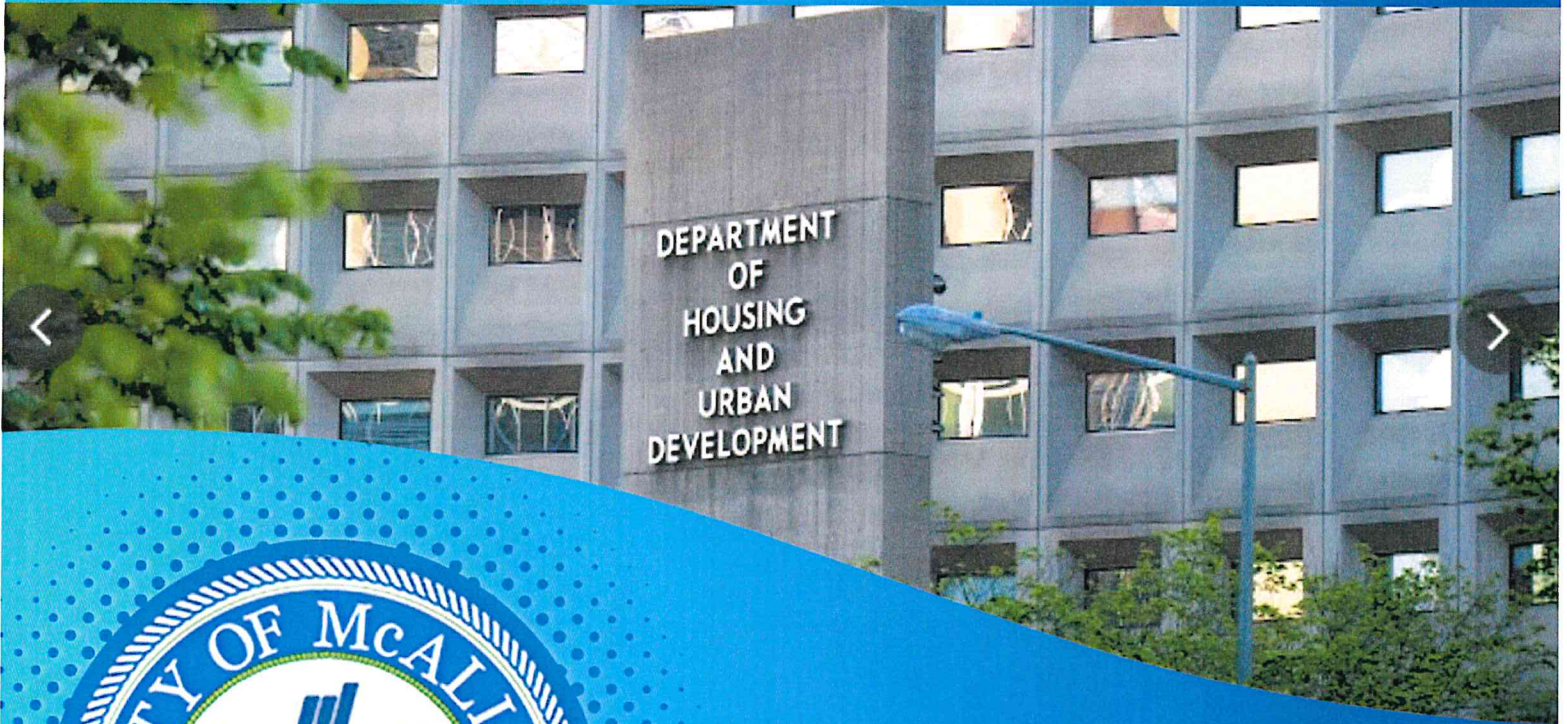


***DRAFT...***

# **ANNUAL ACTION PLAN**



**FY25-26**

**Grant Administration Department  
Community Development Division**

**COMMENTS WILL BE ACCEPTED THROUGH MONDAY, JUNE 30, 2025  
AT [CDBG@MCALLEN.NET](mailto:CDBG@MCALLEN.NET) OR CITY OF MCALLEN-GRANT  
ADMINISTRATION OFFICE 2<sup>ND</sup> FL, CITY HALL (956)681-1030.**





## **Executive Summary**

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

#### **1. Introduction**

The City of McAllen, Texas (City) is an entitlement recipient of U.S. Department of Housing and Urban Development (HUD) formula program funding that includes the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). As such, HUD requires local jurisdictions to undergo a consolidated planning process to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions for their federal entitlement funding. The City is required to compose an 3-5 Year Consolidated Plan and Strategy (CPS) document in order to access HUD-awarded funds. The City composed this CPS in anticipation of an estimated \$12.6 million during the 2023-2027 CPS timeframe. City will delineate the projects that will be undertaken in the FY 2025-2026 Annual Action Plan (AP).

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

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

Three national goals/objectives serve as the overall framework for the use of Consolidated Plan funds. The goals are (1) to provide decent housing, (2) create a suitable living environment, and (3) expand economic opportunities, to principally benefit extremely low-, low-, and moderate-income individuals and families. No FY2025 HUD-funded programs address expanding economic opportunities; such programs are traditionally funded by local dollars.

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

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





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

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

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

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

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

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

The City recognizes the need to achieve as many of its enumerated goals as financially viable. In order to assess annual performance, the City composes a Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2022-2023 CAPER was the fifth year annual report related to the FY 2018-2022 CPS.

In summary, the City noted the following accomplishments in the FY 2022-2023 CAPER:

- More than three families received housing assistance - rehabilitation, reconstruction, or a newly constructed home
- Four hundred and eighty nine persons were provided medical services
- Nearly twelve thousand, one hundred and one people received food assistance
- Fifty-seven seniors were provided meals, medication assistance, or medical services

- Thirty-four persons with special needs were taught life skills
- Three hundred fifty-four children/youth received services

It should be noted that the CAPER showed several slow-moving projects. An evaluation of these projects led to recapturing and reallocation of funds through substantial and non-substantial amendments.

A review of these accomplishments, expenditures and slow-moving projects served as the basis for the development of the goals noted in the current Action Plan. In addition, these accomplishments also served as a basis for funding "High" Priorities.

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

Summary from citizen participation section of plan.

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

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

- Housing - Construction and Rental Assistance
- Infrastructure - Street Improvements, and Water/Sewer Improvements
- Public Facilities - Homeless Facilities/Operating Costs, Public Facilities and Parks and Recreational Facilities, Fire Station/Equipment
- Public Services - Social/Support Services for seniors, children, youth/children, general population, persons with special needs, abused and neglected children and battered and abused spouses, health, provision of food and subsistence payments

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 Thursday, June 13, 2024, and expired on Monday, July 15, 2024.

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

**5. Summary of public comments**

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

Summary from citizen participation section of plan.

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

The jurisdiction accepts all comments; however, with limited resources, not all comments/projects can be funded. Nonetheless, no comments were received.

**7. Summary**

This document represents the second year of the FY 2023-2027 Consolidated Plan and Strategy. Submission of this application for funding is anticipated on or about August 15, 2024.



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

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

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

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

Table 1 – Responsible Agencies

### Narrative (optional)

The City of McAllen's Grant Administration Department - Community Development (CD) Division assumed the lead in the development of the FY 2025-2026 Annual Action Plan (OYAP) document. The CD Office administers the housing and community development programs covered by the CPS including those funded by Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). As the lead agency, staff coordinated the development and implementation of projects in line with the Consolidated Plan and Strategy while considering input from a broad range of stakeholders, including a fourteen-member panel that serves as the Community Development Advisory Council (CDAC). The CDAC is tasked with annually evaluating proposed projects, establishing timelines, conducting public hearings, and broadly reviewing project expenditures. The CD Office and CDAC, in order to obtain input and solicit from interested parties, public agencies, and community organizations, held several public hearings/meetings. Public notices were announced in English and Spanish, posted on the City's notice board (physical and electronic) and the draft of the Action Plan was made available for the minimum 30-day comment period at four locations.

## Consolidated Plan Public Contact Information

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

### **1. Introduction**

The City of McAllen held two public hearings in order to solicit input from the community regarding its needs. From these consultations and assessments, this document was composed in draft form. Upon the completion of the 30-day comment period and subsequent approval by the City Commission, the final version of this document serves to identify the projects and programs to be funded during the second year of the FY 2023-2027 Consolidated Plan and Strategy.

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

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

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

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

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

To enhance the coordination between public and assisted housing providers, the City participates in Affordable Homes of South Texas, Inc. monthly board meetings. Further, health and mental health providers were contacted to determine gaps in services including Community HOPE Projects, Inc., a CDBG-supported entity that provides health and mental health services to low-income persons



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

**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.**

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

With regards to the CPS, 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 through other funding sources. Persons threatened with homelessness are often assisted by The Salvation Army, Catholic Charities of the RGV, or Silver Ribbon Community Partners. This data remains the basis of funding projects related to homelessness and/or homelessness prevention.

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

## **outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of McAllen is in its second year of receiving ESG funds during this Consolidated Plan and Strategy timeframe. Standard Operating Procedures governing the award of HUD-awarded grants required staff to prepare an application and publish a Notice of Funding Availability. Three applications were received and presented to the Community Development Advisory Committee (CDAC). The CDAC is composed of fourteen residents who make recommendations to the City Commission regarding CDBG/HOME/ESG.

As with the other HUD programs, the City has established a process 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, reviewers consider the amount leveraged, monitoring/auditing reports, and the 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 or are required to use the system, the City of McAllen requires the use of HMIS for homeless service providers using ESG, exclusive of those serving victims of domestic violence. Costs allocated 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.

Also, City staff conferred with several THN members over the last three months to discuss and review the City's written standards, how to actively engage partners, strategize on effective project implementation, and use other HUD-awarded funds to address homelessness (alongside ESG).

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

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

1	Agency/Group/Organization	AFFORDABLE HOMES OF SOUTH TEXAS, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Regional organization Community Development Financial Institution Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input during public meeting. Outcomes: Construction of Housing - High Priority; provide decent affordable housing by increasing availability/accessibility of affordable housing stock; project recommended for funding.
2	Agency/Group/Organization	McAllen Public Utilities
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Infrastructure Needs



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Municipal Public Utilities Office provided input during public meeting. Outcomes: Water/Sewer Improvements - High Priority; provide a suitable living environment by increasing availability/accessibility of water/sewer improvements; one project recommended for funding.
3	<b>Agency/Group/Organization</b>	City of McAllen - Engineering Department
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Infrastructure Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Municipal Department provided input on Street Improvements and drainage. Outcomes: Street Improvement - High Priority; provide a suitable living environment by increasing availability/accessibility of quality streets;
4	<b>Agency/Group/Organization</b>	City of McAllen - Fire Department
	<b>Agency/Group/Organization Type</b>	Services-Health Services - Victims Agency - Emergency Management Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency Services (Health/Wellbeing)

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Municipal Department provided during public meeting. Outcomes: Fire Station/Equipment - High Priority; provide a suitable living environment by increasing availability /accessibility of public facilities; project recommended for funding.
5	<b>Agency/Group/Organization</b>	McAllen ISD
	<b>Agency/Group/Organization Type</b>	<p>Services-Children</p> <p>Services-Persons with Disabilities</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Services-Education</p> <p>Services - Victims</p> <p>Services - Narrowing the Digital Divide</p> <p>Agency - Management of Public Land or Water Resources</p> <p>Agency - Emergency Management</p> <p>Other government - Local</p> <p>Independent School District</p> <p>Major Employer</p>
	<b>What section of the Plan was addressed by Consultation?</b>	<p>Non-Homeless Special Needs</p> <p>Anti-poverty Strategy</p> <p>Public Service Assessment</p>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public meeting. Outcome: Parks and Recreational Facilities - High Priority; provide a suitable living environment by increasing availability/accessibility of parks and recreational facilities; project not recommended for funding

6	Agency/Group/Organization	City of McAllen - Parks and Recreation Department
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Parks and Recreation/Open (Green) Space
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Municipal Department provided input during public meeting. Outcome: Parks and Recreational Facilities - High Priority; provide a suitable living environment by increasing availability/accessibility of parks and recreational facilities; five projects recommended for funding.
7	Agency/Group/Organization	Women Together Foundation, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Child Welfare Agency



	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p>Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment</p>	<p>Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Agency provided input during public meeting. 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; one project recommended for funding</p>
8	<p><b>Agency/Group/Organization</b></p>	<p>Access Esperanza Clinics, Inc.</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Health Agency</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs Anti-poverty Strategy Public Needs Assessment</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Agency provided input during public meeting. Outcomes: Health Services - High Priority; provide a suitable living environment by increasing availability/accessibility of health services; project was recommended for funding</p>

9	Agency/Group/Organization	BOYS AND GIRLS CLUB OF MCALLEN
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services - Narrowing the Digital Divide Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input during public meeting. Outcomes: Child and Youth Services - High Priorities; provide a suitable living environment by increasing availability/accessibility of child and youth services; project recommended for funding
10	Agency/Group/Organization	C.A.M.P. University
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input during public meeting. Outcomes: Handicapped Services - High Priority; provide a suitable living environment by increasing availability/accessibility of handicapped services/services for persons with special needs; project was recommended for funding

11	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p><b>CHILDREN'S ADVOCACY CENTER-ESTRELLA'S HOUSE</b></p> <p>Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care Regional organization</p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p>Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Public Service Agency</p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p>Agency provided input during public meeting. Outcomes: Services for Abused and Neglected Children - High Priority; provide a suitable living environment by increasing availability/ accessibility of services for abused and neglected children; project was recommended for funding</p>
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12	Agency/Group/Organization	COMFORT HOUSE SERVICES, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy Public Service Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input during public meeting. Outcome: Health Services - High Priority; provide a suitable living environment by increasing availability /accessibility of health services, particularly for terminally ill patients; project was recommended for funding
13	Agency/Group/Organization	Community Hope Projects, Inc. dba Hope Family Health Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input during public meeting. Outcomes: Health Services - High Priority; provide a suitable living environment by increasing availability/accessibility of health services; project was recommended for funding
	14 Agency/Group/Organization	COURT APPOINTED SPECIAL ADVOCATES (CASA) OF HIDALGO COUNTY
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public meeting. Outcomes: Services for Abused and Neglected Children - High Priority; provide a suitable living environment by increasing availability/ accessibility of services for abused and neglected children; project recommended for funding
15	<b>Agency/Group/Organization</b>	EASTER SEALS RGV
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public meeting. Outcomes: Health Services - High Priority; provide a suitable living environment by increasing availability/accessibility of health services; project was recommended for funding
16	<b>Agency/Group/Organization</b>	First United Methodist Church Shoe Bank
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Service Assessment



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public meeting. Outcomes: Childcare Services - High Priority; provide a suitable living environment by increasing accessibility/availability of childcare services; project was recommended for funding
17	<b>Agency/Group/Organization</b>	LRGVDC - Area Agency on Aging
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Health Agency Agency - Emergency Management Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during public meeting. Outcomes: Senior Services - High Priority; provide a suitable living environment by increasing accessibility/availability of senior services; project was recommended for funding

18	Agency/Group/Organization	MCALLEN FOOD PANTRY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input during public meeting. 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; project was recommended for funding

19	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Silver Ribbon Community Partners</p> <p>Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Publicly Funded Institution/System of Care</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Agency provided input during public meeting. Outcomes: Homeless Services (prevention and subsistence payments), Health Services, and Senior Services - High Priorities; provide decent housing by increasing availability/accessibility, affordability and sustainability of housing stock and provide a suitable living environment by increasing availability/accessibility of public services, health services, and senior services; project was not recommended for funding</p>



20	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	<p>Housing</p> <p>Services - Housing</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Services-Education</p> <p>Services-Employment</p> <p>Agency - Emergency Management</p> <p>Regional organization</p>
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>Anti-poverty Strategy</p> <p>Public Service Assessment</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Agency provided input during public meeting. 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; project was recommended for funding</p>
21	<p><b>Agency/Group/Organization</b></p>	<p>Catholic Charities of RGV</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Persons with HIV/AIDS  Services-Victims of Domestic Violence  Services-homeless  Services-Health  Services-Employment  Services - Victims  Health Agency  Agency - Emergency Management  Regional organization  Business and Civic Leaders</p>

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>Anti-poverty Strategy</p> <p>Public Service Assessment</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Agency provided input during public meeting. 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; project was recommended for funding</p>
22	<p><b>Agency/Group/Organization</b></p>	<p>MCALLEN HOUSING AUTHORITY</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing</p> <p>PHA</p> <p>Services - Housing</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-homeless</p> <p>Services-Education</p> <p>Services - Narrowing the Digital Divide</p> <p>Publicly Funded Institution/System of Care</p> <p>Other government - Local</p>



<p>Housing Need Assessment Public Housing Needs Homelessness Strategy Anti-poverty Strategy Public Services and Public Housing Assessments</p>	<p>What section of the Plan was addressed by Consultation?</p>
<p>Agency provided information on public housing/services for the McAllen Housing Authority/Finance Corp., Public Housing Units/Section 8 portfolio and waitlist, LIHTC projects. Outcomes: Housing (multi-family, public housing modernization), Employment Training Services and Public Services - High Priorities; provide decent housing by increasing availability/accessibility and sustainability of housing/public housing and provide a suitable living environment by increasing availability /accessibility of other public services and employment training services. Support for categories noted in Fair Housing Plan (Analysis of Impediment). No funding was requested.</p>	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>

23	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>	City of McAllen  Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment Services - Narrowing the Digital Divide Health Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Business Leaders Civic Leaders Business and Civic Leaders Grantee Department Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Municipal Departments including Office of City Manager, Emergency Management, Information Technology Department, Office of Management and Budget, Finance Department, Office of the Mayor, Purchasing and Contracting Department, Library System, International Bridge System, Code Enforcement and Environmental Health, Police Department and Office of Communications regularly convene with Grant Administration/CD staff to discuss needs, ongoing or upcoming situations, and accomplishments. Topics of discussion may also include activities which may be addressed by HUD-funded programs, would have an outcome that would result in identification of a new "High" Priority activity, affect the day-to-day management and operations of the Department and/or revisions to enacted Action Plans.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

To compile the contact list, the staff utilized listings of organizations that had previously been funded or had inquired about funding. Further, public notices were posted on the municipal bulletin board, within the newspaper of largest general circulation, and within a Spanish-written newspaper soliciting comments from interest parties and the general public.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Balance of State Continuum of Care	Staff provided input and acknowledged City's goals were aligned (homeless prevention, street outreach, shelter operations, and rapid housing).

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**



The McAllen Public Utilities manages water and sewer infrastructure, focusing on addressing leaks, breaks, and outdated pipes. The department aims to replace older clay lines containing asbestos and 2) The McAllen Fire Department deals with addressing fires, arson investigations, rescues, and medical emergencies in the community. Urgent needs include additional staff, equipment, and vehicles to meet demand. The current vehicles are nearing the end of their lifespan and require replacement. 3) City of McAllen Parks and Recreation: Needs amenities/trails/parks/playground/light (including all-inclusive equipment) and lighting. 4) City of McAllen Engineering Department has oversight of flood prone areas, traffic, drainage, streets and streetscapes including sidewalks. Their priorities include a need for adequately sized storm sewer (drainage) lines, and other street and sidewalk improvements.

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

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

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

- Provide for and encourage citizen participation, with particular emphasis on participation by persons of low and moderate-income, residents of slum and blight areas, and/or residents of low and moderate-income neighborhoods;
- Provide citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of HUD funds;
- Provide 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 timely written responses to written complaints; and
- Identify how the needs of the non-English speaking residents will be met where a significant number of non-English speaking residents can be reasonably expected to participate.

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

- Child Care Services
- Fire Station/Equipment
- Food Banks
- Handicapped Services/Services for the Disabled
- Health Services
- Homeless Facilities/Services
- Housing - Construction, Rehabilitation, and Rental Assistance

- Other Public Facilities and Improvements
- Other Public Services
- Parks and Recreational Facilities
- Senior Services
- Services for Abused and Neglected Children
- Subsistence Payments
- Water/Sewer and Street Improvements
- Services for Battered and Abused Spouses
- Youth Services

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

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

## 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	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>Residents of Public and Assisted Housing</p>	<p>December 13, 2024</p> <p>published NOFA in the Monitor and Periodico</p>	No comments were received	Newspaper ad	www.myrgv.com



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 Meeting	<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>CDAC held a Public Meeting on February 29, 2024; 24 persons attended</p>	<p>Need for services, support and housing for battered spouses, construction of housing, infrastructure improvements, fire safety equipment</p>	<p>no comments were received</p>	<p><a href="http://www.mcallen.net">www.mcallen.net</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)
3	Public Meeting	<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>CDAC held a Public Meeting on March 14, 2024; 33 persons attended</p>	<p>Need for health/medical services, services for homeless individuals and families, general public services, senior services, provision of food, services for persons with special needs, youth/childcare services, subsistence payments, and services for abused and neglected children</p>	<p>no comments were received</p>	<p><a href="http://www.mcallen.net">www.mcallen.net</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>Residents of Public and Assisted Housing</p>	Published 30-day Comment Period in the Monitor and Periodico on June 12, 2024	N/A	News paper ad	<a href="http://www.myrgv.com">www.myrgv.com</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public 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>	June 26, 2024 at the Palm View Branch Library	No comments were received	N/A	<a href="http://www.mcallen.net">www.mcallen.net</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>	July 10, 2024 at McAllen Public Library	No comments were received	N/A	<a href="http://www.mcallen.net">www.mcallen.net</a>

Table 4 – Citizen Participation Outreach



Expected Resources

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

Introduction

The City of McAllen anticipates an estimated \$12.6 million during the 2023-2027 Consolidated Plan. In addition, HUD has announced an allocation of \$2,528,541 in federal funding for the 2023 Program Year (October 1, 2023 to September 30, 2024). 2024 Program Year allocations are outlined below:

CDBG-\$1,608,590.00

HOME-\$502,042.55

The City has allocated \$1,045,583.50 or 65% of its CDBG allocation for Public Facility and Infrastructure Improvements that align with Priority 1: Provide Neighborhood Revitalization Efforts; HOME funding in the amount of \$502,042.55 of 90% for homeowner housing new housing development that aligns with Priority 2: Provide Decent Safe Affordable Housing; \$241,288.50 or 15% of its CDBG allocation for Public Services. and \$321,718.00 or 20% for CDBG Program Administration which is within the CDBG Program Administrative Cap; \$50,204.55 or 10% for HOME Program Administration which is within the HOME Program Administrative Cap.

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: \$	

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	1,608,590.00	0.00	0.00	1,608,590.00	5,381,782	Funds will be used for housing, infrastructure, economic development, and a wide array of public service projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	502,042.55	0.00	0.00	502,042.55	2,033,961.45	Funds will be used to provide housing services within the City.

Table 5 - Expected Resources – Priority Table



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

The City of McAllen encourages non-profit subrecipients and municipal departments to leverage HUD funds with other resources. For the 2025 Program Year, CDBG funds are expected to leverage approximately \$2.69 for every HUD dollar awarded to the City. The largest source of leverage is expected from federal programs, including other HUD funds.

**If appropriate, describe publicly 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 the 2025 Program Year, five city/school park projects are scheduled to be improved with CDBG funds.

**Discussion**

n/a

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	03C: Homeless Facilities	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Facilities	CDBG: \$7,282.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted
5	03F: Parks and Recreational Facilities	2023	2027	Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Public Facilities	CDBG: \$747,065.65	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9015 Persons Assisted
6	03J: Water/Sewer Improvements	2023	2027	Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Infrastructure	CDBG: \$209,765.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 570 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	05Z: Other Public Services	2023	2027	Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$14,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted Homelessness Prevention: 12 Persons Assisted
10	05A: Senior Services	2023	2027	Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$19,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 38 Persons Assisted
11	05B: Handicapped Services	2023	2027	Non-Homeless Special Needs	City-Wide	Public Services including Homeless Needs	CDBG: \$14,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 16 Persons Assisted
15	05L: Child Care Services	2023	2027	Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$22,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 288 Persons Assisted
16	05M: Health Services	2023	2027	Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$111,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 341 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	05N: Services for Abused and Neglected Children	2023	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$22,948.15	Public service activities other than Low/Moderate Income Housing Benefit: 206 Persons Assisted
19	05W: Food Banks	2023	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$38,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
20	Construction of Housing	2023	2027	Affordable Housing	CDBG ELIGIBLE CENSUS TRACTS	Housing	HOME: \$461,564.08	Homeowner Housing Added: 6 Household Housing Unit
22	Program Administration	2023	2027	Administration	City-Wide	Administration	CDBG: \$321,264.20 HOME: \$51,284.00	Other: 5 Other
23	03O: Fire Stations/Equipment	2023	2027	Non-Homeless Special Needs Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Public Facilities	CDBG: \$80,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 27375 Persons Assisted

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Table 6 – Goals Summary

Goal Descriptions

2	Goal Name	03C: Homeless Facilities
	Goal Description	<ul style="list-style-type: none"> <li>Women Together - \$7,282</li> </ul>
5	Goal Name	03F: Parks and Recreational Facilities
	Goal Description	<ul style="list-style-type: none"> <li>PARD - Retama All Inclusive - \$252,061.65</li> </ul>
		<ul style="list-style-type: none"> <li>PARD - Navarro Playground - \$80,000</li> </ul>
		<ul style="list-style-type: none"> <li>PARD - Escandon Field Lighting Improvement - \$260,000</li> </ul>
		<ul style="list-style-type: none"> <li>PARD - Suarez Park - \$135,000</li> </ul>
		<ul style="list-style-type: none"> <li>PARD - Balboa Park Toddler Playground Improvement - \$20,000</li> </ul>
6	Goal Name	03J: Water/Sewer Improvements
	Goal Description	<ul style="list-style-type: none"> <li>McAllen PU - Jazmin Avenue Waterline - \$209,765</li> </ul>
9	Goal Name	05Z: Other Public Services
	Goal Description	<ul style="list-style-type: none"> <li>The Salvation Army - \$14,000</li> </ul>
10	Goal Name	05A: Senior Services
	Goal Description	<ul style="list-style-type: none"> <li>LRGVDC- Area Agency on Aging - \$19,000</li> </ul>

11	Goal Name	05B: Handicapped Services	
	Goal Description	<ul style="list-style-type: none"> <li>CAMP University - \$14,000</li> </ul>	
15	Goal Name	05L: Child Care Services	
	Goal Description	<ul style="list-style-type: none"> <li>Boys and Girls Club of McAllen- Scholarship Program - \$19,000</li> <li>"In His Steps" Shoe Bank of McAllen - \$3,000</li> </ul>	
16	Goal Name	05M: Health Services	
	Goal Description	<ul style="list-style-type: none"> <li>Access Esperanza Clinics, Inc. - \$ 29,000</li> <li>Comfort House Services, inc. - \$49,000</li> <li>Community HOPE Projects, Inc./ HOPE Family Health Center - \$24,000</li> <li>Easter Seals - Rio Grande Valley - \$9,000</li> </ul>	
17	Goal Name	05N: Services for Abused and Neglected Children	
	Goal Description	<ul style="list-style-type: none"> <li>Court Appointed Special Advocates of Hidalgo County - \$3,948.15</li> <li>Children Advocacy of Hidalgo County - \$19,000</li> </ul>	
19	Goal Name	05W: Food Banks	
	Goal Description	<ul style="list-style-type: none"> <li>McAllen Food Pantry- \$38,000</li> </ul>	
20	Goal Name	Construction of Housing	
	Goal Description	<ul style="list-style-type: none"> <li>Affordable Homes of South Texas, Inc.- \$461,564.08</li> </ul>	
22	Goal Name	Program Administration	
	Goal Description	<ul style="list-style-type: none"> <li>CDBG Administration - \$321,264.20</li> <li>HOME Administration - \$51,284</li> </ul>	

23	Goal Name	030: Fire Stations/Equipment	
	Goal Description	<ul style="list-style-type: none"> <li>• 80,000- fire equipment</li> </ul>	
24	Goal Name	Provide Housing and Services for the Homeless	
	Goal Description	<ul style="list-style-type: none"> <li>• Women Together - Emergency Shelter - \$32,075</li> <li>• The Salvation Army - \$32,075</li> <li>• Catholic Charities of the RGV- \$54,926</li> </ul>	







**PUBLIC NOTICE**  
**REQUEST FOR PUBLIC COMMENTS**



**CITY OF McALLEN**  
**2025/2026 Annual Action Plan**  
**Comment Period: May 29, 2025 – June 30, 2025**

***{AVISO PUBLICO: SE INVITA AL PUBLICO EN GENERAL A REVISAR Y COMENTAR SOBRE EL DOCUMENTO “2025-2026 ANNUAL ACTION PLAN” Y REALIZAR SUGERENCIAS CON RESPECTO AL USO Y ASIGNACION DE FONDOS FEDERALES QUE RECIBE McALLEN; SUS SUGERENCIAS Y COMENTARIOS DEBERÁN DE SER ENTREGADAS A PARTIR DEL DIA 29 DE MAYO Y A MAS TARDAR EL 30 DE JUNIO 2025. EL DOCUMENTO ESTARA DISPONIBLE EN VARIAS UBICACIONES DE LA CIUDAD. Para más información en español acerca de este aviso, favor de llamar al teléfono (956) 681-1030.***

Notice is hereby given that the City of McAllen has prepared its 2025 - 2026 Annual Action Plan (budget) for CDBG, and HOME programs. The purpose of this notice is to obtain comments on the City of McAllen’s proposed 2025-2026 Annual Action Plan (AAP). Available funding is follows:

• Community Development Block Grant (CDBG)	\$ 1,608,590.00
• HOME Investment Partnerships Program (HOME)	\$ 502,042.55
<b>TOTAL FUNDS:</b>	<b>\$2,110,632.55</b>

The City of McAllen will submit its 2025/2026 Annual Action Plan to the U.S. Department of Housing and Urban Development San Antonio Field Office (HUD), Region VI, Office of Community Planning & Development, H.F. Garcia Federal Building/U.S. Courthouse, 615 E. Houston Street, Suite 347, San Antonio, Texas 78205, on or about August 15, 2025. HUD will review the Annual Action Plan and is expected to approve the Plan by October 1, 2025. ***All proposed activities are contingent upon funding availability, eligibility, and environmental clearance, amongst other HUD program requirements.***

<b>2025/ 2026 Program Year (PY) - Annual Action Plan</b>		
<b>Community Development Block Grant</b>		<b>\$ 1,608,590.00</b>
<b>Agency</b>	<b>Activity</b>	<b>Budget</b>
<b>General Administration</b>		
City of McAllen – Grant Administration &	<b>21H- General CDBG Administration (20% of PY 2025)</b>	\$ 321,718.00
<b>Administration Total</b>		<b>\$ 321,718.00</b>
<b>Public Services (15% \$241,288.50)</b>		
LRGVDC – Area Agency on Aging	<b>05A- Homemaker and health maintenance services for the elderly</b>	\$19,831.12
LRGVDC – Aging and Disability Center	<b>05B- Homemaker and health maintenance services for persons with disability</b>	\$10,000.00
C.A.M.P. University	<b>05B- Reimburse staff salaries who provide services to special needs adults</b>	\$15,501.12
Capable Kids Foundation	<b>05B- Reimburse staff salaries who provide physical and recreational activities to individuals with disabilities</b>	\$ 3,500.00
Team Mario	<b>05B- Provide iPads for non-verbal kids and summer camp for autistic individuals</b>	\$ 5,000.00
Boys and Girls Club of McAllen	<b>05L- Provide membership, sports and summer camp scholarships</b>	\$24,944.57
First United Methodist Church	<b>05L- Purchase of shoes for school-aged children</b>	\$ 3,000.00
Access Esperanza Clinics, Inc.	<b>05M- Physical exams, pap, diabetes, lipid, STI and lab work</b>	\$10,577.00
Comfort House Services, Inc.	<b>05M- Palliative Care</b>	\$50,000.00
Community HOPE Projects	<b>05M- Provide medication, diagnostic services, lab work</b>	\$20,113.45
Easter Seals	<b>05M- Provide occupational, physical and/or speech therapy</b>	\$ 8,659.59
Make a Wish RGV	<b>05M- Grant wishes to children with critical illnesses</b>	\$ 8,593.49
South Texas Juvenile Diabetes Assoc.	<b>05M- Provide medical assistance voucher to juveniles with Diabetes</b>	\$15,000.00
CASA of Hidalgo County	<b>05N- Court Appointed Special Advocates</b>	\$ 5,000.00
McAllen Food Pantry	<b>05W- Purchase of Food</b>	\$30,000.00
The Salvation Army	<b>05Z- Provide rental assistance and work clothes</b>	\$11,568.16
<b>Public Service Total</b>		<b>\$241,288.50</b>



<b>Public Facilities and Improvements</b>		
City of McAllen – Parks & Recreation	03F- Escandon Field Restrooms	\$ 30,000.00
City of McAllen – Parks & Recreation	03F- Idela Park Restroom Improvements	\$ 20,000.00
McAllen ISD	03F- Dorothea Brown Middle School – Community Track parking lot	\$200,000.00
City of McAllen – Fire Dept.	03O- Hydraulic Rescue Tools	\$100,000.00
City of McAllen – Fire Dept.	03O- Rescue Boat	\$ 70,000.00
City of McAllen – Engineering	03I- 29 <sup>th</sup> and Jordan Drainage Improvements	\$191,210.25
McAllen Public Utilities	03J- Balboa Acres Waterline Replacement Phase IVB	\$434,373.25
	<b>Construction Total</b>	<b>\$1,045,583.50</b>
	<b>Total CDBG Funding Allocation</b>	<b>\$1,608,590.00</b>


<b>HOME Partnership Program (HOME)</b>		<b>\$502,042.55</b>
<b>Agency</b>	<b>Activity</b>	<b>Budget</b>
Affordable Homes of South Texas	Downpayment Assistance	\$351,838.29
Affordable Homes of South Texas	New Construction	\$100,000.00
City of McAllen	HOME General Administration (10% of PY 2025)	\$ 50,204.26
	<b>HOME Funding Allocation</b>	<b>\$502,042.55</b>
	<b>Total Funding Allocation</b>	<b>\$2,110,632.55</b>


## Public Notice: 30-Day Comment Period for 2025/2026 Annual Action Plan

The City invites public comment on the 2025/2026 Annual Action Plan during a 30-day comment period from Thursday, May 29 to Monday, June 30, 2025. Comments will be accepted Monday through Friday, 8:00 a.m. to 5:00 p.m.


Two public hearings on the proposed projects and budget will be held as part of the Citizen Participation Plan:

### **Thursday, June 12, 2025**

 **Starts at 5:00 p.m.**

 **Las Palmas Community Center**  
1921 N. 25<sup>th</sup> St., McAllen, TX

### **Wednesday, June 18, 2025**


 **Starts at 5:00 p.m.**

 **Palm View Community Center**  
3401 Jordan Ave., McAllen, TX

A draft of the Annual Action Plan will be available throughout the comment period at:

- Grant Administration Office, 1300 Houston Ave., McAllen, TX 78501
- Online at <https://mcallen.net/departments/grants/grants-administration>
- McAllen Public Library, 4001 N. 23rd St., McAllen, TX
- Palm View Branch Library, 3401 Jordan Rd., McAllen, TX
- Lark Branch Library, 2601 Lark Ave., McAllen, TX

 Submit comments by email to: [cdbg@mcallen.net](mailto:cdbg@mcallen.net)

 Or mail to: Grant Administration Office  
c/o Julia Lash, Director  
P.O. Box 220  
McAllen, Texas 78505

**Accessibility Notice:** Accommodations (e.g., interpreters) for persons with disabilities, or those with limited English proficiency, will be provided upon request by calling (956) 681-1030 at least three days in advance.

**Relay Services:** Individuals who are deaf, hard of hearing, deaf-blind, or speech-disabled may contact the Grant Administration Department- Community Development Division through Relay Texas by dialing 7-1-1 to request accommodations and participate in the Community Development process.





#	Project Name
23	2025 The Salvation Army
24	2025 HOME New Construction

**Table 7 - Project Information**

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

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

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

Annual Action Plan  
2025

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1	Project Name	2025 CDBG Program Administration
	Target Area	City-Wide
	Goals Supported	Program Administration
	Needs Addressed	Administration
	Funding	CDBG: \$321,264.00
	Description	Funds will be used for program administration.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used for program administration for 5 individuals.
	Location Description	1300 Houston Ave, McAllen, TX 78501
	Planned Activities	Funds will be used for program administration.
2	Project Name	2025HOME Program Administration
	Target Area	City-Wide
	Goals Supported	Program Administration
	Needs Addressed	Administration
	Funding	HOME: \$51,284.00
	Description	Funds will be used for program administration.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used for program administration.
	Location Description	1300 Houston Ave. McAllen, TX 78520
	Planned Activities	Funds will be used for program administration.

4	<b>Project Name</b>	2025 MFD - Fire Equipment
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03O: Fire Stations/Equipment
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$80,000.00
	<b>Description</b>	Funds will be used to purchase equipment including nozzles for fire hoses, a 360-degree rescue camera, battery-operated positive pressure fans, and mobile fire hose carts.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 27,375 persons
	<b>Location Description</b>	Equipment will be housed at 3 locations: 5500 S 23rd St, 201 N 21st St, 2013 E. Dallas Ave, McAllen, TX
	<b>Planned Activities</b>	Funds will be used to purchase equipment including nozzles for fire hoses, a 360-degree rescue camera, battery-operated positive pressure fans, and mobile fire hose carts.
5	<b>Project Name</b>	2025 MPU - Jasmine Ave. Wastewater Line Improvement
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03J: Water/Sewer Improvements
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	CDBG: \$209,765.00
	<b>Description</b>	Funds will be used for the replacement of a 12-inch wastewater line that runs along Jasmine Avenue between Main Street and 12th Street.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will benefit 570 persons.
	<b>Location Description</b>	Project is located along Jasmine Avenue between Main Street and 12th Street.
	<b>Planned Activities</b>	Funds will be used for the replacement of a 12-inch wastewater line that runs along Jasmine Avenue between Main Street and 12th Street.
6	<b>Project Name</b>	2024 PARD - Balboa Toddler Playground Improvement
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03F: Parks and Recreational Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$20,000.00
	<b>Description</b>	Funds will be used for the purchase of new slides and climbers for children ages 2-5, and new paint at Balboa Park.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will benefit 1610 persons.
	<b>Location Description</b>	2611 Covina Ave, McAllen, TX 78501
	<b>Planned Activities</b>	Funds will be used for the purchase of new slides and climbers for children ages 2-5, and new paint at Balboa Park.
7	<b>Project Name</b>	2024 PARD - Escandon Field Lighting Improvement
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03F: Parks and Recreational Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$260,000.00
	<b>Description</b>	Funds will be used to upgrade lighting to LED at Escandon Park.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will benefit 910 persons



	<b>Location Description</b>	2901 Colbath, McAllen, TX 78503
	<b>Planned Activities</b>	Funds will be used to upgrade lighting to LED at Escandon Park.
<b>8</b>	<b>Project Name</b>	2024 PARD - Navarro Playground Improvement
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03F: Parks and Recreational Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$80,000.00
	<b>Description</b>	Funds will be used for the purchase and installation of a new playground
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will benefit 1805 persons.
	<b>Location Description</b>	2100 Hackberry Ave, McAllen, TX 78501
	<b>Planned Activities</b>	Funds will be used for the purchase and installation of a new playground.
<b>9</b>	<b>Project Name</b>	2024 PARD - Retama All Inclusive Playground
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03F: Parks and Recreational Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$252,062.00
	<b>Description</b>	Funds will purchase and install an all-inclusive playground.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will benefit 3615 persons
	<b>Location Description</b>	2500 Laurel Ave., McAllen, TX
	<b>Planned Activities</b>	Funds will purchase and install an all-inclusive playground.
<b>10</b>	<b>Project Name</b>	2024 PARD - Suarez Park Improvement
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03F: Parks and Recreational Facilities

	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$135,000.00
	<b>Description</b>	Funds will be used for parking lot milling and overlay and extending walking trail at Suarez Park.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 1075 persons.
	<b>Location Description</b>	409 S 27th St, McAllen, TX
	<b>Planned Activities</b>	Funds will be used for parking lot milling and overlay and extending walking trail at Suarez Park.
<b>11</b>	<b>Project Name</b>	2024 Women Together - Transitional Housing
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	03C: Homeless Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$7,282.00
	<b>Description</b>	Funds will be used to purchase a wood swing set, commercial-grade handicap toilets, flooring, restroom drop-in sinks, sink faucets, and handicap bars.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project is estimated to serve 45 clients.
	<b>Location Description</b>	501 N. Cynthia, McAllen, TX 78520
<b>12</b>	<b>Planned Activities</b>	Funds will be used to purchase a wood swing set, commercial-grade handicap toilets, flooring, restroom drop-in sinks, sink faucets, and handicap bars.
	<b>Project Name</b>	2024 Access Esperanza Clinics - Access to Care
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05M: Health Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$29,000.00

	<b>Description</b>	Funds will be used for physical exams, pap, diabetes, lipid and STI testing and lab work.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program is estimated to benefit 95 persons.
	<b>Location Description</b>	916 East Hackberry Ave., Suite B, McAllen TX
	<b>Planned Activities</b>	Funds will be used for physical exams, pap, diabetes, lipid and STI testing and lab work.
<b>13</b>	<b>Project Name</b>	2024 Boys and Girls Club of McAllen - Scholarship Program
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05L: Child Care Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$19,000.00
	<b>Description</b>	Funds will be used for membership, sports and/or summer camp scholarships.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program is estimated to benefit 250 children.
	<b>Location Description</b>	2620 West Galveston, McAllen, TX 78501 and 4501 N. 34th St., McAllen, TX 78504.
	<b>Planned Activities</b>	Funds will be used for membership, sports and/or summer camp scholarships.
<b>14</b>	<b>Project Name</b>	2024 C.A.M.P. University - C.A.M.P. Salaries
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05B: Handicapped Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$14,000.00
	<b>Description</b>	Funds will reimburse the staff salaries who provide services to adults with special needs.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program is estimated to benefit 16 adult persons with special needs.
	<b>Location Description</b>	4200 N. Main St. McAllen, TX 78504
	<b>Planned Activities</b>	Funds will reimburse the staff salaries who provide services to adults with special needs.
15	<b>Project Name</b>	2024 Children's Advocacy of Hidalgo County - Hope, Healing, Justice
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05N: Services for Abused and Neglected Children
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$19,000.00
	<b>Description</b>	Funds will reimburse salaries of those who provide services to victims of child abuse.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program is estimate to benefit 200 abused or neglected children.
	<b>Location Description</b>	525 W. Wisconsin Rd, Edinburg TX 78539.
	<b>Planned Activities</b>	Funds will reimburse salaries of those who provide services to victims of child abuse.
16	<b>Project Name</b>	2024 Comfort House Services, Inc. - Caregiver Services
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05M: Health Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$49,000.00
	<b>Description</b>	Funds will be used to reimburse the salaries of Caregivers who provide palliative care.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program will benefit 80 terminally ill patients.



	<b>Location Description</b>	617 Dallas Ave., McAllen, TX 78501
	<b>Planned Activities</b>	Funds will be used to reimburse the salaries of Caregivers who provide palliative care.
<b>17</b>	<b>Project Name</b>	2024 Community HOPE Projects, Inc./HOPE Family Health Center
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05M: Health Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$24,000.00
	<b>Description</b>	Funds will provide diagnostic services, lab work, prescription assistance, minor surgeries and procedures, hospital fees, and emergency transport.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program will benefit approximately 160 persons.
	<b>Location Description</b>	2332 Jordan Rd., McAllen, TX 78503.
	<b>Planned Activities</b>	Funds will provide diagnostic services, lab work, prescription assistance, minor surgeries and procedures, hospital fees, and emergency transport.
<b>18</b>	<b>Project Name</b>	2024 Court Appointed Special Advocates of Hidalgo County (CASA)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05N: Services for Abused and Neglected Children
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$3,948.00
	<b>Description</b>	Funds will reimburse salaries of those who oversee case services for abused children.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program is estimated to benefit 6 abused or neglected children.
	<b>Location Description</b>	1001 S. 10th St. Edinburg, Texas 78539



	<b>Planned Activities</b>	Funds will reimburse salaries of those who oversee case services for abused children.
<b>19</b>	<b>Project Name</b>	2024 Easter Seals Rio Grande Valley - Rehabilitation Services
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05M: Health Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$9,000.00
	<b>Description</b>	Funds will be used for occupational, physical and/or speech therapy units.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program is estimated to benefit 6 persons
	<b>Location Description</b>	1217 W. Houston, McAllen, TX 78501
	<b>Planned Activities</b>	Funds will be used for occupational, physical and/or speech therapy units.
<b>20</b>	<b>Project Name</b>	2024 FUMC - In His Steps Shoe Bank of McAllen
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05L: Child Care Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$3,000.00
	<b>Description</b>	Funds will be used for the purchase of shoes for school-aged children.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program is estimated to benefit 86 school aged children.
	<b>Location Description</b>	4200 North McColl, McAllen TX 78504
	<b>Planned Activities</b>	Funds will be used for the purchase of shoes for school-aged children.
<b>21</b>	<b>Project Name</b>	2024 LRGVDC- Area Agency on Aging
	<b>Target Area</b>	City-Wide

	<b>Goals Supported</b>	05A: Senior Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$19,000.00
	<b>Description</b>	Funds will provide medication, medical supplies, and incontinence supplies for elderly persons.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program is estimated to benefit 38 senior citizens.
	<b>Location Description</b>	301 W. Railroad, Weslaco, TX 78596
	<b>Planned Activities</b>	Funds will provide medication, medical supplies, and incontinence supplies for elderly persons.
22	<b>Project Name</b>	2024 McAllen Food Pantry
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05W: Food Banks
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$38,000.00
	<b>Description</b>	Funds will be used for the purchase of food to be distributed via several citywide pantries.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program is estimated to benefit 4000 persons
	<b>Location Description</b>	2315 Ithica Ave., McAllen, TX 78501
	<b>Planned Activities</b>	Funds will be used for the purchase of food to be distributed via several citywide pantries.
23	<b>Project Name</b>	2024 The Salvation Army
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	05Z: Other Public Services
	<b>Needs Addressed</b>	Public Services including Homeless Needs
	<b>Funding</b>	CDBG: \$14,000.00

	<b>Description</b>	Funds will be used for rent, transportation, and work clothes.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program is estimated to benefit 14 persons.
	<b>Location Description</b>	1600 N. 23rd St., McAllen, TX 78501
	<b>Planned Activities</b>	Funds will be used for rent, transportation, and work clothes.
24	<b>Project Name</b>	HOME New Construction
	<b>Target Area</b>	CDBG ELIGIBLE CENSUS TRACTS
	<b>Goals Supported</b>	Construction of Housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	HOME: \$461,564.00
	<b>Description</b>	Funds will be used for the construction of homes throughout the City
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program is estimated to benefit 6 Households
	<b>Location Description</b>	Eligible areas in McAllen, TX
	<b>Planned Activities</b>	

## **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of McAllen undertakes a request for applications process for CDBG and HOME funding. All Census Tracts within the City contain a preponderance of minorities. Nonetheless, CDBG resources are more narrowly focused on low-income areas within the City, particularly south of Pecan Blvd.

### **Geographic Distribution**

Target Area	Percentage of Funds
CDBG ELIGIBLE CENSUS TRACTS	65

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

By focusing improvements in CDBG-eligible target areas, the City is aiming to enhance living conditions, stimulate economic development, and address infrastructure deficits in these communities. This approach helps ensure that the benefits of public investments are directed towards areas that need them most.

### **Discussion**

CDBG funds are specifically allocated to qualified Census Tracts or Block Groups where more than 51% of residents have low to moderate incomes. Many non-profit organizations are based in or have satellite offices within these eligible areas, providing vital services to the community. Since the American Community Survey updates its data annually, there is a possibility that some currently eligible Census Tracts or Block Groups may lose their qualification status. However, it is anticipated that area benefit projects will continue to be eligible for funding throughout the current funding period, despite any potential changes in eligibility.

## Affordable Housing

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

#### Introduction

The City of McAllen has prioritized affordable housing across its jurisdiction. To address the housing needs of low-income households, individuals with special needs, the elderly, and homeless individuals and families, the City utilizes funding from CDBG and HOME. The strategy for ensuring decent and safe affordable housing throughout McAllen includes rehabilitating existing housing, developing new affordable housing, and providing rental assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	941
Non-Homeless	26
Special-Needs	0
Total	967

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	32
The Production of New Units	6
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	38

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion

Emergency shelter services will be delivered by The Salvation Army and the Women Together Foundation, Inc. Homeless prevention efforts will be carried out by Catholic Charities of the Rio Grande Valley and The Salvation Army.

Affordable Homes of South Texas will spearhead permanent housing projects, aiming to construct six new homes through Community Housing Development Organization (CHDO) HOME activities.



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

### **Introduction**

During the development of the FY 2025-2026 Annual Action Plan, the McAllen Housing Authority (MHA) was consulted. MHA provided a detailed overview of their current portfolio, including information on waiting lists, accessible units, and the status of waitlists for both traditional and handicap-compliant units within the public housing and Section 8 programs.

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

CDBG or HOME funds will not be allocated directly to the McAllen Housing Authority; however, other HUD funds will be used to help residents maintain decent, safe, and sanitary housing. The City also supports the McAllen Housing Authority by assisting with the preparation of environmental reviews as needed for federal funding. The City's involvement in public housing issues is ongoing, with the Mayor appointing members to the McAllen Housing Authority Board of Directors. Additionally, the McAllen Housing Authority is a key partner in the City's newly established local housing coalition.

Furthermore, the City continues to collaborate with the McAllen Housing Authority to enhance facilities and support resident initiatives.

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

The management of the McAllen Public Housing Authority organizes meetings with residents to review the operations of the authority. The Housing Authority Resident Advisory Board meets monthly to address resident initiatives and implement policies. Since 2004, the MHA and Affordable Homes of South Texas, Inc. have successfully operated a program that uses Section 8 vouchers for homeownership. Information on acquiring or purchasing affordable homes through Affordable Homes of South Texas Inc. is readily available at the housing authority. Additionally, the City's HOME funds may be used to support Section 8 Homeownership Recipients in their transition to homeownership.

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

The City of McAllen is pleased to report that the Housing Authority is not classified as troubled by HUD and is recognized as a high-performing agency. The City remains committed to exploring opportunities to leverage its housing and community development activities in collaboration with the local McAllen Public Housing Authority (PHA) to enhance opportunities for public housing residents.

### **Discussion**

The McAllen Housing Authority oversees 89 Public Housing units and 1,359 Section 8/Housing Choice Vouchers. Beyond these federal programs, the McAllen Housing Authority, through its affiliates, owns and manages six housing developments that provide additional affordable rental units within the community.

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

### **Introduction:**

The City of McAllen identifies barriers to affordable housing through its Analysis of Impediments (AI). This document, developed to meet HUD requirements, provides a detailed examination of actions and activities that restrict access to affordable housing. It also outlines strategies to overcome these obstacles. The AI is available for review at the City of McAllen's Grant Administration Office. The City will continue to review and update the AI regularly to ensure its accuracy and relevance.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of McAllen does not view local building regulations, development fees, subdividing fees, and environmental assessments as barriers to fair and affordable housing. Most of these regulations and policies are not considered excessive, exclusionary, discriminatory, or duplicative. Charging fees for development, particularly related to land preparation, is seen as reasonable for Hidalgo County and local jurisdictions.

Nevertheless, it is acknowledged that these costs can be potentially prohibitive for the development of affordable housing. To address this, the City of McAllen may consider waiving or reducing fees for affordable housing projects. This approach could provide an additional incentive for developing affordable housing. By combining these efforts with other federal and non-federal funding sources, affordable housing could become more accessible, especially for extremely low-income households.

### **Discussion:**

The City of McAllen faces significant challenges to affordable housing and community development, including a high percentage of households living below the poverty line, elevated unemployment rates, and low levels of educational attainment (specifically, those holding a bachelor's degree). To address these issues, the City has prioritized social services, housing and infrastructure, public facilities, and economic development. It will continue to fund projects that expand housing options and related services for non-homeless individuals, including those with special needs.

To raise awareness of barriers to affordable housing, the City will declare April as "Fair Housing Month." During this time, the Mayor or a City Commissioner will provide information about different types of discrimination and outline the actions that renters or homebuyers can take.

Affordable housing remains a top priority and will be addressed through FY 2025-2026 CDBG and HOME funds. The City is committed to mitigating, as much as possible, any conditions that hinder the construction, maintenance, development, or sustainability of affordable housing units.

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

### **Introduction:**

The City's rapid growth necessitates ongoing attention to balancing competing needs in housing and community development. McAllen acknowledges the importance of addressing obstacles to meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, alleviating poverty, and improving coordination among public and private housing and social service agencies. Despite these efforts, current needs significantly exceed the federal, state, and local funding available to address them.

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

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

Barriers to affordable housing in McAllen are intensified by several factors, including rents that rise faster than wages, high levels of unemployment and underemployment, and post-pandemic inflation. Local governments have limited control over many of the factors affecting housing supply, such as land costs, construction expenses, financing rates, and land availability. The combination of increasing market values, rising construction costs, limited financing options, aging housing stock, and high demand for scarce land has constrained housing production, especially for low- and moderate-income individuals.

To address these challenges, the City is actively exploring financing tools and resources that can be combined with CDBG and HOME funding to enhance the development of affordable and accessible housing.

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

All units receiving assistance through the housing rehabilitation and tenant-based rental assistance programs are inspected for lead-based paint hazards. The Environmental Protection Agency (EPA) issued the Renovation, Repair, and Painting (RRP) Rule in April 2008, which introduced new measures to prevent lead poisoning and took effect on April 22, 2010. The Office of Healthy Homes and Lead Hazard Control has since provided guidance to comply with both the EPA's RRP and the Lead Safe Housing Rule (LSHR). Notably, the LSHR includes requirements for clearance examinations, a key difference from the RRP Rule.

The City of McAllen follows the requirements outlined in the LSHR's "Protect Your Family from Lead in Your Home" and the EPA's "Renovate Right: Important Lead Hazard Information for Families, Child Care



Providers, and Schools" pamphlets, as mandated by the Lead Disclosure Rule. The City has also reviewed its housing rehabilitation programs to ensure compliance with these updated regulations and uses federal funds to assess and address lead-based paint hazards appropriately. In line with HUD and EPA guidelines, the City will continue to conduct inspections and testing on homes built before 1978 and will stay updated with any changes or interpretations of the program rules.

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

The City participates in the County Anti-Poverty Plan, which targets the region's most vulnerable populations—primarily low- and moderate-income households earning between 0 and 80 percent of the median family income, individuals and families in public or assisted housing, and homeless individuals and families. The most at-risk groups are those who are dependent on public subsidies to maintain their residences, including the lowest-income households who are often on the brink of homelessness. These households will benefit most directly from increased housing and community development efforts in the region.

The City's development vision focuses on providing decent housing and suitable living environments while expanding economic opportunities for low- and moderate-income individuals. To effectively promote economic development and job creation, the City must address several barriers, including a lack of education and skilled labor, insufficient capital, and inadequate information. Strategies to overcome these challenges include:

- Providing support services to reduce barriers to job training and permanent employment
- Offering literacy and life skills programs
- Identifying job opportunities and implementing training programs to meet employment requirements
- Initiating regional business development efforts to expand existing businesses and stimulate entrepreneurial activity

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

The City of McAllen's municipal government, consisting of the Mayor and six Commissioners, serves as the legislative body for the City. The Grant Administration Department oversees the management of housing and community development funds from the U.S. Department of Housing and Urban Development (HUD). Aside from administrative costs, all CDBG and HOME funds are contracted to social service agencies and municipal departments for eligible project implementation. The City utilizes the following departments for project execution:

- McAllen Public Utilities: Provides treated water in compliance with SDWA and U.S. EPA standards.
- Fire Department: Responds to emergencies with mitigation, control systems, and support services.
- Engineering Department: Manages design and construction of infrastructure and public facilities.
- Parks and Recreation Department: Analyzes green and open space as well as recreation programs.

- Finance Department: Handles payments and acts as a liaison with external auditors.
- Internal Auditing Department: Monitors procedures of subrecipients and departments.
- Purchasing and Contracting Department: Offers technical assistance related to purchasing policies for municipal and subrecipient agencies.
- Office of Management and Budget: Conducts budget analysis, reconciliation, and confirms federal financial accounting systems.

The broader Hidalgo County institutional structure includes a network of public agencies and community organizations across South Texas, all dedicated to providing affordable housing, supportive services, and community development for low- and moderate-income individuals and families. Coordination among local agencies, community-based organizations, and social service providers is crucial to addressing the region's urgent needs.

Additionally, McAllen has developed its HOME-ARP Allocation Plan to provide permanent housing and stability for various populations, including those experiencing long-term or chronic homelessness, victims of domestic violence, and individuals fleeing human trafficking. The plan also targets populations at risk of homelessness, veterans, and families including veterans. The Development of Affordable Rental Housing, combined with Supportive Services, addresses the needs of these vulnerable groups and fosters greater collaboration across agencies dedicated to affordable housing and community development.

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

The City of McAllen collaborates with a diverse range of organizations involved in housing, homeless assistance, special needs services, and community development. Key partners include the Public Housing Authority (PHA), Community Housing Development Organization (CHDO), and various community organizations that focus on social services, youth programs, elderly care, services for individuals with disabilities, abused children, health services, homeless assistance, and domestic violence support.

Commitment and coordination among local government, community organizations, and the public have been crucial in effectively deploying HUD funds across the County. Additionally, the City Commission has established a fourteen-member advisory council to review and recommend the allocation of HUD-awarded funds for both non-profit and City department projects. This advisory council conducts several public hearings, tours proposed construction sites, and engages with applicants before making funding recommendations.

The Advisory Council's review process includes evaluating applications from non-profits and helps members gain a comprehensive understanding of City needs. This thorough review process enhances their ability to assess applications and provide well-considered recommendations for HUD fund

utilization. These procedures are intended to continue as the City develops programs using CDBG and HOME funds.

**Discussion:**

The City faces significant challenges in securing affordable housing, programs for special needs residents, and ensuring community safety and development. These obstacles are intensified by the rapid population growth within McAllen. Despite these difficulties, the City is dedicated to addressing these issues through improved coordination with neighboring communities and by strengthening collaboration across public and private housing and social service agencies throughout the County.

## Program Specific Requirements

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

#### Introduction:

HUD has announced an allocation of \$2,272,764.08 in federal funding for the 2024 Program Year allocations are outlined below:

CDBG-\$1,606,321

HOME-\$512,848.08

In the Action Plan, the City describes the programs and services that it will undertake during the period beginning October 1, 2024, until September 30, 2025. The Action Plan details the populations that will be served, projects to be undertaken, and resources that will be used over the next year to address the second of the five years covered by the Consolidated Plan and Strategy.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

100.00%

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

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

With the HOME program, the City will use no other forms of investment other than those described in 24 CFR 92.205(b). As an economically distressed area, the City has been waived (100%) from its HOME matching requirement.

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



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

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

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

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

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

As detailed above, the City has adopted a recapture policy to address the continued affordability of housing units acquired and/or constructed with HOME funds. In summary, the City has selected the "Owner Investment Returned First" recapture option for its HOME Program. If net proceeds are available, the owner will receive their investment before the HOME note is repaid. An equal amount (based on length of affordability) will be reduced on the anniversary of closing. The difference between the HOME investment and any reduction is due to the City to the extent net proceeds are available. Nonetheless, the City has also included the provision to allow a second borrow to continue the period of affordability should no additional HOME assistance be necessary and the subsequent buyer qualifies as low-income.

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City's HOME TBRA will not implement a preference for persons.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not Applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not Applicable.

## Attachments

