rapid rehousing/homeless assistance.

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

Hidalgo County - Urban County ESG and 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. Both agencies will receive funding for FY 2018-2019.

A transitional housing complex is need 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.**

Hidalgo County- ESG Program currently funds the operation of emergency shelters and homeless prevention programs serving individuals and families. Some emergency shelters and homeless prevention programs are designed to focus their services to the needs of specific populations such as

chronically homeless persons, families, victims of domestic violence, persons being evicted, persons with severe mental health disorders or substance abuse histories or those suffering from dual or multiple co-occurring disorders.

In response to the HEARTH Act and ESG guidelines, Hidalgo County, in collaboration with their subrecipients are working together to prevent homelessness by helping families remain within their communities and retain their current non-shelter housing, or diverting people to housing options other than homeless shelters. The first step in this process was to streamline the intake of homeless families seeking motel vouchers during the winter months. The improved coordination resulted in more families being diverted away from homelessness and more families exiting homelessness and being rapidly re-housed in permanent housing.

The constant communication with other governmental agencies also provide coordinated entry, assessment, and housing and supportive services interventions to homeless families and families at-risk of homelessness across the various municipalities in Hidalgo County. In collaboration with mainstream resources and targeted homeless resources Hidalgo County's subrecipients will provide the appropriate level of services and housing to each family in need. Again, with the ultimate goals of diverting families from becoming homeless and to end families' homelessness as rapidly as possible.

Families with children and veteran families are likely to seek homeless assistance/prevention program. Silver Ribbon Community Partners, The Salvation Army and Catholic Charities have FY 2018-2019 funds to aid persons access permanent housing.

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 (clients of Women Together) use the services provided by Affordable Homes of South Texas, Inc. in order to purchase their own homes. Women Together Foundation, Inc. will receive assistance with the emergency shelter and transitional housing improvements for FY 2018-2019. Conversely, chronically homeless individuals and unaccompanied youth have less success obtaining and maintaining permanent housing. This population tends to be more transient and is less likely to seek permanent housing.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

CDBG funds have been targeted towards precariously housed populations, those threatened with homelessness or those exiting systems of care. Homeless prevention programs which address

delinquent utilities and/or rent are provided by several agencies and are funded through the City's CDBG allocations. Rapid Re-housing services area also provided by several agencies.

And, 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 which may include the need for health services, other social programs, employment/educational services and the needs of youths (particularly unaccompanied youths).

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Consolidated Plan regulations require the City to assess the number and incidents of lead-based paint hazards in the City's housing units. The City must also estimate the number of units with lead-based paint that are currently occupied by extremely low-, low-, and moderate-income households living below 80% of the median income.

Although a residence may contain lead-based paint, a detrimental hazard may not be present. The properties at greater risk include units that are deteriorating, particularly with plumbing problems, or rehabilitated units where unsafe renovations occurred. Sources of hazards are lead dust (often generated during inappropriate lead-based paint elimination efforts) and the deterioration and chipping of lead-based paint (even where the lead-based paint has been covered with oil-based or water-based paint). Exposure to lead-based paint in these instances can cause lead poisoning, particularly for young children, which can result in I.Q. reductions, reading and learning disabilities, decreased attention span, and hyperactivity. As a result, the U.S. banned the sale and distribution of residential paint containing lead in 1978.

The Environmental Protection Agency (EPA) issued the Renovation, Repair, and Painting (RRP) Rule in April 2008 which requires new measures and actions for the prevention of lead poisoning. It became effective April 22, 2010. The Office of Healthy Homes and Lead Hazard Control has since released a guidance to comply with both EPA's RRP and Lead Safe Housing Rule (LSHR). One of the major differences between rulings is that the LSHR requires clearance examinations.

City/Housing Provider Staff provides LSHR Protect Your Family from Lead in Your Home and EPA's Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools pamphlets as per the Lead Disclosure Rule. In addition, the City has assessed their housing rehabilitation programs for compliance with these regulations and currently use their federal funds in a manner that will evaluate and appropriately address the hazards associated with lead-based paint. The City/Housing Provider Staff will continue to conduct inspections and/or testing on homes constructed prior to 1978 in accordance with HUD and EPA requirements. Any changes or interpretations of the program rules will be enacted.

CDBG funds will aid in the elimination of lead-based paint hazards through the New Beginnings Program (residential rehabilitation services); the City's HOME program will ensure homes free of lead-based paint because the program constructs new housing stock.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

It should be noted that lead poisoning cases may be caused by sources other than lead-based paint. Some cases may be attributed to pottery and serving dishes made in Mexico that are finished with lead-

based glazes, which can be dissolved by foods with high acid content—such as citrus, peppers, and tomatoes. Also, many popular herbal remedies and traditional potions, sold on both sides of the U.S.-Mexico border, may contain lead.

Nonetheless, the City continues to consider housing rehabilitation a "High" priority and, as such, will continue to attempt to reduce the number of housing units with lead-based paint through its rehabilitation program.

### **How are the actions listed above integrated into housing policies and procedures?**

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. 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.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's Anti-Poverty Strategy focuses on the most vulnerable population segments: extremely low-income households with incomes between 0 to 30 percent of the median family income; individuals and families living in public or assisted housing; and homeless individuals and families. Extremely low-income households are more frequently threatened with homelessness. Persons living in public or assisted housing are dependent upon public subsidies to maintain their residences and may have added security in retaining their housing should a setback occur. These segments of the population have the highest incidence of poverty and possess limited economic enrichment opportunities.

The City of McAllen will focus its own resources on assisting these families and individuals through economic development programs. The City will refer low- and extremely low-income minority households that require assistance to job training programs, with the intentions of reducing the number of households with incomes below the poverty level.

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

The following social service organizations are the most prominent agencies in assisting extremely low- and low-income individuals and families find housing and/or supportive services within McAllen (FY 2018-2019 goals are listed in ( )):

- American Red Cross
- Amigos Del Valle, Inc. - CDBG (13 Persons)
- Catholic Charities of the RGV - CDBG (4 Households)
- Comfort House Services, Inc. - CDBG (150 Persons)
- Community HOPE Projects, Inc. - CDBG (150 Persons)
- Consumer Credit Counseling of South Texas
- Food Bank of the RGV – CDBG (67 Persons)
- Hidalgo County – Community Service Agency
- McAllen Metro – Municipal Transportation System
- McAllen Food Pantry - CDBG (4,000 Persons)
- McAllen Housing Finance Corp.

- McAllen I.S.D. – Free Lunch
- McAllen Public Housing Authority
- Palmer Drug Abuse Program
- Silver Ribbon Community Partners - CDBG (15 Persons)
- Texas Department of Health and Human Services
- Texas Rural Legal Aid
- The Salvation Army - CDBG (17 Persons)
- Tropical Texas Mental Health and Mental Retardation Center
- Valley AIDS Council (VAC)
- Women Together Foundation, Inc. - CDBG (382 Persons)

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

It is important to recognize that the City’s Anti-Poverty Strategy is not a housing plan; it is an economic development plan that attempts to increase incomes and job opportunities for low-income households. The changing and expanding local economy has led to the growth in the number of low- as well as high-paying jobs. Nonetheless, housing is a major component of the Plan, since a secure and affordable residence allows household members to pursue employment, education and training without having to worry about the threat of homelessness.

Very low-income households, particularly renters, as well as homeless persons, are rated a high priority throughout the entitlements individual CPS. The City of McAllen will focus its own resources on assisting these families and individuals through economic development programs. However, poor housing is a result of poverty, not a cause of it. Therefore, the thrust of its Anti-Poverty Plan must be the creation of decent jobs. The City will refer all low- and extremely low-income households that require assistance to job training programs with Texas WorkForce Commission. The intention is to reduce the number of households with incomes below the poverty level.

Through social services organizations such as The Salvation Army, Catholic Charities and Silver Ribbon Community Partners, affordable housing is available to households whose income is at or below poverty level. Further, should households be entered into HMIS, coordination with other poverty level programs, such as TANF and employment training, as well as goals and program criteria, become easier to manage.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

It is the City's intent to monitor high-risk activities at least once annually. The purpose of the monitoring is to determine compliance with the executed contract/subrecipient agreement, HUD requirements, other applicable Federal requirements and applicable State codes or statutes.

The monitoring visit is preceded by a desk review of pertinent information. After the desk review is completed, an on-site review of the project may be undertaken. This process enables the City to verify the status of the project as suggested in the file.

Pre- and post-interviews are conducted with subrecipient personnel. These interviews serve to (1) inform the subrecipient of the goals and purpose and (2) articulate areas of concern prior to dissemination of the report. The report is routed to the Community Development Director for review and consent prior to dissemination.

Monitoring of construction projects includes assessing compliance with additional requirements. Specifically, Davis-Bacon requirements and procurement procedures are reviewed. Additionally, testing by an independent contractor may be used to ensure that the contractor is following specifications. The City may provide an (Engineering) inspector for quality control.

In addition to formal monitoring, City staff continuously monitors the day-to-day operations of assigned projects. This is accomplished through frequent telephone contacts, written correspondence, meetings and progress report reviews.

To monitor its own compliance, Community Development staff:

- Composes CAPER to note accomplishments
- Provides HUD officials with documents to fulfill their monitoring review
- Utilizes the City's Finance and Office of Management and Budget Departments to review expenditures and maintain records
- Utilizes the City's Purchasing and Contracting Department to solicit bids;
- May utilize the City's Internal Auditor to review subrecipient and municipal expenditures;
- Maintains status report of projects;
- Conducts remote desk monitoring of public service projects; and
- Is reviewed annually as part of the City's overall audit

Further, the City enters into binding agreements with subrecipients. These agreements provide a basis for enforcing program requirements and identifying remedies in the event of a breach. Agreements include Statement of Work, Budget, and Program, Reporting and Payment Requirements.

Among City Departments/McAllen Public Utilities, an interdepartmental agreement or cooperative agreement address these issues.

In addition, the City uses the Integrated Disbursement and Information System (IDIS), as a tracking system to evaluate projects. This method measures the City's progress in meeting project goals and objectives during the reporting period. IDIS also assists in reconciling financial and programmatic details.

Lastly, monitoring for long-term compliance is aided by the issuance of liens/requirement to release liens and other written methods to verify principle residency, particularly for the HOME program.

## Expected Resources

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

#### Introduction

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,532,133	500,000	23,595	2,055,728	4,800,000	Funds to be used for community development

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	514,107	600,000	0	1,114,107	1,600,000	Funds to be use for housing assistance

Table 54 - 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 2018-2019, 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.

In summary, the SF-424 details the amounts to be used this fiscal year to address Community Development Activities as:

- Federal (Award) - \$1,532,133
- Applicant (City of McAllen) - \$205,193

- State (Texas) - \$458,000
- Local (McAllen ISD) - \$25,000
- Other (Other HUD funds, Federal Grants and Private Sources) - \$3,878,770
- Program Income (CBDO Proceeds) - \$500,000
- TOTAL: \$6,599,096

Specifically, the leveraged funds include:

- Other HUD Funds - \$309,691
- Federal Funds - \$1,438,932
- State of Texas Funds - \$458,000
- Local (City of McAllen/MISD) Funds - \$230,193
- Private Funds - \$3,170,147
- CBDO Proceeds - \$500,000

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 (50%) from its HOME matching requirement. However, it is the intent of the City to request a 100% match waiver due to the Presidential Disaster Declaration made in response to the June 2018 rain event.

Anticipated leveraging for the HOME Program is:

- Private Funds \$1,040,000
- CHDO Proceeds \$600,000

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

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

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

**Discussion**

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

- Community Development Block Grant Funds

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

- HOME Investment Partnership Program

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

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

## Attachments

## Citizen Participation Comments

### FY 2018 – 2022 Consolidated Plan and Strategy/FY 2018-2019 Annual Action Plan

#### **SUMMARY OF COMMENTS**

The following summarizes the comments received during the solicitation of public input and during the thirty-day comment period following the announcement of proposed projects.

#### **Solicitation of Public Comment**

The City of McAllen held the first public hearing regarding the FY 2018 – 2022 Consolidated Plan and Strategy/FY 2018-2019 Annual Action Plan on Thursday, February 15, 2018. Although solicited through publications in The Monitor and El Periodico, no comments were received.

The second public hearing occurred on Wednesday, March 28, 2018. Although solicited through publications in The Monitor and El Periodico, no written comments were received. The following details the comments received during the hearing.

Name	Agency	Comment	How Comment Affected CPS/AP
Estella DeAnda	Women Together Foundation, Inc.	Need for services for Battered and Abused Spouses	Designated as High Priorities (Battered and Abused Spouses); two projects were funded
Gloria Ramirez			
Rosalinda Rodriguez			
Lupe Silva			
Sylvia Abrego			
Bobby Calvillo	Affordable Homes of South Texas, Inc. #	Need for affordable housing and services	Designated as High Priorities (Construction of Housing, Direct Homeownership Assistance, Rehabilitation - Single Unit Residential); Construction and Rehabilitation projects were funded with CDBG or HOME
Brian Disque			
Ken DeJaravett			
Rey Jaquez			
Paul Gabriel			
Ivan Nordhausen			
Cynthia Garcia			
Abel Morales	McAllen ISD	Need for parks and recreational facilities improvements at elementary school campuses	Designated as High Priorities (Parks and Recreational Facility); projects were funded
Dr. Mike A. Barrera			
Miguel Peralez			
Carlos A. Mora			
Antonio Perez			
Efrain Amaya	McAllen Public Utilities	Need for water and sanitary sewer improvements	Designated as a High Priority (Water/Sewer Improvements); projects were funded
Paz Elizondo			
Erika Gomez	Engineering Department	Need for Water/Sewer Improvements	Designated as High Priorities (Water/Sewer and Sidewalk/Street Improvements); four water/sewer projects were funded
Mario Cruz			

**FY 2018 – 2022 Consolidated Plan and Strategy/FY 2018-2019 Annual Action Plan**

The third public hearing occurred on Thursday, April 5, 2018. Although solicited through publications in The Monitor and El Periodico, no written comments were received. The following details the comments received during the hearing.

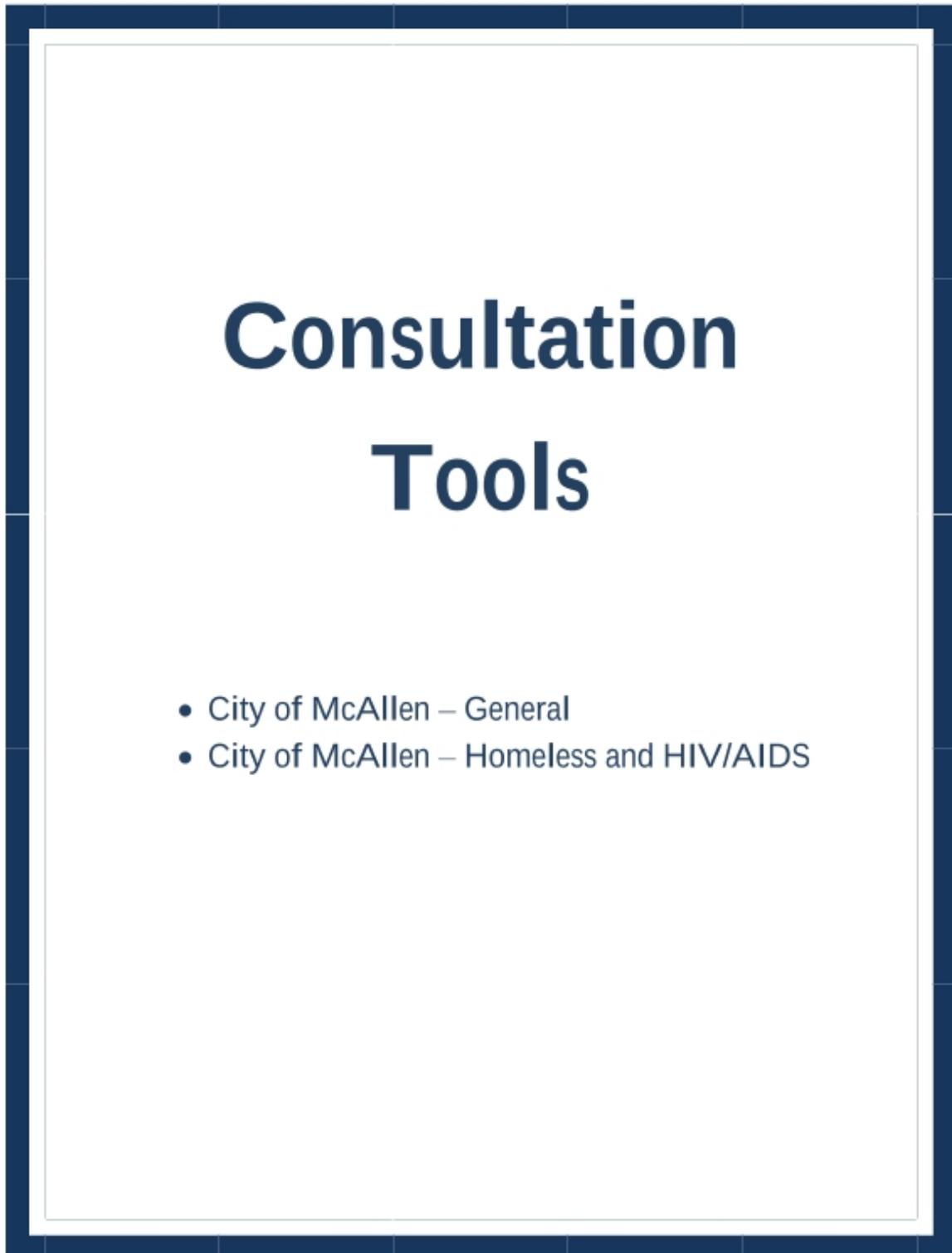
<b>Name</b>	<b>Agency</b>	<b>Comment</b>	<b>How Comment Affected CPS/AP</b>
Jose L. Gonzalez	Lower Rio Grande Valley Development Council	Need for senior services	Designated as a High Priority (Senior Services); project was funded
Arturo Ramirez			
Rebecca Stocker	Community Hope Projects, Inc.	Need for health services and health facilities improvements	Designated as High Priorities (Health Services); project was funded
Nancy Saenz			
Yvette Ramos			
Roberto Haddad			
Clare Gutierrez			
Beto Gutierrez			
Craig Lewis			
Patricia Rosenlund	Easter Seals – Rio Grande Valley	Need for health services	Designated as a High Priority (Health Services); project was funded
Susan Sullivan			
Laura Warren			
Fred Kurth			
Thelma Garza	United Way of South Texas, Inc.	Need for transportation services	Designated as a High Priority (Transportation Services); project was funded
Maria Flores			
Paola Escalante			
Jake Cavazos	McAllen Food Pantry	Need for food distribution	Designated as a High Priority (Food Banks); project was funded
Rudy Lozano			
Patricio C. Gonzalez	Access Esperanza Clinics, Inc.	Need for health services	Designated as a High Priority (Health Services); project was funded
Ray Jaquez			
Pam Voss	C.A.M.P. University	Need for services for the disabled	Designated as a High Priority (Handicapped Services); project was funded
Abbie Sasser			
Tiffany Miller			
Ford Sasser			
Armanda Sasser			
Susan Hellums			
Carol Dearth	In His Steps Shoe Bank	Need for shoes for school aged children	Designated as a High Priority (Child Care Services); project was funded
Janie Maldonado	Silver Ribbon Community Partners	Need for services for abused and neglected adults	Designated as a High Priority (Public Services -General); project was funded
Gustavo Salinas			
Liane Mendoza			
Norma Pimentel	Catholic Charities of the RGV	Need for homeless prevention and homeless assistance services	Designated as a High Priority (Health Services); project was funded
Herminia Forshage			
Tracy Perez			
Stephen Correria	The Salvation Army	Need for homeless prevention, clothing and transportation services	Designated as a High Priority (Public Services – General); project was funded
Bernadette Correria			
Richard Aguirre			
Yolanda Chapa			
Maggie Pena			
Angela Bellan			
David Perez	Comfort House Service, Inc.	Need for health services	Designated as a High Priority (Health Services); project was funded
Roger Stolley			
Paul Garcia			
Jesus Sanchez	Children’s Advocacy Center of Hidalgo County	Need for services for abused and neglected children	Designated as a High Priority (Abused and Neglected Children); project was funded
Malinda Garcia			
Lorena Castillo			

**FY 2018 – 2022 Consolidated Plan and Strategy/FY 2018-2019 Annual Action Plan**

Name	Agency	Comment	How Comment Affected CPS/AP
Alex Guerra	Amigos Del Valle, Inc.	Need for senior services	Designated as a High Priority (Senior Services); project was funded
Fabiola Ramirez			
Anita Jenny			
Basilio Sanchez			
Omar Rodriguez	Food Bank of the RGV	Need for food distribution	Designated as a High Priority (Food Banks); project was funded
Norma Guevara			
Dalinda Alcantar	Boys and Girls Club of McAllen	Need for child care/after-school services	Designated as a High Priority (Child Care Services); projects was funded
Yirla Nolan			
Mark Magnon			
Daisy Martinez	Valley Alliance of Mentors for Opportunities and Scholarships	Need for youth services	Designated as a High Priority (Youth Services); projects was funded
Ana Garces			
Sonia A. Falcon			
Rick Margo			
Irma Gomez			

**Thirty-Day Comment Period**

The thirty-day comment period began on May 23, 2018 and ended on June 29, 2018. Although solicited in The Monitor and El Periodico, no written comments were received. However, two additional public hearings occurred. The fourth public hearing occurred before the City Commission on Tuesday, May 29, 2018. No one appeared before the Commission. The fifth and final public hearing occurred on Friday, June 15, 2018 at the McAllen Housing Authority. Only one staff person was in attendance and discussed McAllen Housing Authority programs and continued partnerships.





**CITY OF MCALLEN  
COMMUNITY DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

---

To whom it may concern:

As you may know, the entitlement communities of Edinburg, McAllen, Mission and Hidalgo County – Urban County Program are recipients of federal funds from the U.S. Department of Housing and Urban Development and are tasked with creating a Five- Year Consolidated Plan and Strategy for the use of these funds. In order to complete our Plan, we are requesting your assistance in completing a needs assessment for **EACH** of our entitlement communities. Please note that **if you fail to respond, your program or potential programs are in jeopardy** of not being considered for future awards due to our inability to show that a gap in services exists.

The attached questionnaire will allow your agency to complete a response for each of the four communities for three different programs. If your agency provides services under more than three programs, please make copies of the questionnaire and complete the requisite number of assessments for each of the four communities.

For example, if your agency provides (1) transportation, (2) food services, (3) legal assistance, (4) recreational programs, and (5) parenting skills education, your agency would return 21 pages. You would submit four assessments for transportation addressing the needs of Edinburg, McAllen, Mission and Hidalgo County areas, another four assessments addressing food services, another four assessments for legal assistance, another four assessments for recreation and another four assessments for education. The final page asks questions related to your agency's future growth. Only one response is required. **Please note, if your agency provides any type of housing services or assistance, you will be contacted again to complete an additional questionnaire specific to your housing program(s).**

To assist, please note the following definitions as referenced in the assessment:

- **Target Population** –Identification of persons by category or characteristic
- **Number of Persons/Individuals Needing Assistance** – Estimate the total number of persons who are in need of assistance (estimate the number persons who are currently receiving assistance and those who need assistance but have either been turned away or may not have applied)
- **Number of Persons/Individuals Served** – Indicate the number of persons your agency can assist in a twelve- month period
- **Number of Persons/Individuals Gap** – Difference between the total number of persons who need assistance and number of persons your agency assisted (= # Needing Assistance - # Served)
- **Estimate Unit Cost (Cost Per Person)** – Provide an estimate of how much it would cost to serve one person or the average amount for your clientele

City of **EDINBURG**

Agency	
Program Name #1	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**City of MCALLEN**

Agency	
Program Name #1	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**City of MISSION**

Agency	
Program Name #1	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**County of HIDALGO**

Agency	
Program Name #1	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**City of EDINBURG**

Agency	
Program Name #2	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**City of MCALLEN**

Agency	
Program Name #2	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**City of MISSION**

Agency	
Program Name #2	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**County of HIDALGO**

Agency	
Program Name #2	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**City of EDINBURG**

Agency	
Program Name #3	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**City of MCALLEN**

Agency	
Program Name #3	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

City of **MISSION**

Agency	
Program Name #3	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**County of HIDALGO**

Agency	
Program Name #3	
Program Description	

Target Population	Number of Persons/Individuals			Estimated Unit Cost (Cost Per Person)	CDBG Y/N
	Needing Assistance	Served	Difference (Gap)		
<b>Total Number of Persons/Individuals</b>					
Elderly					
Frail Elderly					
Youth and Children					
Unaccompanied Minors/Youths					
Persons with Mental Illness/Mental Disability					
Persons with Developmental Disability					
Persons with Physical Disability					
Alcohol/Other Drug Addicted					
Persons with HIV/AIDS					
• Family of Persons with HIV/AIDS					
Public Housing Residents					
Veterans					
Victims of domestic violence, dating violence, sexual assault and/or stalking					
Homeless					
• Adults					
• Youth and Children					

Is your agency estimating an increase in the current number of clients being served? Yes \_\_\_\_ No \_\_\_\_

If yes, how many clients over the next five years? \_\_\_\_\_

**Five-Year Projection**

1. Is your agency intending to add any new services other than those currently being provided? Yes \_\_\_\_ No \_\_\_\_

If "Yes", please describe the new service

---



---



---



---

2. Is your agency intending to construct any new facilities? Yes \_\_\_\_ No \_\_\_\_

If "Yes", please answer questions A-D

A. Indicate the target population who will benefit from the use of the newly constructed facility

	General Population
	Youth and Children
	Homeless Individuals and Families including Unaccompanied Youths
	Persons with Disabilities including Mental Illness/Disability), Developmental or Physical Disabilities
	Elderly/ Frail Elderly
	Alcohol/Other Drug Addicted
	Persons w/ HIV/AIDS & their families
	Veterans
	Victims of domestic violence, dating violence, sexual assault and/or stalking

B. Estimate the total cost of the facility? \$ \_\_\_\_\_

C. Will CDBG funds be used in part or in whole to finance the construction? Yes \_\_\_\_ No \_\_\_\_

If "Yes", how much CDBG funds will be requested for construction? \$ \_\_\_\_\_

*(Do not include operating or administrative expenses; submission of this document does not constitute an application for CDBG funds)*

D. In which city will the facility be located? \_\_\_\_\_

3. Does your agency provide housing services and/or assistance for renters or homeowners? Yes \_\_\_\_ No \_\_\_\_

If yes, additional information may be solicited via the housing providers' survey tool.

- **CDBG Y/N** – Determine whether your agency would request Community Development Block Grant (CDBG) funds to address any or all of the costs related to servicing clients. Indicate “Y” for Yes or “N” for No.

**Please return this survey no later than Friday, February 2, 2018**

You may remit it via

- Email cgarci@mcallen.net
- Fax (956) 681-3213
- Mail M. Piedad Martinez, CD Director  
City of McAllen – Community Development Department  
P.O. Box 220  
McAllen, TX 78505-0220
- Hand-Deliver M. Piedad Martinez, CD Director  
City of McAllen – Community Development Department  
1300 Houston  
McAllen, TX 78501

Should you have any questions, please call contact the Community Development Department at (956) 681-3200.

Sincerely,

M. Piedad Martinez  
CD Director



**CITY OF MCALLEN  
COMMUNITY DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

This is a supplement to the public service agency survey and is intended to capture information from homeless service providers and agencies providing services to HIV/AIDS clients. This information will be aggregated and used for the Five- Year Consolidated Plan and Strategy for the entitlement communities of Edinburg, McAllen, Mission and Hidalgo County – Urban County Program.

Please return via email to [cgarcia@mcallen.net](mailto:cgarcia@mcallen.net)

Should you have any questions, please call contact the Community Development Department at (956) 681-3200.

Sincerely,

*Yvette Balderas*

Asst. CD Director

Do you have an outreach program targeted towards homeless persons?  Yes  No

Do you have an outreach program targeted towards persons with HIV/AIDS?  Yes  No

Do you help transition homeless persons to stable housing?  Yes  No

Do you help prevent episodes of homelessness by providing financial assistance (rent, utilities, or deposits)?  Yes  No

Do you help prevent episodes of homelessness by providing financial assistance (rent, utilities, or deposits) for persons with HIV/AIDS?  Yes  No

Do you help prevent **reoccurring** episodes of homelessness by providing financial assistance (rent, utilities, or deposits)?  Yes  No

Do you help homeless persons access mainstream services?  Yes  No

Identify any weakness or gaps in providing services to the homeless or persons with HIV/AIDS

---



---



---



---

Please indicate (yes/no) whether services are available in the community and whether they are accessible by the targeted population

Homeless Prevention Services	Available in Community	Is more needed	Targeted	
			Homeless	People with HIV/AIDS
Counseling/ Advocacy				
Legal Assistance				
Mortgage Assistance				
Rental Assistance				
Utility Assistance				

Street Outreach Services	Available in Community	Is more needed	Targeted	
			Homeless	People with HIV/AIDS
Law Enforcement				
Mobile Clinics				
Other Street Outreach Services				

Supportive Services	Available in Community	Is more needed	Targeted	
			Homeless	People with HIV/AIDS
Alcohol and Drug Abuse				
Child Care				
Education				
Employment and Training				
Healthcare				
HIV/AIDS				
Life Skills				
Mental Health Counseling				
Transportation				
Other:				

Regarding subpopulations, is there a need/ gap for homeless services to be provided for:

- Chronically homeless individuals and families?      \_\_\_ Yes      \_\_\_ No
- Families with children?      \_\_\_ Yes      \_\_\_ No
- Veterans and their families?      \_\_\_ Yes      \_\_\_ No
- Unaccompanied youth?      \_\_\_ Yes      \_\_\_ No

# Public Notices

10001170 - McAllen Comm. Development - 30073720

# THE MONITOR

## PUBLISHER'S AFFIDAVIT

State of Texas  
County of Hidalgo

Glendora Cisneros being duly sworn on his/her oath states that he/she is a Sales Representative of THE MONITOR in McAllen, TX and that the attached notice appeared in the following issues:

January 22, 2018

Subscribed and sworn to before me this the 25<sup>th</sup> day of January A.D. 2018.

Notary Public, Hidalgo County



RECEIVED

FEB 06 2018

RECEIVED

## PUBLIC NOTICE

ATTENTION PUBLIC SERVICE NON-PROFIT AND GOVERNMENTAL AGENCIES

CITY OF McALLEN  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
HOME INVESTMENT PARTNERSHIP PROGRAM  
NOTICE OF FUNDING AVAILABILITY  
FISCAL YEAR 2018 – 2019

The City of McAllen - Community Development Department is now accepting applications for the Fiscal Year beginning October 1, 2018 and ending September 30, 2019. Applicants with programs specifically designed to meet the CDBG Program objectives (listed below), or HOME Programs are encouraged to submit an online application which is available at [www.mcallenonline.com/development/development](http://www.mcallenonline.com/development/development). The deadline for the online submission of applications and related materials is **Friday, February 23, 2018 by 4:00 P.M.**

**NOTE:** CDBG applicants (except City Departments) are required to attend ONE of the technical assistance seminars to be held on **Tuesday, January 30, 2018 at 9:00 A.M.** or **Wednesday, January 31, 2018 at 2:00 P.M. at the Affordable Homes of South Texas - Training Room, 500 S. 15<sup>th</sup> St., McAllen.** A minimum of two representatives per agency must attend. Applicants are encouraged in order to access the online application.

The primary objectives of the CDBG Program are the development of viable urban communities by providing decent housing and a suitable living environment while expanding economic opportunities, principally for persons of low and moderate income. CDBG funds may be used to finance any activity that accomplishes one of the following national objectives:

1. Principally benefits low and moderate income persons.
2. Acts in the prevention or elimination of slums and blight.
3. Meets a need having a particular urgency.

The City's 2018-2019 allocation is estimated to be \$1,200,000 for Community Development Block Grant (CDBG) and \$400,000 for HOME Investment Partnership Program (HOME). Awards are subject to funding availability.

As an applicant for a Federally-funded program (subject to 2 CFR), the applicant must (1) be registered in the System of Awards Management (SAM) **prior** to submitting an application, (2) maintain an active SAM registration with current information at all times during which it has an active Federal award or an application or plan under consideration and (3) provide its unique entity identifier in each application. If successfully funded, agency must remain registered in the SAM database after the initial registration and agency is required to review and update on an annual basis to ensure current, accurate and complete information is available.

For additional information, please call the Community Development Office at (361) 681-3700.

10001170 - McAllen Comm. Development - 30073803

THE MONITOR

PUBLISHER'S AFFIDAVIT

State of Texas

County of Hidalgo

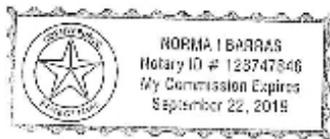
Annais Vallejo being duly Sworn on his/her oath states that he/she is a Sales Representative of THE MONITOR in McAllen, TX and that the attached notice appeared in the following issues:

January 24, 2018

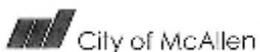
[Signature]

Subscribed and sworn to before me this the 25th day of January A.D. 2018.

[Signature] Notary Public, Hidalgo County



Public Hearing Notice and Agenda for the City of McAllen. The notice details the agenda for a public hearing on the proposed budget for the City of McAllen for the fiscal year 2018-2019. The agenda includes the presentation of the budget, the Mayor's report, and the City Manager's report. The hearing is scheduled for January 24, 2018, at 7:00 PM in the City Council Chamber. The notice also provides information on how to attend the hearing and how to provide input to the City Council.



Publications

**NOTICIA DE AUDIENCIA PÚBLICA  
Y  
DISPONIBILIDAD DE FONDOS  
CIUDAD DE McALLEN**

La Ciudad de McAllen realiza una audiencia pública con el propósito de solicitar comentarios sobre el Plan Consolidado y Estratégico (CPE) del Año Fiscal 2018-2019 que incluye el Plan de Acción Anual del Año Fiscal 2018-2019 (Año 1), los Programas de Servicios Para el Desarrollo Comunitario (Community Development Block Grant, CDBG, Program), y HOME (Housing and Community Development Program), al igual que el presupuesto y los detalles del programa del Plan de Acción Anual del Año Fiscal 2017-2018 (Año 2). Las comentarios recibidos serán considerados para el CPE respectivo o para el Plan de Acción Anual del Año 18 o 19. Los comentarios deben ser recibidos a más tardar y a las 5:00 p.m.

**Detalles sobre la Audiencia Pública:**  
Jueves 15 de febrero de 2018, a las 5:00 P.M.  
City Hall - Sala de Convenciones, tercer piso  
1800 Houston Ave  
McAllen, Texas 78501

**CPE Año Fiscal 2018-2023/ Plan de Acción Anual 2018-2019**  
La Ciudad asigna la proporción adecuada de fondos para el año 2018 de \$ 1,200,000, de los cuales \$1,200,000 son para el programa de Servicios Para el Desarrollo Comunitario (CDBG), y \$400,000 para la Sociedad de Inmigrantes (HOME). La siguiente es una lista parcial de las actividades elegibles:

- Necesidades de Instalaciones Públicas**
    - Centros para Adultos
    - Instalaciones en las Escuelas
    - Instalaciones de Parques y Recreación
    - Instalaciones de Salud
    - Centros de Educación
    - Instalaciones de Fútbol
  - Necesidades de Mejoramiento de Infraestructura**
    - Mejoramiento de Carreteras
    - Mejoramiento de Puercos
    - Mejoramiento de Alcantarillado
    - Mejoramiento de Gases
  - Necesidades de Servicios Públicos**
    - Servicios para Ancianos
    - Servicios para Desempleados
    - Servicios para Mujeres
    - Servicios de Cuidado Infantil
  - Accesibilidad**
  - Necesidades de Desarrollo Económico**
    - Asistencia Técnica
  - El Establecimiento de un Centro de Atención al Cliente/Programa de Atención al Cliente**
  - Completamiento de Leyes**
  - Necesidades de Religión e Inmigrantes**
  - Necesidades de Vivienda**
  - Participación de la Comunidad**
  - Programa Administrativo**
- Año Fiscal 2017-2018 - Enmiendas Subalternas:**  
1. Causa: Calle 16 N. y Avenida - El proyecto y el sitio dirigido a N. Main St. y Houston y Ave. no cubren la financiación necesaria para el proyecto.  
**Enmienda Propuesta al Presupuesto:** Los presupuestos de los proyectos se aumentarán para cubrir los déficits. En la Calle 16 N. y Ave., el Proyecto de Mejoramiento de Carreteras se incrementará de su adjudicación actual de \$61,779 a \$82,575; el Proyecto de Mejoramiento de Carreteras de N. Main St. y Houston Ave. se incrementará de su adjudicación actual de \$219,292 a \$292,390. Los montos están

disponibles por la reducción del Proyecto de Carreteras de la Calle 2 N. y Houston (adjudicación \$130,000; presupuesto \$50,000) y por fondos de la línea de fondos no programados. No se harán cambios en la adjudicación y el alcance de ningún proyecto.  
2. Causa: El Estado Escolar Independiente de McAllen (MSEI) y la Ciudad de McAllen, en forma conjunta, requieren servicios de parquero a varios campos de fútbol y canchales. Mejor el parque está planeado para Avenue Elementary, North Elementary, Easton Elementary, Frazier y Susan Elementary.  
**Enmienda Propuesta al Presupuesto:** Para poder llevar a cabo los mejor en los varios campos de los estados elementales, el Departamento de Parques de la Ciudad de McAllen y el MSEI están solicitando como partes interesadas para asegurar la financiación del proyecto; no se harán cambios presupuestarios.

3. Causa: El Proyecto Comunitario HOME Inc. (HOME Medical Clinic) solicitó \$25,000 para un centro de demostración para ayudar a los estudiantes a mejorar sus calificaciones.

**Programa Propuesto y Enmienda al Presupuesto:** Comunitario HOME Prueba se continuará a la conclusión de la auditoría de conformidad con el acuerdo original y recibirá \$25,000 adicionales para la construcción de un nuevo centro de

4. Causa: Senior Community Outreach Services, Inc. solicitó al personal de la Ciudad que reporten problemas de los programas de Senior Community Outreach. Los programas están financiados con \$10,000 y \$20,000 respectivamente.

**Programa Propuesto y Enmienda al Presupuesto:** Los programas Senior Community Outreach y Senior Outreach deben ser eliminados. A Senior Community Outreach Services, Inc. se le asignaron \$5,000 para un nuevo programa, Senior Outreach Clinic, para cubrir a los pacientes mayores en la región de servicio. El balance de \$5,000 se usará para los programas de servicios sociales actualmente financiados a través de la línea de eventos no programados.

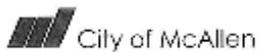
5. Causa: Texas Children Hospital requirió al personal de la Ciudad que no pueden prestar servicios de acuerdo a los planes del programa.

**Programa Propuesto y Enmienda al Presupuesto:** El proyecto será eliminado y los fondos serán disponibles para los programas de servicios sociales actualmente financiados a través de la línea de eventos no programados.

**Proyectos Alternativos de Contingencia**  
En un momento que se preparan para el aumento de costos predecibles y la disponibilidad de fondos adicionales no programados, se asignaron proyectos de contingencia. Los estados por orden de prioridad:

1. Nombre del Proyecto: Avenida y Calle 16 S. Mejoramiento de Carreteras. Costo: \$195,004.  
**Descripción:** Los fondos serán usados para la instalación de líneas de acantilado de concreto y adoquines relacionados a lo largo de Chicago Ave. y Calle 16 S. El proyecto servirá a los carriles de Boulevard Ave., Dallas Ave., Dallas St. y 28 S.  
Se proveerá asistencia especial para las personas con discapacidad y para personas que no hablan inglés o con conocimiento limitado de inglés (LEIT). Las personas que requieren asistencia deberán solicitar llamando al (361) 221-8200 por lo menos con tres días de anticipación.  
Las personas con discapacidad o con dificultades al hablar con el idioma español o con impedimentos auditivos o visuales pueden llamar al (361) 221-8200 o llamar al Departamento de Desarrollo Comunitario y recibir asistencia para poder participar en el proceso de desarrollo comunitario.  
Las presentaciones se harán en español para aquellas personas que lo deseen.  
Para más información, por favor contactar a la Oficina de Desarrollo Comunitario en el McAllen City Hall, 3º Piso, 1800 Houston Ave., McAllen, Texas o llamar al teléfono (361) 221-8200. Los comentarios escritos deben ser dirigidos a:
2. Nombre del Proyecto: Chicago Ave. y Calle 16 S. Mejoramiento de Carreteras. Costo: \$95,455.  
**Descripción:** Los fondos serán usados para la instalación de líneas de acantilado de concreto y adoquines relacionados a lo largo de Chicago Ave. y Calle 16 S. El proyecto servirá a los carriles de Boulevard Ave., Dallas Ave., Dallas St. y 28 S.  
Se proveerá asistencia especial para las personas con discapacidad y para personas que no hablan inglés o con conocimiento limitado de inglés (LEIT). Las personas que requieren asistencia deberán solicitar llamando al (361) 221-8200 por lo menos con tres días de anticipación.  
Las personas con discapacidad o con impedimentos auditivos o visuales pueden llamar al (361) 221-8200 o llamar al Departamento de Desarrollo Comunitario y recibir asistencia para poder participar en el proceso de desarrollo comunitario.  
Las presentaciones se harán en español para aquellas personas que lo deseen.  
Para más información, por favor contactar a la Oficina de Desarrollo Comunitario en el McAllen City Hall, 3º Piso, 1800 Houston Ave., McAllen, Texas o llamar al teléfono (361) 221-8200. Los comentarios escritos deben ser dirigidos a:

M. Richard Martinez, Director  
City of McAllen  
Community Development Dept.  
P.O. Box 240  
McAllen, TX 78505-0240



10001170 - McAllen Comm. Development - 30079540



**PUBLISHER'S AFFIDAVIT**

State of Texas  
County of Hidalgo

Glendora Cisneros being duly sworn on his/her oath states that he/she is a Sales Representative of THE MONITOR in McAllen, TX and that the attached notice appeared in the following issues:

March 13, 2018

Subscribed and sworn to before me this the 30<sup>th</sup> day of March A.D. 2018.

Notary Public, Hidalgo County



**PUBLIC HEARING NOTICE**

The City of McAllen hereby announces two public hearings regarding the Five-Year Consolidated Plan and Strategy for FY 2018-2022, the One-Year Action Plan for FY 2018-2019 (44th Year) and substantial amendments to FY 2015-2016 and FY 2017-2018 One-Year Action Plans. The City will hold the public hearing for the purpose of soliciting comments for programs funded by the U.S. Department of Housing and Urban Development (HUD) including the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. Comments received will be considered for the Five-Year Consolidated Plan and Strategy and/or One-Year Annual Action Plans, as applicable. Interested parties are encouraged to attend.

The public hearings will be held on:

Wednesday, March 29, 2018 at 6:00 P.M.  
City Commission Room, 3rd Floor, City Hall  
1300 Houston Ave., McAllen, Texas

And

Thursday, April 5, 2018 at 6:30 P.M.  
City Commission Room, 3rd Floor, City Hall  
1300 Houston Ave., McAllen, Texas

The estimated FY 2018-2019 budget of \$1,776,258 consists of:

Community Development Block Grant (CDBG)	\$1,379,375
HOME Investment Partnership Program (HOME)	386,884
Reprogrammed Funds	10,000
<b>TOTAL</b>	<b>\$1,776,258</b>

**FY 2015-2018 Substantial Amendment\***

The amendment will delete the Affordable Homes of South Texas, Inc. (AHSTI) Neighborhood Revitalization Program and add the project funding of \$77,500 to the AHSTI - New Beginnings Program for owner-occupied housing rehabilitation. Total project award for the New Beginnings Program will be \$272,068.

**FY 2017-2018 Substantial Amendment\***

The amendment will delete the Senior Community Outreach Services, Inc. - Benefit Enrollment Center project. The agency notified City staff of their return of the allocation. The \$5,000 award will be temporarily placed in the Unprogrammed Line Item for redistribution to social service projects in compliance with the Citizen Participation Plan.

\*Comments regarding the substantial amendments will be accepted until Monday, April 16, 2018.

Accommodations for persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) persons who may require interpreters shall be provided upon request by calling (856) 681-3200 at least three days in advance.

Persons who are deaf, hard-of-hearing, deaf-blind or speech-disabled may use Relay Texas at (800) 736-2888 to call the Community Development Department and request arrangements in order to participate in the Community Development process.

Las presentaciones se hacen en español para aquellas personas que así lo deseen.

For more information, call the Community Development Department at (856) 681-3200. Written comments can be forwarded to:

M. Pedro Martínez, Community Development Director  
City of McAllen  
P.O. Box 220  
McAllen, Texas 78506-0220

**NOTICIA DE AUDIENCIA PUBLICA**

La ciudad de McAllen por la presente anuncia dos audiencias públicas en relación al Plan Quinquenal Consolidado y Estrategia para el Año Fiscal 2018-2019, al Plan de Acción Anual para el Año Fiscal 2018-2019 (año 44) y modificaciones sustanciales a los Planes de Acción Anual de los Años Fiscales 2015 -2016 y 2017-2018. La ciudad sostendrá estas dos audiencias públicas con el propósito de solicitar comentarios sobre los programas patrocinados por el Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD), incluyendo los programas de Subsidios Para el Desarrollo Comunitario (CDBG) y Sociedad de Inversiones (HOME). Los comentarios recibidos serán considerados para el Plan Quinquenal Consolidado y Estrategia y/o para los Planes Anuales de Acción, según sea el caso. Las partes interesadas están invitadas a asistir.

**Datos sobre las Audiencias Públicas**

Miércoles, Marzo 28, 2018, a las 5:30 p.m.  
 Sala de los Comisionados - Tercer Piso, City Hall  
 1300 Houston Ave., McAllen, Texas  
 y  
 Jueves, Abril 5, 2018, a las 5:30 p.m.  
 Sala de los Comisionados - Tercer Piso, City Hall  
 1300 Houston Ave., McAllen, Texas

La asignación de fondos estimada para el Año Fiscal 2018-2019 es de \$ 1,775,259 y consiste en lo siguiente:

Subsidios Para el Desarrollo Comunitario (CDBG)	\$1,379,375
Sociedad de Inversiones (HOME)	385,884
Fondos Reprogramados	10,000
<b>TOTAL</b>	<b>\$1,775,259</b>

**Enmienda sustancial del Año Fiscal 2015-2016 \***

La enmienda eliminará el Programa de Revitalización de Vecindarios de Affordable Homes of South Texas, Inc. (AHSTI) y agregará los fondos del proyecto de \$77,500 a AHSTI – Nuevo Programa de Principiantes para la rehabilitación de viviendas ocupadas por sus propietarios. La asignación total para el Nuevo Programa de Principiantes será de \$272,066.

**Enmienda sustancial del Año Fiscal 2017-2018 \***

La enmienda eliminará el Proyecto del Centro de Afiliación a Beneficio del Senior Community Outreach Services, Inc. La agencia notificó al personal de la Ciudad el retorno de la asignación. El fondo de \$5,000 se ubicará temporalmente en la Línea de Fondos No Programáticos para su redistribución en los proyectos de servicio social en cumplimiento con el Plan de Participación Ciudadana.

\* Los comentarios referentes a las enmiendas sustanciales serán aceptados hasta el lunes 16 de abril del 2018.

Se proveerá acomodación especial para las personas con discapacidad y para personas que no hablan inglés o con conocimientos limitados de inglés (LEP). Las personas que requieran intérpretes deberán solicitarlo llamando al (956) 681-3200 por lo menos con tres días de anticipación.

Las personas sordas, o con impedimentos auditivos o del habla pueden usar Relay Texas en el (800) 735-2989 o llamar al Departamento de Desarrollo Comunitario y requerir arreglos para poder participar en el proceso de Desarrollo Comunitario.

Las presentaciones se harán en español para aquellas personas que así lo deseen.

Para más información, llamar al Departamento de Desarrollo Comunitario al (956) 681-3200. Los comentarios escritos deben ser dirigidos a:

M. Piedad Martínez, Community Development Director  
 Ciudad de McAllen  
 P.O. Box 220  
 McAllen, TX 78505-0220

10001170 - McAllen Comm. Development - 30086438

# THE MONITOR

## PUBLISHER'S AFFIDAVIT

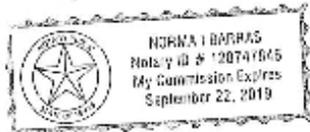
State of Texas  
County of Hidalgo

Annais Vallejo being duly Sworn on his/her oath states that he/she is a Sales Representative of THE MONITOR in McAllen, TX and that the attached notice appeared in the following issues:

May 9, 2018

Subscribed and sworn to before me this the 22<sup>nd</sup> day of May A.D. 2018.

Norm L. Barr  
Notary Public, Hidalgo County



## PUBLIC HEARING

### CITY OF McALLEN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

In accordance with the U.S. Department of Housing and Urban Development, the City of McAllen hereby announces a public hearing regarding the draft of the Five-Year Consolidated Plan and Strategy (CPS) for FY 2018-2022 and the Annual Action Plan (AP) for FY 2018-2019 (44th Year) including the proposed needs and budget for the Community Development Block Grant Program (CDBG), and HOME Investment Partnership Program (HOME). Comments received will be considered for the Five-Year Consolidated Plan and Strategy and/or One-Year Annual Action Plan, as applicable. Interested parties are encouraged to attend.

The public hearing will be held on Tuesday, May 29, 2018 at 5:00 PM, at McAllen City Hall, City Commission Chambers, 3rd Floor, 1300 Houston Ave., McAllen, Texas.

A breakdown of the City of McAllen's 2018-2019 (44th Year) funding allocation is:

Community Development Block Grant (CDBG)	\$1,532,139.00
HOME Investment Partnership Program (HOME)	514,187.00
Reprogrammed Funds (estimated)	10,732.46
<b>TOTAL</b>	<b>\$2,096,972.46</b>

The draft of the CPS and proposed One-Year AP will be available beginning Wednesday, May 23, 2018. The document may be viewed at the Community Development Office, McAllen City Hall, 3rd Floor, 1300 Houston Ave. during regular business hours or is available for download at [www.mcallen.net/departments/cdbghome/documents](http://www.mcallen.net/departments/cdbghome/documents). Comments regarding this document will be accepted until Friday, June 29, 2018.

Accommodations for persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) persons who may require interpreters shall be provided upon request by calling (356) 681-8200 at least three days in advance.

Persons who are deaf, hard-of-hearing, deaf-blind or speech disabled may use Relay Texas at (800) 735-7589 to call the Community Development Department and request arrangements in order to participate in the Community Development process.

Las presentaciones se harán en español para aquellas personas que así lo deseen.

For more information, please contact the Community Development Department at (356) 681-8200. Written comments may be forwarded to:

City of McAllen  
Community Development Department  
P.O. Box 290  
McAllen, TX 78505-0290









# Point-In-Time Study

January 2018

- Combined Results
- Sheltered Persons Results
- Unsheltered Persons Results
- Supplemental Report

# HUD Point in Time Report - Combined

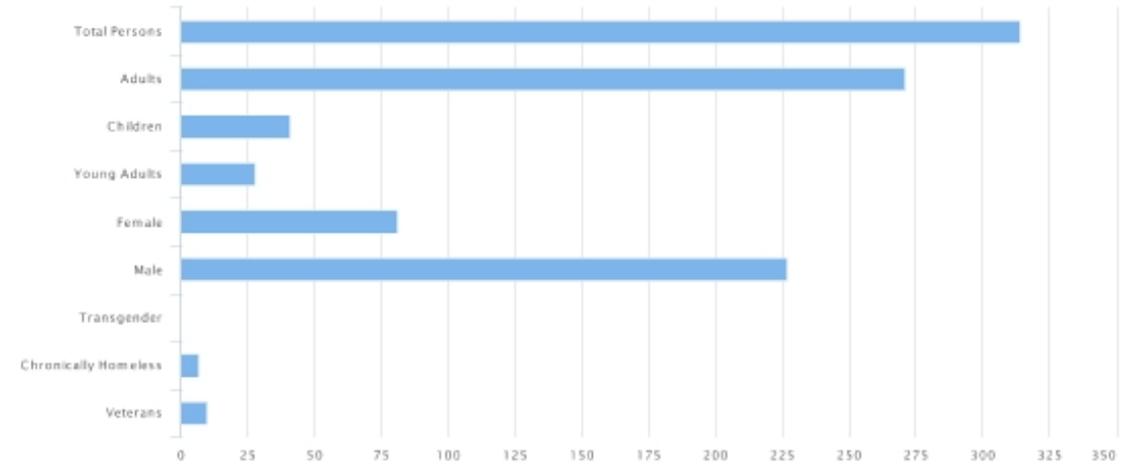
SimtechSolutions, Inc.

Count:	TXBOS18	Region:	Hidalgo County
Created by:	Zakoor, Kristin	Created on:	04/09/2018 12:25 PM

## Summary

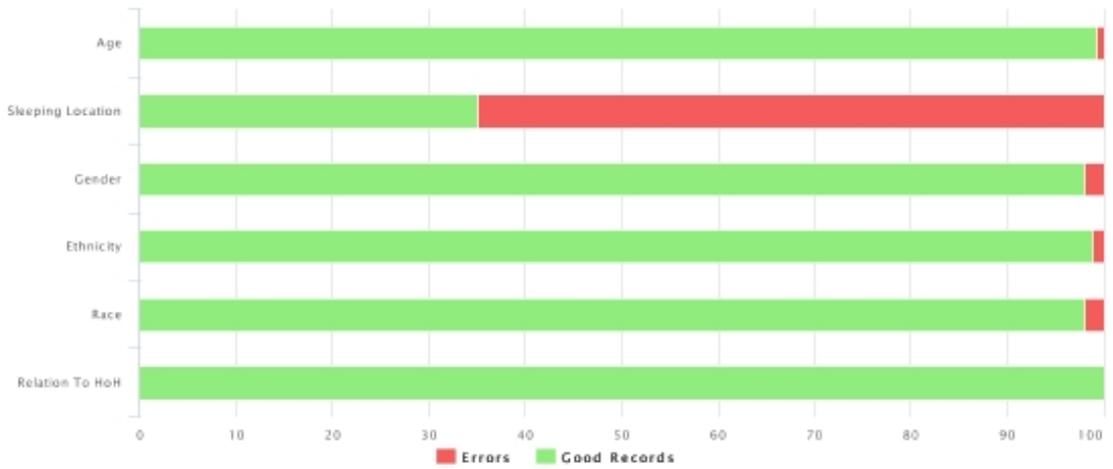


Total Persons	314
Adults (18+)	271
Children (Under 18)	41
Unknown Age	2
Young Adults (18-24)	28
Female	81
Male	227
Transgender	0
Chronically Homeless	7
Veterans	10



### Data Quality Checks

Persons Missing Age Information	2
Persons Missing Sleeping Location	204
Persons Missing Gender	6
Persons Missing Ethnicity	3
Persons Missing Race	6
Persons Missing Relation to HoH	0



## All Households

### Households with at Least one Adult and One Child

#### Household and Person Breakdown

Total Number of Households	12
Total Number of Persons	49
Number of Children (Under 18)	34
Number of Young Adults (18-24)	0
Number of Adults (25+)	15

#### Gender

Female	27
Male	22
Transgender	0
Gender Non-conforming	0

#### Ethnicity

Non-Hispanic/Non-Latino	7
Hispanic/Latino	42

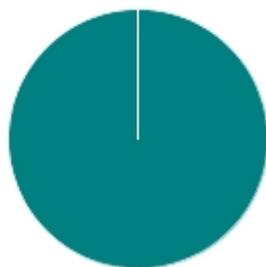
#### Race

White	49
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

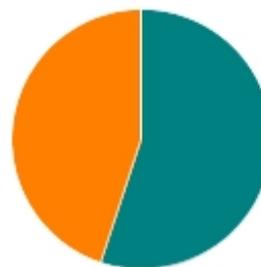
#### Chronically Homeless

Total Number of Households	0
Total Number of Persons	0

Race



Gender



■ White   
 ■ Black or African American   
 ■ Asian  
■ American Indian   
 ■ Native Hawaiian   
 ■ Multiple

■ Female   
 ■ Male   
 ■ Transgender  
■ Gender Non-conforming

## Households without Children

### Household and Person Breakdown

Total Number of Households	253
Total Number of Persons	255
Number of Young Adults (18-24)	28
Number of Adults (25+)	227

### Gender

Female	50
Male	202
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	34
Hispanic/Latino	216

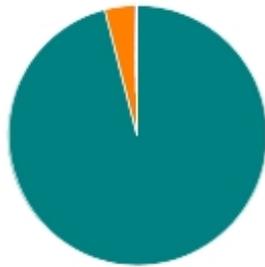
### Race

White	238
Black or African-American	9
Asian	0
American Indian or Alaska Native	1
Native Hawaiian or Other Pacific Islander	0
Multiple	1

### Chronically Homeless

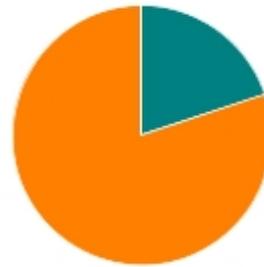
Total Number of Persons	7
-------------------------	---

Race



■ White 
 ■ Black or African American 
 ■ Asian  
■ American Indian 
 ■ Native Hawaiian 
 ■ Multiple

Gender



■ Female 
 ■ Male 
 ■ Transgender  
■ Gender Non-conforming

## Households with Only Children

### Household and Person Breakdown

Total Number of Households	7
Total Number of Children	7

### Gender

Female	4
Male	3
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	7

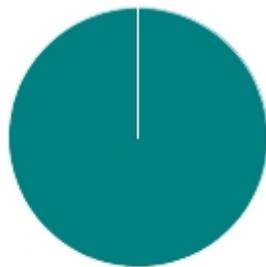
### Race

White	7
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

### Chronically Homeless

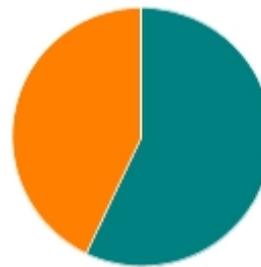
Total Number of Persons	0
-------------------------	---

Race



■ White 
 ■ Black or African American 
 ■ Asian 
 ■ American Indian 
 ■ Native Hawaiian 
 ■ Multiple

Gender



■ Female 
 ■ Male 
 ■ Transgender 
 ■ Gender Non-conforming

## Veteran Households

### Veteran Households with at Least One Adult and One Child

#### Household and Person Breakdown

Total Number of Households	0
Total Number of Persons	0
Total Number of Veterans	0

#### Gender

Female	0
Male	0
Transgender	0
Gender Non-conforming	0

#### Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	0

#### Race

White	0
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

#### Chronically Homeless

Total Number of Households	0
Total Number of Persons	0

Race

Gender



## Veteran Households without Children

### Household and Person Breakdown

Total Number of Households	10
Total Number of Persons	10
Total Number of Veterans	10

### Gender

Female	0
Male	10
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	2
Hispanic/Latino	8

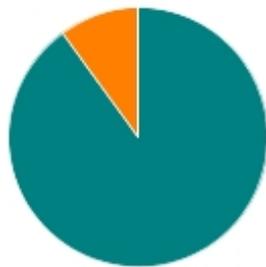
### Race

White	9
Black or African-American	1
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

### Chronically Homeless

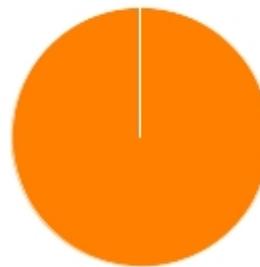
Total Number of Households	0
Total Number of Persons	0

Race



■ White
 ■ Black or African American
 ■ Asian  
■ American Indian
 ■ Native Hawaiian
 ■ Multiple

Gender



■ Female
 ■ Male
 ■ Transgender  
■ Gender Non-conforming

## Youth Households

### Unaccompanied Youth Households

#### Household and Person Breakdown

Total Number of Unaccompanied Youth Households	35
Total Number of Unaccompanied Youth	35
Total Number of Unaccompanied Youth (under age 18)	7
Total Number of Unaccompanied Youth (18 to 24)	28

#### Gender

Female	8
Male	27
Transgender	0
Gender Non-conforming	0

#### Ethnicity

Non-Hispanic/Non-Latino	2
Hispanic/Latino	33

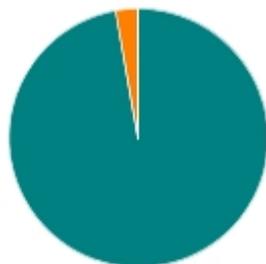
#### Race

White	34
Black or African-American	1
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

#### Chronically Homeless

Total Number of Persons	0
-------------------------	---

Race



■ White   
 ■ Black or African American   
 ■ Asian  
■ American Indian   
 ■ Native Hawaiian   
 ■ Multiple

Gender



■ Female   
 ■ Male   
 ■ Transgender  
■ Gender Non-conforming

## Parenting Youth

### Household and Person Breakdown

Total Number of Parenting Youth Households	0
Total Number of Persons in Parenting Youth Households	0
Total Parenting Youth	0
Total Children in Parenting Youth Households	0
Number of Parenting Youth Under 18	0
Children in Households with Parenting Youth Under 18	0
Number of Parenting Youth 18 to 24	0
Children in Households with Parenting Youth 18 to 24	0

### Gender

Female	0
Male	0
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	0

### Race

White	0
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

### Chronically Homeless

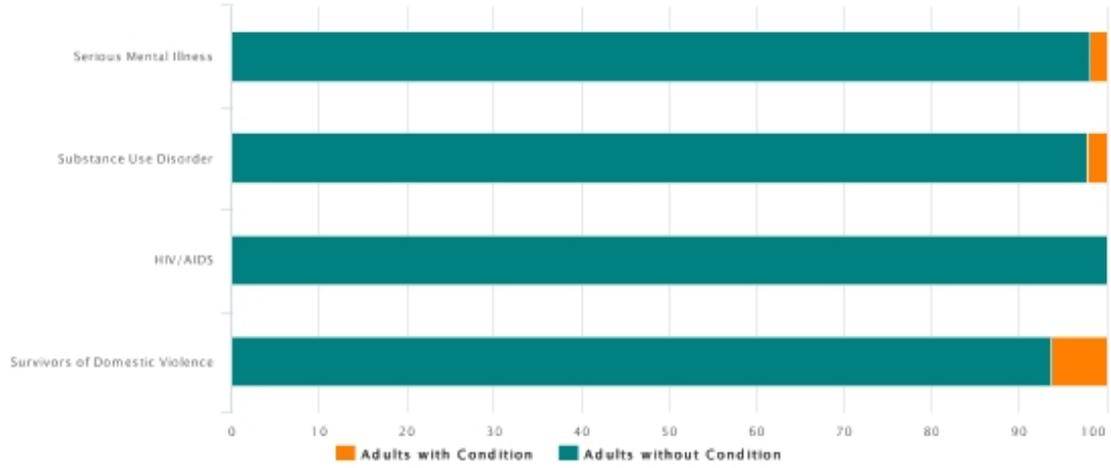
Total Number of Households	0
Total Number of Persons	0

Race

Gender



Additional Homeless Populations (Adults Only)	
Serious Mental Illness	5
Substance Use Disorder	6
HIV/AIDS	0
Survivors of Domestic Violence (optional)	17



## HUD Point in Time Report - Sheltered

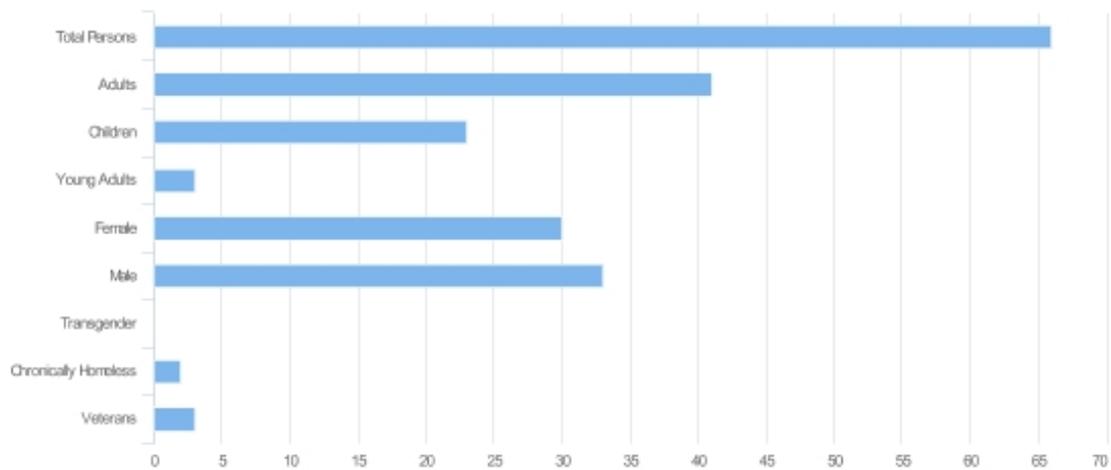
SimtechSolutions, Inc.

Count:	TXBOS18	Region:	Hidalgo County
Region Type:	County	Organization:	All Organizations
Project:	All Projects	Project Type:	All Project Types
Created by:	Zakoor, Kristin	Created on:	04/09/2018 12:24 PM

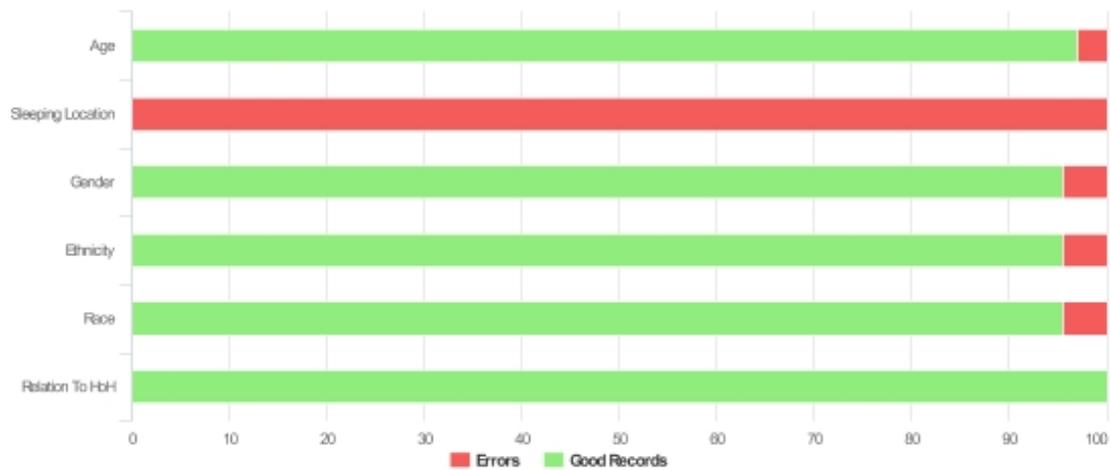
### Summary



Total Persons	86
Adults (18+)	41
Children (Under 18)	23
Unknown Age	2
Young Adults (18-24)	3
Female	30
Male	33
Transgender	0
Chronically Homeless	2
Veterans	3



Data Quality Checks	
Persons Missing Age Information	2
Persons Missing Sleeping Location	66
Persons Missing Gender	3
Persons Missing Ethnicity	3
Persons Missing Race	3
Persons Missing Relation to HoH	0



**All Households**

**Households with at Least one Adult and One Child**

Household and Person Breakdown

Total Number of Households	9
Total Number of Persons	29
Number of Children (Under 18)	20
Number of Young Adults (18-24)	0
Number of Adults (25+)	9

Gender

Female	17
Male	12
Transgender	0
Gender Non-conforming	0

Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	29

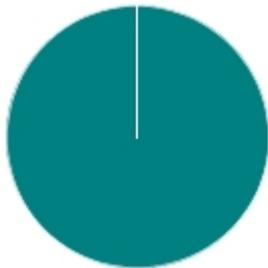
Race

White	29
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

Chronically Homeless

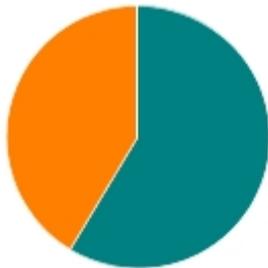
Total Number of Households	0
Total Number of Persons	0

Race



■ White   
 ■ Black or African American   
 ■ Asian  
■ American Indian   
 ■ Native Hawaiian   
 ■ Multiple

Gender



■ Female   
 ■ Male   
 ■ Transgender  
■ Gender Non-conforming

## Households without Children

### Household and Person Breakdown

Total Number of Households	31
Total Number of Persons	31
Number of Young Adults (18-24)	3
Number of Adults (25+)	28

### Gender

Female	11
Male	20
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	5
Hispanic/Latino	26

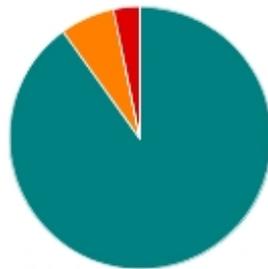
### Race

White	27
Black or African-American	2
Asian	0
American Indian or Alaska Native	1
Native Hawaiian or Other Pacific Islander	0
Multiple	0

### Chronically Homeless

Total Number of Persons	2
-------------------------	---

Race



Gender



■ White 
 ■ Black or African American 
 ■ Asian  
■ American Indian 
 ■ Native Hawaiian 
 ■ Multiple

■ Female 
 ■ Male 
 ■ Transgender  
■ Gender Non-conforming

## Households with Only Children

### Household and Person Breakdown

Total Number of Households	3
Total Number of Children	3

### Gender

Female	2
Male	1
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	3

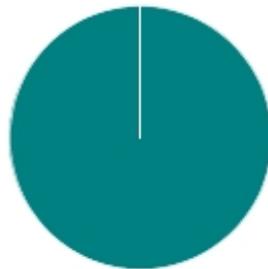
### Race

White	3
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

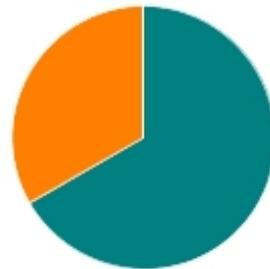
### Chronically Homeless

Total Number of Persons	0
-------------------------	---

Race



Gender



■ White   
 ■ Black or African American   
 ■ Asian  
■ American Indian   
 ■ Native Hawaiian   
 ■ Multiple

■ Female   
 ■ Male   
 ■ Transgender  
■ Gender Non-conforming

## Veteran Households

### Veteran Households with at Least One Adult and One Child

#### Household and Person Breakdown

Total Number of Households	0
Total Number of Persons	0
Total Number of Veterans	0

#### Gender

Female	0
Male	0
Transgender	0
Gender Non-conforming	0

#### Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	0

#### Race

White	0
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

#### Chronically Homeless

Total Number of Households	0
Total Number of Persons	0

Race

Gender



## Veteran Households without Children

### Household and Person Breakdown

Total Number of Households	3
Total Number of Persons	3
Total Number of Veterans	3

### Gender

Female	0
Male	3
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	1
Hispanic/Latino	2

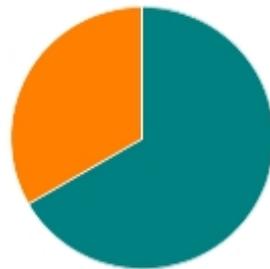
### Race

White	2
Black or African-American	1
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

### Chronically Homeless

Total Number of Households	0
Total Number of Persons	0

Race



■ White
 ■ Black or African American
 ■ Asian  
■ American Indian
 ■ Native Hawaiian
 ■ Multiple

Gender



■ Female
 ■ Male
 ■ Transgender  
■ Gender Non-conforming

## Youth Households

### Unaccompanied Youth Households

#### Household and Person Breakdown

Total Number of Unaccompanied Youth Households	6
Total Number of Unaccompanied Youth	6
Total Number of Unaccompanied Youth (under age 18)	3
Total Number of Unaccompanied Youth (18 to 24)	3

#### Gender

Female	2
Male	4
Transgender	0
Gender Non-conforming	0

#### Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	6

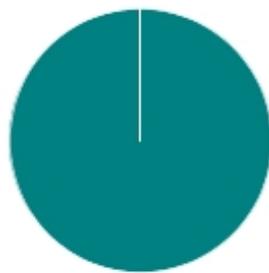
#### Race

White	6
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

#### Chronically Homeless

Total Number of Persons	0
-------------------------	---

Race



■ White   
 ■ Black or African American   
 ■ Asian  
■ American Indian   
 ■ Native Hawaiian   
 ■ Multiple

Gender



■ Female   
 ■ Male   
 ■ Transgender  
■ Gender Non-conforming

## Parenting Youth

### Household and Person Breakdown

Total Number of Parenting Youth Households	0
Total Number of Persons in Parenting Youth Households	0
Total Parenting Youth	0
Total Children in Parenting Youth Households	0
Number of Parenting Youth Under 18	0
Children in Households with Parenting Youth Under 18	0
Number of Parenting Youth 18 to 24	0
Children in Households with Parenting Youth 18 to 24	0

### Gender

Female	0
Male	0
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	0

### Race

White	0
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

### Chronically Homeless

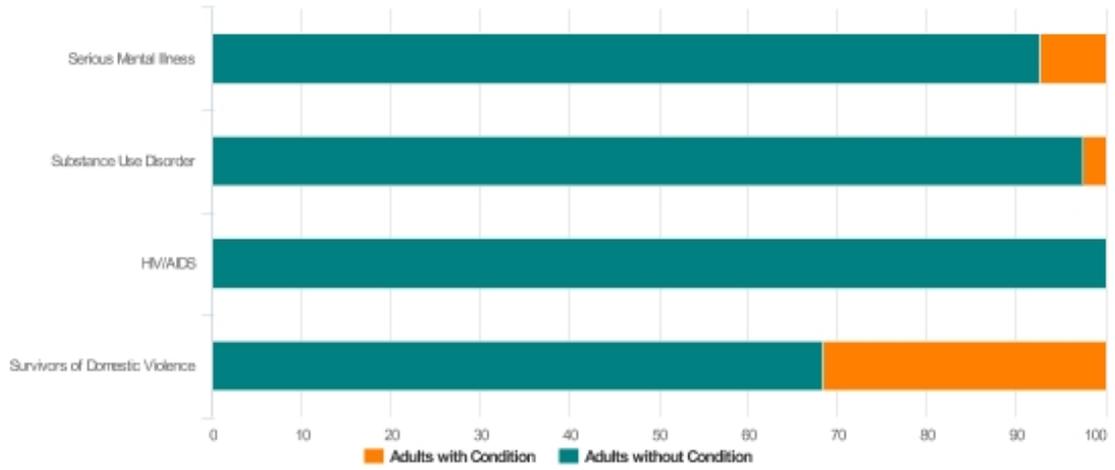
Total Number of Households	0
Total Number of Persons	0

Race

Gender



Additional Homeless Populations (Adults Only)	
Serious Mental Illness	3
Substance Use Disorder	1
HIV/AIDS	0
Survivors of Domestic Violence (optional)	13



# HUD Point in Time Report - Unsheltered

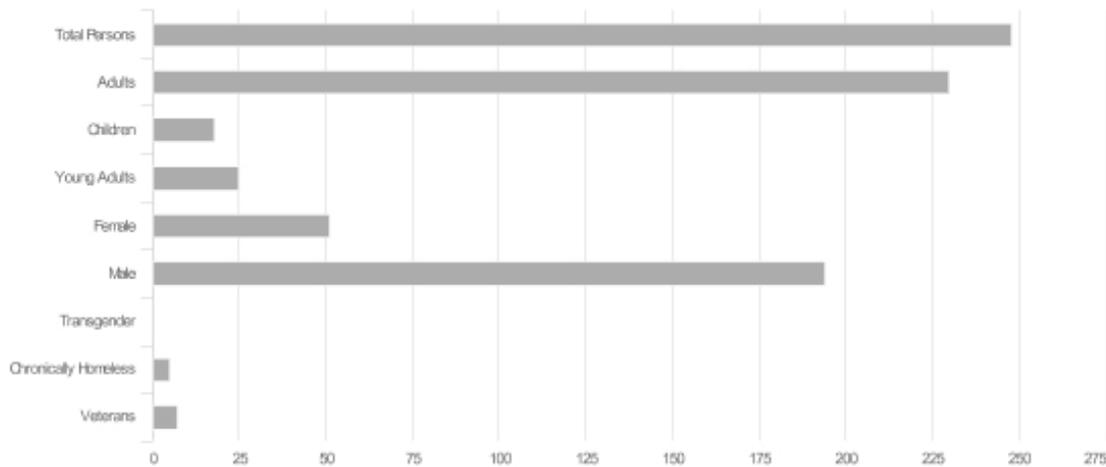
SimtechSolutions, Inc.

Count:	TXBOS18	Region:	Hidalgo County
Created by:	Zakoor, Kristin	Created on:	04/09/2018 12:23 PM

## Summary

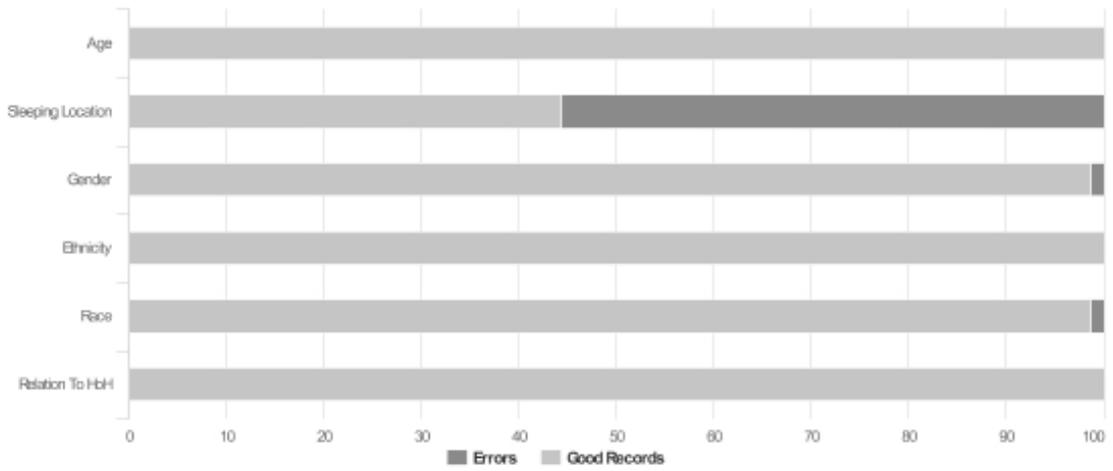


Total Persons	248
Adults (18+)	230
Children (Under 18)	18
Unknown Age	0
Young Adults (18-24)	25
Female	51
Male	194
Transgender	0
Chronically Homeless	5
Veterans	7



### Data Quality Checks

Persons Missing Age Information	0
Persons Missing Sleeping Location	138
Persons Missing Gender	3
Persons Missing Ethnicity	0
Persons Missing Race	3
Persons Missing Relation to HoH	0



**All Households**

**Households with at Least one Adult and One Child**

Household and Person Breakdown

Total Number of Households	3
Total Number of Persons	20
Number of Children (Under 18)	14
Number of Young Adults (18-24)	0
Number of Adults (25+)	6

Gender

Female	10
Male	10
Transgender	0
Gender Non-conforming	0

Ethnicity

Non-Hispanic/Non-Latino	7
Hispanic/Latino	13

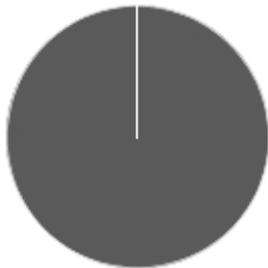
Race

White	20
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

Chronically Homeless

Total Number of Households	0
Total Number of Persons	0

Race



- White
- Black or African American
- Asian
- American Indian
- Native Hawaiian
- Multiple

Gender



- Female
- Male
- Transgender
- Gender Non-conforming

## Households without Children

### Household and Person Breakdown

Total Number of Households	222
Total Number of Persons	224
Number of Young Adults (18-24)	25
Number of Adults (25+)	199

### Gender

Female	39
Male	182
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	29
Hispanic/Latino	190

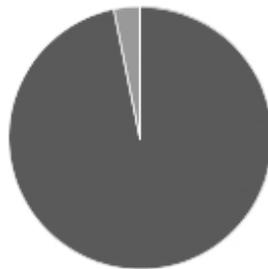
### Race

White	211
Black or African-American	7
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	1

### Chronically Homeless

Total Number of Persons	5
-------------------------	---

Race



Gender



White
  Black or African American
  Asian
  American Indian
  Native Hawaiian
  Multiple

Female
  Male
  Transgender
  Gender Non-conforming

## Households with Only Children

### Household and Person Breakdown

Total Number of Households	4
Total Number of Children	4

### Gender

Female	2
Male	2
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	4

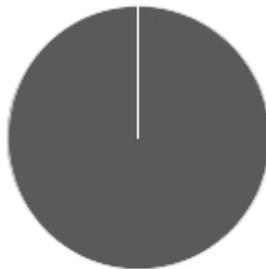
### Race

White	4
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

### Chronically Homeless

Total Number of Persons	0
-------------------------	---

Race



White
  Black or African American
  Asian
  American Indian
  Native Hawaiian
  Multiple

Gender



Female
  Male
  Transgender
  Gender Non-conforming

## Veteran Households

### Veteran Households with at Least One Adult and One Child

#### Household and Person Breakdown

Total Number of Households	0
Total Number of Persons	0
Total Number of Veterans	0

#### Gender

Female	0
Male	0
Transgender	0
Gender Non-conforming	0

#### Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	0

#### Race

White	0
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

#### Chronically Homeless

Total Number of Households	0
Total Number of Persons	0

Race

Gender



## Veteran Households without Children

### Household and Person Breakdown

Total Number of Households	7
Total Number of Persons	7
Total Number of Veterans	7

### Gender

Female	0
Male	7
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	1
Hispanic/Latino	6

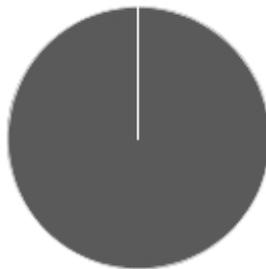
### Race

White	7
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

### Chronically Homeless

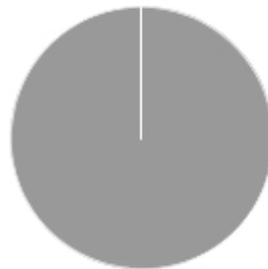
Total Number of Households	0
Total Number of Persons	0

Race



White
  Black or African American
  Asian
  American Indian
  Native Hawaiian
  Multiple

Gender



Female
  Male
  Transgender
  Gender Non-conforming

## Youth Households

### Unaccompanied Youth Households

#### Household and Person Breakdown

Total Number of Unaccompanied Youth Households	29
Total Number of Unaccompanied Youth	29
Total Number of Unaccompanied Youth (under age 18)	4
Total Number of Unaccompanied Youth (18 to 24)	25

#### Gender

Female	6
Male	23
Transgender	0
Gender Non-conforming	0

#### Ethnicity

Non-Hispanic/Non-Latino	2
Hispanic/Latino	27

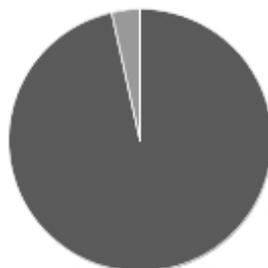
#### Race

White	28
Black or African-American	1
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

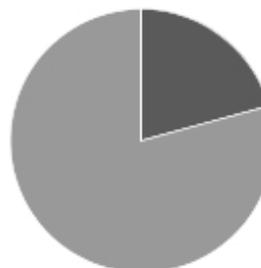
#### Chronically Homeless

Total Number of Persons	0
-------------------------	---

Race



Gender



White
  Black or African American
  Asian
  American Indian
  Native Hawaiian
  Multiple

Female
  Male
  Transgender
  Gender Non-conforming

## Parenting Youth

### Household and Person Breakdown

Total Number of Parenting Youth Households	0
Total Number of Persons in Parenting Youth Households	0
Total Parenting Youth	0
Total Children in Parenting Youth Households	0
Number of Parenting Youth Under 18	0
Children in Households with Parenting Youth Under 18	0
Number of Parenting Youth 18 to 24	0
Children in Households with Parenting Youth 18 to 24	0

### Gender

Female	0
Male	0
Transgender	0
Gender Non-conforming	0

### Ethnicity

Non-Hispanic/Non-Latino	0
Hispanic/Latino	0

### Race

White	0
Black or African-American	0
Asian	0
American Indian or Alaska Native	0
Native Hawaiian or Other Pacific Islander	0
Multiple	0

### Chronically Homeless

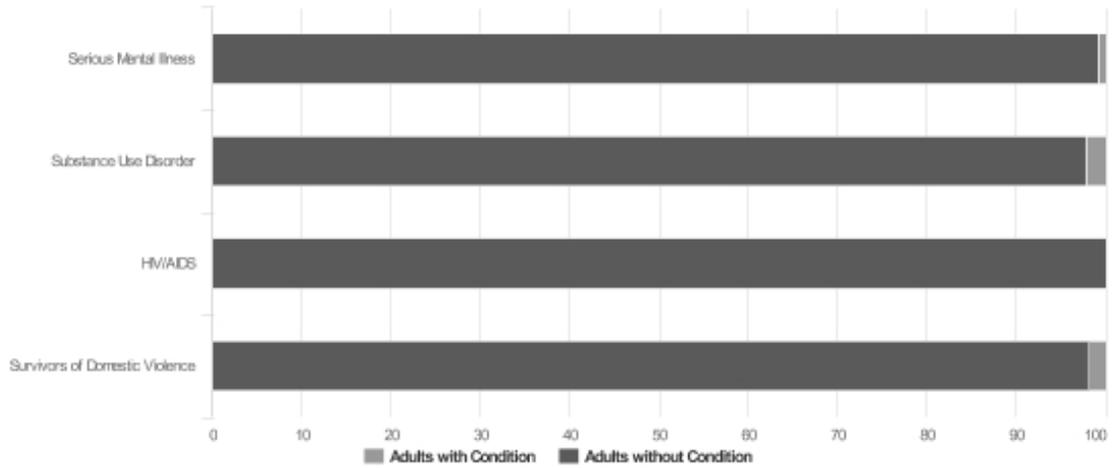
Total Number of Households	0
Total Number of Persons	0

Race

Gender



Additional Homeless Populations (Adults Only)	
Serious Mental Illness	2
Substance Use Disorder	5
HIV/AIDS	0
Survivors of Domestic Violence (optional)	4



<b>Are you homeless due to Hurricane Harvey?</b>	<b>Count</b>
Yes	#VALUE!
No	#VALUE!
<i>Total</i>	#VALUE!

<b>Youth Question: Have you been placed in foster care or stayed in a group home?</b>	<b>Count</b>
Yes	#VALUE!
No	#VALUE!
Don't know	#VALUE!
Refused	#VALUE!
<i>Total</i>	#VALUE!

<b>If you left a foster care / group home in the past 3 years, did anyone help you get housing?</b>	<b>Count</b>
Yes	#VALUE!
No	#VALUE!
Not in past 3 years	#VALUE!
Don't know	#VALUE!
Refused	#VALUE!
<i>Total</i>	#VALUE!

<b>Youth Question: Have you stayed overnight or longer in jail, prison, or a juvenile detention facility?</b>	<b>Count</b>
Yes	#VALUE!
No	#VALUE!
Don't know	#VALUE!
Refused	#VALUE!
<i>Total</i>	#VALUE!

<b>If you left jail/prison/juvenile detention in the past 3 years, did anyone help you get housing?</b>	<b>Count</b>
Yes	#VALUE!
No	#VALUE!
Not in past 3 years	#VALUE!
Don't know	#VALUE!
Refused	#VALUE!
<i>Total</i>	#VALUE!

<b>Youth Question: Have you stayed overnight or longer in a treatment or healthcare facility?</b>	<b>Count</b>
Yes	#VALUE!
No	#VALUE!
Don't know	#VALUE!
Refused	#VALUE!
<b>Total</b>	<b>#VALUE!</b>
<b>If you left a treatment/healthcare facility in the last 3 years, did anyone help you get housing?</b>	<b>Count</b>
Yes	#VALUE!
No	#VALUE!
Not in past 3 years	#VALUE!
Don't know	#VALUE!
Refused	#VALUE!
<b>Total</b>	<b>#VALUE!</b>

<b>Under what tours of duty have you served?</b>	<b>Count</b>
Afghanistan	1
Iraq	2
Korea	0
Kuwait	0
Vietnam	3
Other	4
<b>Total</b>	<b>10</b>
<b>Number of years of service</b>	<b>Mean</b>
Years	#VALUE!

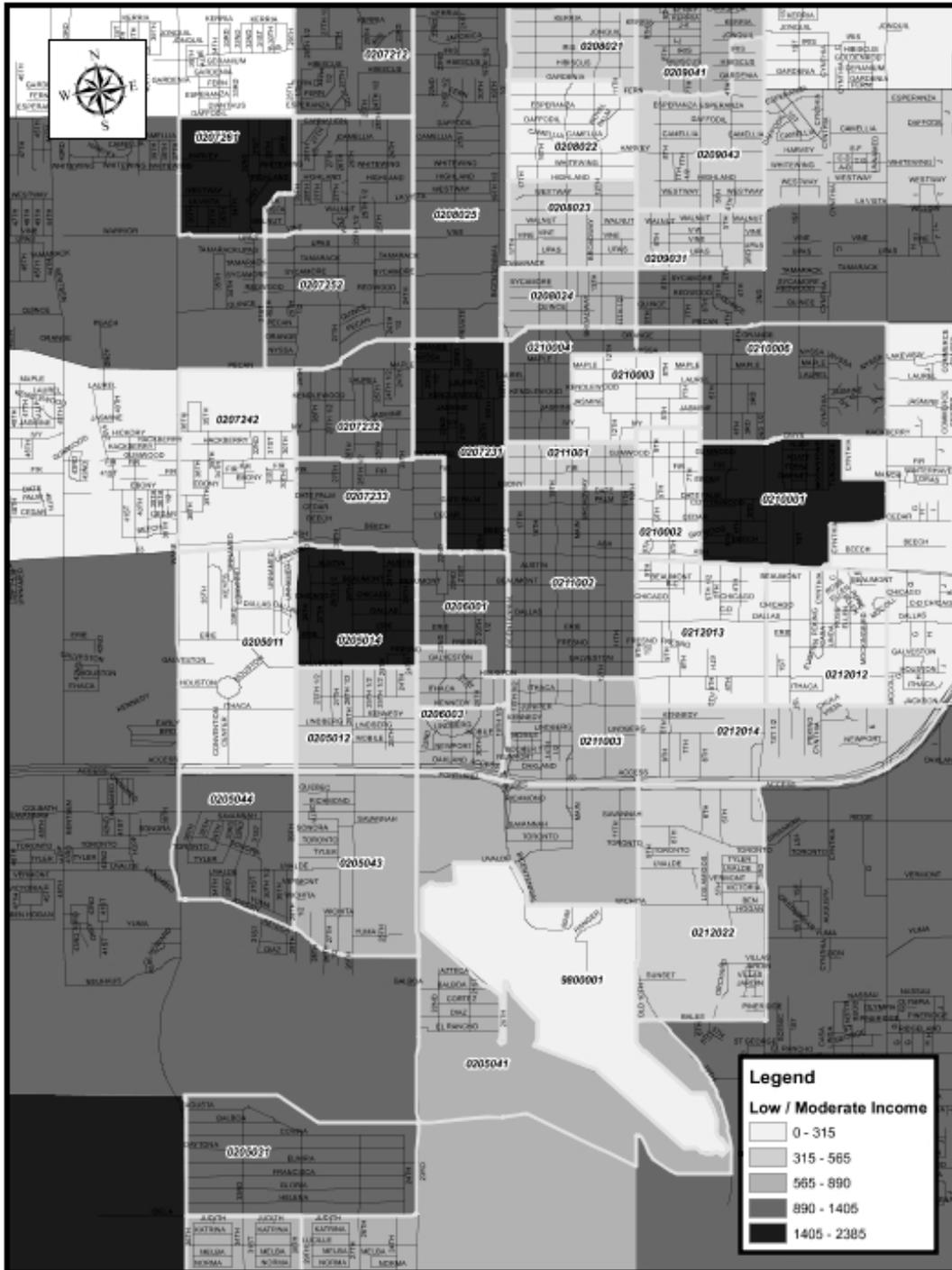
<b>Reason(s) why you are experiencing homelessness*</b>	<b>Count</b>
Aged out of or ran away from foster care	0
Criminal record	9
Divorce or parenting	15
Domestic violence	40
Evicted	36
Family illness	7
Kicked out of the house by family/friends	0
Left jail, prison, or detention center	11
Loss of public aid	2
Mental illness	3
Moves to seek work	0
Natural disaster	0
Physical health reasons	3
Ran away from home	2

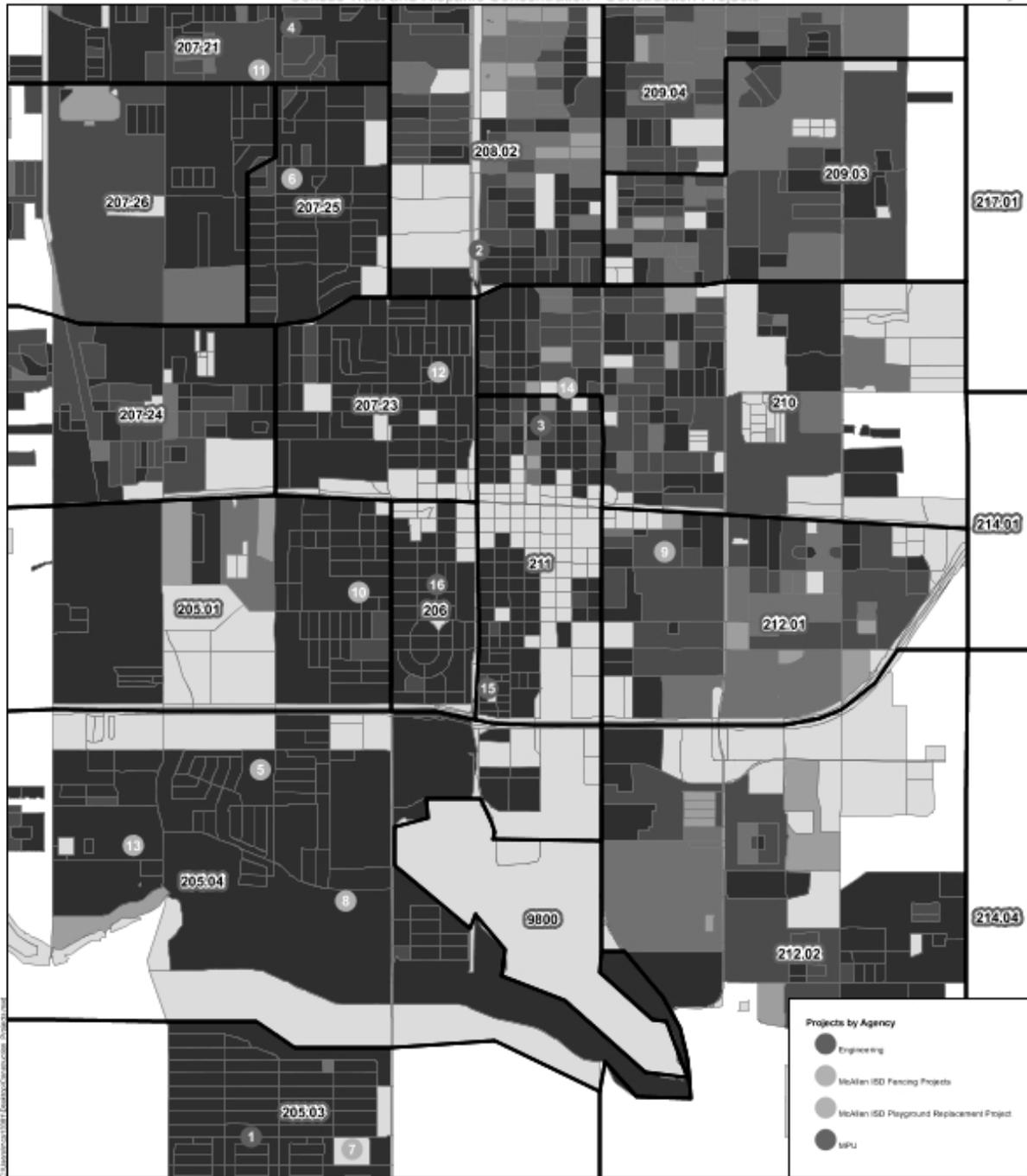
Sexual orientation or gender identity	0
Substance abuse	7
Unable to pay rent or mortgage	25
Unemployment	49
Other	19
<i>Total</i>	228
*Individuals were able to choose multiple responses	

# Local Maps

- Census Tract Map Low and Moderate Income Areas
- Census Tract and Hispanic Concentration – Construction Projects
- Census Tract and Hispanic Construction - 2018 Projects
- McAllen Housing Authority
- Hispanic Concentration Map

## Census Tract Map (Low and Moderate Income Areas)



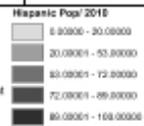


- 1. Idols Ave Drainage Improvements
- 2. Redwood Drainage Improvements
- 3. N Main St @ Fir Ave Drainage Improvements
- 4. N 29th St @ Hibiscus Drainage Improvements

- 5. Escandon Elementary
- 6. Seguin Elementary
- 7. Roosevelt Elementary
- 8. Bonham Elementary

- 9. Fields Elementary
- 10. Thigpen/Zavala Elementary
- 11. McAuliffe Elementary
- 12. Navarro Elementary

- 13. Brown Middle School
- 14. Wilson Elementary
- 15. S 17 1/2 St Waterline Replacement
- 16. 21st St Waterline Replacement



This map should not be used for  
 regulatory purposes. It is intended to  
 illustrate general information only.



**Projects**

- |                                    |                                |                                     |                                    |
|------------------------------------|--------------------------------|-------------------------------------|------------------------------------|
| 1. Access Esperanza Clinic         | 4. CAMP University             | 8. Salvation Army                   | 12. Women Together Foundation, Inc |
| 2. Affordable Homes of South Texas | 5. Comfort House Services Inc  | 9. Silver Ribbon Community Partners | 13. In "HIS" Shoes - Shoe Bank     |
| 3. Boys and Girls Club McAllen     | 6. Community Hope Projects Inc | 10. United Way of South Texas       | 14. McAllen Food Pantry            |
|                                    | 7. Easter Seals - RGV          | 11. NAMBOS                          |                                    |

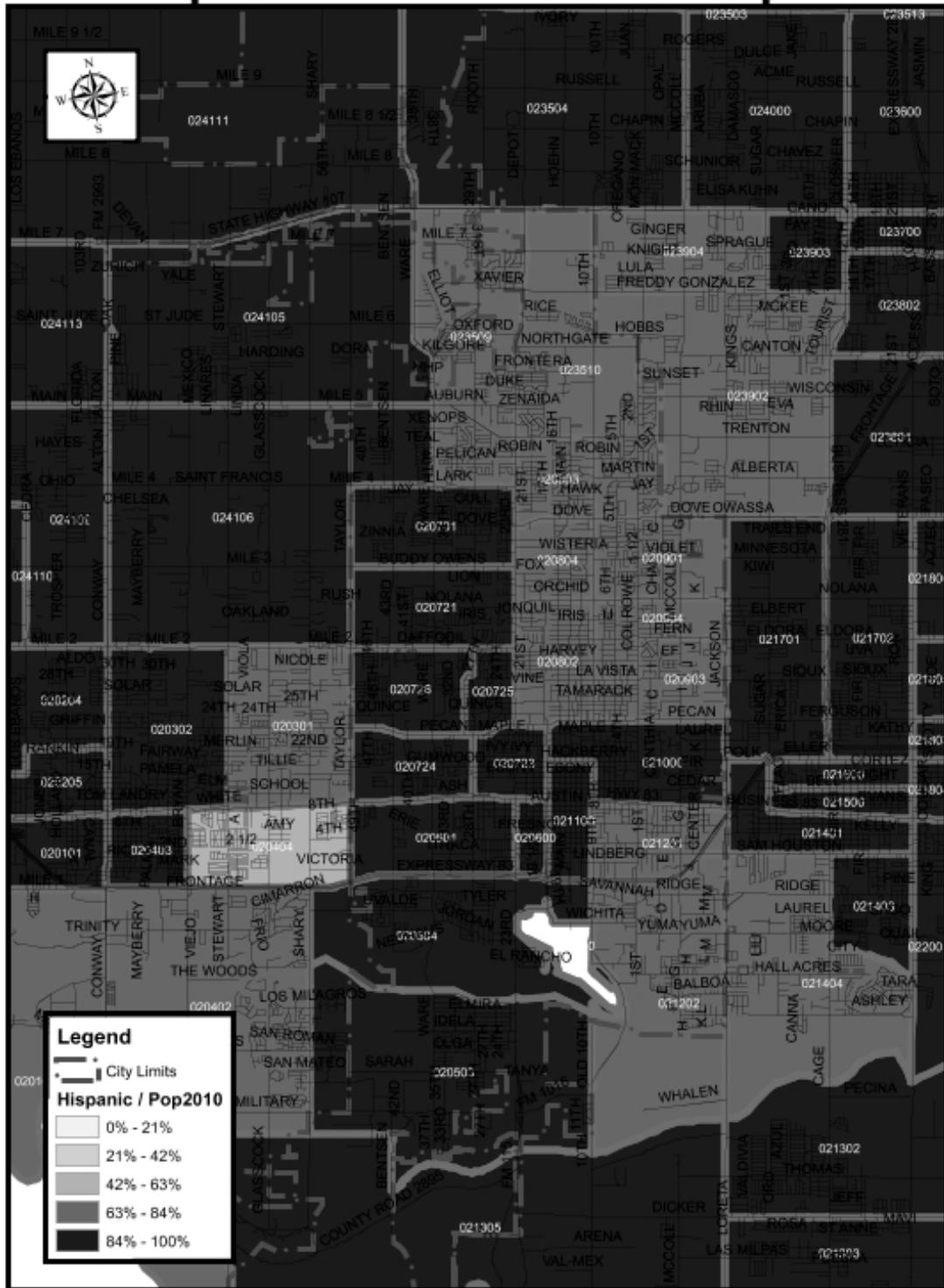
**Hispanic Pop. 2016**

- 9,800 - 20,800
- 20,800 - 32,800
- 32,800 - 44,800
- 44,800 - 56,800
- 56,800 - 68,800

The map should not be used for legal purposes. Map information is provided for general reference only.



# Hispanic Concentration Map



# **Additional Documentation**

*AP-90: Program Specific Requirements – HOME §91.220(i)(2)*

*Additional Questions:*

**Did the PJ describe eligible applicants (e.g., categories of eligible applicants), its process for soliciting and funding applications or proposals (e.g., competition, first-come first-serve) and where detailed information may be obtained (e.g., application packages are available at the office of the jurisdiction or on the jurisdiction's Web site).**

The City of McAllen solicited applications for the use of HOME funds via an advertisement in The Monitor on January 22, 2018. Proposals and supporting documents were due Friday, February 23, 2018 at 4:00 P.M. via ZoomGrants online process. The application and instructions were available on the City's website, [www.mcallen.net](http://www.mcallen.net).

Similar to CDBG process, the Community Development Advisory Council (CDAC) is utilized in reviewing HOME applications and supporting documentation. The Notice of Funding Availability specifically indicated that SAMS registration was necessary prior to submitting an application, maintaining an active SAM registration was required and the agency's unique identifier (EIN/TIN) should be provided in the application. Non-Profit organizations are considered eligible applicants for awards from the City of McAllen. Additional considerations include history of providing services, leveraging amounts and project costs. Only one party submitted a request for funding.

The recommendation of the CDAC is subsequently presented to City Commission for their consideration. As with CDBG, the process follows the thirty-day comment period. Upon conclusion of the comment period, City Commission awards funds.

**If the PJ planned to limit the beneficiaries or give preferences to a particular segment of the low-income population, was a description of that limitation or preference described in the action plan?**

No preferential categories exist in the provision of housing funded by the City.

## **McALLEN ISD**

### **NEWS RELEASE**

Contact: Mark May

[mark.may@mcalleisd.net](mailto:mark.may@mcalleisd.net)

618-6023 or 451-1541

November 12, 2017

### **McAllen families can enjoy low-cost internet**

Low-cost internet is available in McAllen for those families who qualify.

There will be a joint press conference between the McAllen Independent School District and the City of McAllen. The press conference will be at **9:45 a.m. on Monday, November 13, at McAllen ISD's Thigpen-Zavala Elementary (2500 Galveston Ave.)**.

The McAllen ISD Superintendent, J.A. Gonzalez, Ed.D., and McAllen Mayor Jim Darling will speak at the event.

The infrastructure is in place in many areas around the city. Families may qualify at a discounted rate of \$5-\$10 per month. The low-cost home internet service is available to SNAP (Supplemental Nutritional Assistance Program) participants. These are families which would normally qualify for free meals, however, McAllen ISD provides free meals to all students.

Currently, nearly 72 percent of McAllen ISD families are considered low socio-economic.

"We're excited to open up wonderful new learning opportunities for our students and their families," McAllen ISD Superintendent J.A. Gonzalez, Ed.D., said. "The McAllen Independent School District is one of the first and largest school districts in the nation to issue electronic learning devices to students in pre-kinder through 12<sup>th</sup> grade on a one-to-one basis. This new joint venture between McAllen ISD and the City of McAllen is destined to offer new platforms of discovery and learning that will greatly benefit our students. Providing a cost-effective method for families will decrease the digital divide and increase learning."

"Texas' Rio Grande Valley and the city of McAllen specifically is a community where poverty and other socio-economic factors prohibit every home from having internet service," City of McAllen Mayor Jim Darling said. "For school children today, immediate access to the internet is not just a luxury, it is a necessity. While students now receive smart tablets from their school to help them with assignments, without home internet service, the devices aren't much help after school lets out. This affordable, low-cost home internet service will ensure that McAllen ISD school children can continue their learning, even at home."

McAllen ISD families can apply online at [att.com/access](http://att.com/access) or with assistance at these facilities:

- McAllen Public Library (4001 N. 23<sup>rd</sup> St.)
- Boys & Girls Club of McAllen (4501 N. 34<sup>th</sup> St.)
- Lark Community Center (2681 Lark Ave.)
- Las Palmas Community Center (1921 N. 25<sup>th</sup> St.)
- Palm View Community Center (3401 Jordan Road)

To qualify

- Verify you are a SNAP participant
- Check service availability at [att.com/access](http://att.com/access)
- Have SNAP card and Government ID ready

# DID YOU KNOW...

## LOW COST INTERNET IS AVAILABLE IN McALLEN?

Your family may qualify for internet service at a discounted rate between \$5 - \$10 per month.\*\*



[www.att.com/access](http://www.att.com/access)

### TO APPLY:

1. Verify you are a SNAP\* participant
2. Check service availability at [att.com/access](http://att.com/access)
3. Have SNAP card and gov ID ready

### Low-cost home internet service to SNAP\* participants only

McAllen I.S.D. families can apply online at [att.com/access](http://att.com/access) or with assistance at these facilities:

- McAllen Public Library:  
4001 N. 23rd. Street
- Boys & Girls Club of McAllen:  
4501 N. 34th Street
- Lark Community Center:  
2601 Lark Avenue
- Las Palmas Community Center:  
1921 N. 25th Street
- Palm View Community Center:  
3401 Jordan Road



For more information visit: [www.mcallen.net](http://www.mcallen.net)



\*Supplemental Nutrition Assistance Program  
\*\*based on service availability.

### Recapture Policy Summary

In the event of a voluntary or involuntary sale of residence by the BUYER or BUYER ceases to continuously use residence as BUYER's principal residence during the AFFORDABILITY PERIOD, BUYER will repay the outstanding HOME ASSISTANCE, in accordance with CITY's HOME Program recapture policy, as follows:

- a. CHDO and BUYER agree that CHDO will have the Right of First Refusal to purchase the residence.
- b. Upon sale, BUYER will repay the outstanding balance of HOME ASSISTANCE, subject to net proceeds of sale:
  - i. Net proceeds will be calculated as the sales price minus superior non-HOME loan repayments and any BUYER-paid closing costs.
  - ii. From net proceeds, BUYER/owner/seller will be allowed first to recover their investment, which includes BUYER/owner/seller's original down payment (not including any down payment assistance) plus the principal that BUYER/owner/seller has amortized on superior non-HOME loan senior debt.
  - iii. Then, to the extent net proceeds are available, the full amount of the HOME ASSISTANCE, as recorded in the second note, will be repaid. However, in cases where there are no net proceeds or the net proceeds are insufficient to repay the HOME ASSISTANCE, the homeowner is not liable for payment of the HOME ASSISTANCE (recorded in the second Note and second Deed of Trust) beyond the amount of net proceeds that remain.
  - iv. Finally, if any proceeds remain available after full satisfaction of HOME ASSISTANCE, these funds may be retained by the BUYER/owner/seller.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> RGVEC Analysis of Impediments
	<b>List the name of the organization or individual who originated the data set.</b> Eight Entitlement Communities in the Rio Grande Valley
	<b>Provide a brief summary of the data set.</b> Compiled by ICF Consulting, Inc.
	<b>What was the purpose for developing this data set?</b> Analysis of Housing Choice Impediments
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Deep South Texas, dual Counties
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Annually updated
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Continuously reviewed