

# Community Development Block Grant



*Draft*

**Action Plan FY 2020-2021**

**October 1, 2020—September 30, 2021**



# Executive Summary

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

### 1. Introduction

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

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

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

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

While the entitlement communities approached the consultation collectively, each community assessed their individual needs, goals, objectives and outcomes. This assessment produced an independent Consolidated Plan and Strategy document. As had been done under the previous Consolidated Plans, independent Action Plan and CAPER documents will also be composed and remitted by each community. No aggregated data is intended to be reported under this Consolidated Plan. The preparation of this FY 2021-2022 One-Year Action Plan represents Year 4 of the FY 2018-2022 CPS.

### 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.

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Three national goals/objectives serve as the overall framework for the use of Consolidated Plan funds. The goals are (1) to provide decent housing, (2) create a suitable living environment and (3) expand economic opportunities, to principally benefit extremely low-, low-, and moderate-income individuals and families. Activities undertaken by Affordable Homes of South Texas, Inc. and Catholic Charities of the RGV address decent housing; all other programs serve to create a suitable living environment. No FY 2021 HUD-funded programs address expanding economic opportunities; such programs are traditionally funded by local dollars but have recently been addressed by CDBG-CV funding.

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

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

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

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

- Housing - Construction, Counseling, Rehabilitation of Single and Multi-Unit Properties, Homeowner Assistance and Public Housing Modernization
- Infrastructure - Street Improvements, Water/Sewer Improvements, Sidewalk Construction, Flood/Drain Improvements and Repayments of Section 108 Loans
- Public Facilities - Youth Centers, Senior Centers, Homeless Facilities/Operating Costs, Neighborhood Facilities, Parks and Recreational Facilities, Fire Stations/Equipment and Health Centers

- Public Services - Social/Support Services for qualified individuals and families including services for seniors, children, youth, general population, handicapped persons, abused and neglected children and battered and abused spouses as well as transportation, health services and subsistence payments
- Economic Development - Financial resources/infrastructure upgrades intended to improve the business community including micro-enterprise loans, revolving loan funds and/or building acquisition, construction or rehabilitation

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

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

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

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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 2019-2020 CAPER was the second annual report related to the FY 2018-2022 CPS.

In summary, the City noted the following accomplishments in the FY 2019-2020 CAPER:

- Two Homes Rehabilitated
- More than 500 persons were provided medical services
- More than 5,400 people received food assistance
- Forty seniors were provided meals, medication assistance or medical services
- Twenty-four persons with special needs were taught life skills
- Two hundred children/youth received services

Review of these accomplishments served as the basis for development of the goals noted in the current CPS. In addition, these accomplishments also served as a basis for determining "High" Priorities.

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

Summary from citizen participation section of plan.

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 three public hearings and two public meetings regarding the development of this document.

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

- Housing - Construction, Rehabilitation of Single-Unit Properties, Homeowner Assistance and Tenant-Based Rental Assistance
- Infrastructure - Street Improvements, Water/Sewer Improvements and Sidewalk Improvements
- Public Facilities - Homeless Facilities/Operating Costs, Public Facilities, Youth Centers and Parks and Recreational Facilities
- Public Services - Social/Support Services for seniors, children, youth/children, general population, handicapped persons, abused and neglected children and battered and abused spouses, 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 Wednesday, April 21, 2021 and will expire on Friday, May 28, 2021.

Efforts to broaden citizen participation include the number of public hearings, locations of the hearings, the varied persons conducting the hearing (Advisory Board Members, City Commissioners and City Staff) as well as online outreach via Zoom. Comments received and reasons for not accepting are further detailed in "PR-15 Citizen Participation". Efforts were also made to solicit broad participation through traditional means such as publications in the newspaper and postings outside City Hall as well as less traditional means such as internet postings and notices 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.

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In order to solicit input, McAllen held three public hearings within its jurisdiction during the period of January – April 2021. The three public hearing were held before the Community Development Advisory Council; two more hearings are scheduled - one during a regularly scheduled City Commission meeting and one for public housing residents.

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

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

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

**7. Summary**

This document represents the third year of the FY 2018-2022 Consolidated Plan and Strategy. Submission of this application for funding is anticipated to be remitted on or about August 15, 2021.

Comment period will begin on Wednesday, April 21, 2021 and conclude on Friday, May 28, 2021.

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

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

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

Agency Role		Name	Department/Agency
Lead Agency		MCALLEN	
CDBG Administrator	MCALLEN		Grant Administration-Community Development Office
HOPWA Administrator			
HOME Administrator	MCALLEN		Grant Administration-Community Development Office
ESG Administrator			Grant Administration –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 2021-2022 One-Year Action Plan (OYAP) document. The CD Office administers the housing and community development programs covered by the CPS including those funded by Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grants (ESG). As the lead agency, staff coordinated the development and implementation of projects in line with the Consolidated Plan and Strategy and while considering input from a broad range of stakeholders, including a fourteen member panel which serve as the Community Development Advisory Council (CDAC). The CDAC is tasked with annually evaluating proposed projects, establishing timelines, conducting public hearings and broadly reviewing project expenditures. The CD Office and CDAC, in order to obtain input and solicit from interested parties, public agencies and community organizations, held several public hearing/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 three public hearings in order to solicit input from the community regarding its needs. From these consultations and assessments, this document was composed in draft form. Two additional public hearings will be held in order to assess comments regarding the proposed projects and budgets noted in the draft document. Upon the completion of the 30-day comment period and subsequent approval by City Commission, this final document will serve to identify the projects and programs to be funded during the fourth year of the FY 2018-2022 Consolidated Plan and Strategy.

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

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

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

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

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

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

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

Further, the CD Office has an on-going relationship with personnel from the U.S. Census Bureau. Collaboration has focused on informing program beneficiaries and service providers about services/gaps, the needs of immigrants and strategizing for Census 2020. Although the entitlement communities opted to not create a regional Consolidated Plan, staff often assist one another in the development of programs, processes or oversight.

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

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

With regards to the 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. Persons threatened with homelessness are often assisted by The Salvation Army, Catholic Charities of the RGV or Silver Ribbon Community Partners. Funding available through CDBG-CV was allocated to Affordable Homes of South Texas to address homeless prevention for individuals and families affected by Covid-19. All five organizations were consulted during the development of the Consolidated Plan and will

receive support from the City of McAllen. This data remains the basis of funding projects related to homelessness and/or homelessness prevention.

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

The City of McAllen will now be receiving ESG funds during the Consolidated Plan and Strategy timeframe. Standard Operating Procedures governing the award of HUD-awarded grants will require staff to prepare an application and publish a Notice of Funding Availability. Once received, applications will be presented to the Community Development Advisory Committee (CDAC). The CDAC is composed of fourteen residents who make recommendations to the City Commission regarding Community Development/HOME/ESG or any other HUD-awarded programs.

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

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

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

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

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

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

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

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

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

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

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

12	<b>Agency/Group/Organization</b>	Lower Rio Grande Valley Development Council
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Public Services 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 stakeholder meetings. Outcomes: Senior Services - High Priority; provide a suitable living environment by providing senior services; project funded.
13	<b>Agency/Group/Organization</b>	MCALLEN FOOD PANTRY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans 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 stakeholder meetings. Outcomes: Food Banks - High Priority; provide a suitable living environment by increasing availability /accessibility of food distribution services; project funded.
14	<b>Agency/Group/Organization</b>	MCALLEN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy

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

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

	<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 stakeholder meetings. Outcomes: Housing (homeless facilities) operating costs of homeless and HIV/AIDS facilities, homeless services (prevention and subsistence payments), and other public services - High Priorities; provide decent housing by increasing availability/accessibility, affordability and sustainability of housing stock and provide a suitable living environment by increasing availability/accessibility of operational costs and other public services; project funded.
18	<b>Agency/Group/Organization</b>	Women Together Foundation, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment

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

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during stakeholder meetings. Outcome: Parks and Recreational Facilities - High Priority; provide a suitable living environment by increasing availability/accessibility of parks and recreational facilities; project funded.
21	<b>Agency/Group/Organization</b>	COMFORT HOUSE SERVICES INC
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy Public Service Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input during stakeholder meetings. Outcome: Health Services - High Priority; provide a suitable living environment by increasing availability /accessibility of health services; project funded.
23	<b>Agency/Group/Organization</b>	To Give International dba Creative Arts Studio
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<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 stakeholder meetings. Outcomes: Child Care Services - High Priority; provided a suitable living environment by increasing availability/accessibility of youth services; project funded.
24	<b>Agency/Group/Organization</b>	City of McAllen
	<b>Agency/Group/Organization Type</b>	Other government - Local ENGINEERING DEPARTMENT 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 during stakeholder meetings. Outcomes: Infrastructure Improvements (Water/Sewer, Sidewalks and Street Improvements)- High Priorities; provide a suitable living environment by increasing availability/accessibility; projects funded.

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

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Texas Homeless Network	Staff provided input and acknowledged City's goals were aligned (homeless prevention and rapid housing).

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

## **Narrative (optional)**

### Additional agencies

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

### **Planning Process to Narrow Digital Divide**

McAllen ISD provides iPad or Chromebooks to its students. Wi-Fi internet is available at MISD campuses and at City facilities. However, in order to further narrow the digital divide, low-cost internet services, provided by ATT, are available to qualified residences. WIFI is also available in many of the City's public spaces such as parks, airport and three libraries/community centers. Using COVID-19 funds, the City is continuing to install WIFI with a focus on CDBG-eligible areas.

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

As the City saw during the disastrous flooding in June 2018, June 2019 and again with Hurricane Hanna (2020), drainage improvement projects are a necessary component of the City's services. Each year, the City Engineer and/or the City's Drainage Engineer present the CD Council with applications based on the previous year's calls for assistance, street closures, property damage assessments and/or other variables. The City Engineer is a key staff member in the City's Emergency Management Plan and also serves as the local flood plain administrator. Within her purview lies services complementary to the provision of drainage such as street improvements, traffic assessments, sidewalk improvements (curb and gutter) and GIS planning and mapping. In an effort to increase community resiliency, the CDBG program consistently funds water/sewer improvements projects and, during severe weather, CD staff may serve as a liaison with resident and service organizations providing support in low and moderate-income areas. And, due to the 2018, 2019 and 2020 flooding, FEMA funds have been allocated to the region in order to address the Presidentially-declared disasters. In addition, voters approved a bond for the provision of additional drainage projects throughout the community. Progress may be followed on the City's bond website.

Further, the McAllen Public Utilities is responsible for the provision of safe drinking water and sanitary sewer services. Recently, MPU upgraded or constructed new facilities for these services. CDBG funds are often used to assist in low-income areas by replacing aging water and sewer

infrastructure. Through upgrades/new construction, the now stable infrastructure is less likely to be negatively impacted during hazardous weather/situations.

Also, outdoor recreational space is used by the City as part of the drainage system. City/school parks at Jackson Elementary and McAuliffe Elementary serve as detention ponds to retain water during heavy rain events. The joint use of land serves to showcase the partnership between the City and McAllen Independent School District and provide for hazard mitigation. Several additional Regional Detention Facilities are currently proposed using different funding sources.

Staff from the Engineering Department (including Traffic Division), McAllen Public Utilities, and McAllen ISD were consulted during the development of the Consolidated Plan and this Action Plan.

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

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

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

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

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

- Child Care Services
- Food Banks
- Handicapped Services/Services for the Disabled
- Health Services
- Homeless Facilities
- Housing - Construction, 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, Street and Sidewalk 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. Public Hearing notices appear at least 15-days prior to said hearing (unless exempted by exigent circumstances).

Two additional public hearings are scheduled during the 30-day comment period.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	CDAC held a Public Hearing on Thursday, January 21, 2021	Need for Construction of Housing and Rehabilitation Services; 6 persons attended	Noted as High Priorities	<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)
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 Thursday, March 25, 2021</p>	<p>Need for services and support for battered spouses, rehabilitation and construction of housing, infrastructure improvements, youth centers, and youth/child care services; 11 persons attended</p>	<p>Noted as High Priorities</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	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	CDAC held a Public Meeting on Thursday, April 08, 2021	Need for health/medical services, services for homeless individuals and families, general public services, senior services, provision of food, code enforcement, services for persons with special needs, youth/child care services, subsistence payments, services for abused and neglected children, and services for persons with HIV/AIDS; 30 persons attended	Noted as High Priorities	<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)
4	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>	City Commissioner held a Public Hearing on Monday, June 14, 2021	UPCOMING	N/A	<a href="http://www.mcallen.net">www.mcallen.net</a>
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Residents of Public and Assisted Housing</p>	McAllen Housing Authority opened the Public Hearing on May 7, 2021	UPCOMING	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of McAllen is anticipating entitlement grant resources totaling \$2,289,538 during the next fiscal year (October 1, 2021 - September 30, 2022) to address obstacles to meet underserved needs, foster decent housing, and enhance communication between housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report to be remitted to HUD in December 2022.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,742,013		0			Estimated \$400,000 CBDO Proceeds (type of program income)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	586,750		0			Estimated \$400,000 CHDO Proceeds (type of program income).
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	145,737					Refer to AP-35 for ESG Projects.

Table 5 - Expected Resources – Priority Table

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

The City of McAllen encourages non-profit subrecipients and municipal departments to leverage HUD funds with other resources. For FY 2021-2022, CDBG funds are expected to leverage approximately \$3 for every HUD dollar awarded to the City.

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

- Federal (Award) - \$1,742,013
- Program Income (CBDO Proceeds) - \$400,000

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

- Federal Award - \$586,750
- CHDO Proceeds - \$400,000

With the HOME program, the City will use no other forms of investment other than those described in 24 CFR 92.205(b). As an economically distressed area, the City has been waived (100%) from its HOME matching requirement. The HOME Match reduction was determined by HUD because the City met both economic criteria and has been deemed an area where a Presidentially declared disaster has occurred.

The amounts to be used this fiscal year to address Emergency Solutions Grant Activities are:

- Federal (Award) - \$145,737
- Match - \$145,737

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

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

For FY 2021-2022, one City/School park projects is scheduled to be improved with CDBG funds.

**Discussion**

The City's budget for FY 2021-2022 is anticipated to be \$3,089,538 comprised of:

- Community Development Block Grant Funds

- Allocation:\$1,742,013
- CBDO Proceeds: \$400,000 (Noted on the Priority Table in the Program Income Field)

- HOME Investment Partnership Program

- Allocation:\$586,750
- CHDO Proceeds: \$400,000 (Noted on the Priority Table in the Program Income Field)

- Emergency Solutions Grant Program

- Allocation: \$145,737
- Match: \$145,737

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

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of McAllen encourages non-profit subrecipients and municipal departments to leverage HUD funds with other resources. For FY 2021-2022, CDBG projects will leverage approximately \$3 for every HUD dollar.

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 due to meeting HUD criteria and being an area affected by a Presidentially-declared disaster.

### Projects

#### Table 6 - Project Information

<b>HUD MATRIX CODE</b>	<b>PROJECT NAME</b>	<b>AMOUNT</b>
<b>03C: HOMELESS FACILITIES</b>		
	▪ <b>Women Together Foundation, Inc. – Emergency Shelter</b>	<b>\$32,000</b>
	Funds will replace floor tiles, door frames, hardware, and some appliances	
<b>03F: PARKS AND RECREATIONAL FACILITIES</b>		
	▪ <b>McAllen ISD – Escandon Elementary All-Inclusive Playground</b>	<b>\$200,000</b>
	Funds will purchase and install an all-inclusive playground with all-weather surfacing	
	▪ <b>COM Parks &amp; Recreation Dept. – Los Encinos Playground Improvements</b>	<b>\$45,000</b>
	Funds will be used to install new and updated playground panels and play elements	
<b>03J: WATER/SEWER IMPROVEMENTS</b>		
	▪ <b>McAllen Public Utilities – Newport Waterline Phase I</b>	<b>\$112,210</b>
	Funds will install waterlines between S. 21 <sup>st</sup> St, Lindberg Circle, and south of Newport	
	▪ <b>McAllen Public Utilities – 19 ½ St. Oakland to Jackson Waterline Imp.</b>	<b>\$109,690</b>
	Funds will install new waterlines along Jackson Avenue, Oakland Avenue, and 20 <sup>th</sup> St.	
<b>03L: SIDEWALKS</b>		
	▪ <b>Engineering Department – Gumwood Avenue Sidewalk Installation</b>	<b>\$200,000</b>
	Funds will install ADA sidewalks along Gumwood Ave, between Ware Rd and N. 29 <sup>th</sup> St.	
<b>03O: FIRE STATIONS/EQUIPMENT</b>		
	▪ <b>McAllen Fire Department – Cascade System</b>	<b>\$85,000</b>
	Funds will purchase a self-contained breathing apparatus compressor & cascade system	
	▪ <b>McAllen Fire Department- Brush Truck</b>	<b>\$150,000</b>
	Funds will be used for the purchase of a brush fire truck for Fire Station 6	
	▪ <b>Mcallen Fire Department- Portable Radios</b>	<b>\$12,000</b>

Funds will be used for the purchase of portable radios

- **McAllen Fire Department - SCBA Harness and Cylinders** **\$88,100**

Funds will purchase self-contained breathing apparatus harnesses and cylinders

**05Z: OTHER PUBLIC SERVICES**

- **Silver Ribbon Community Partners** **\$9,000**

Funds will pay rent, utilities and deposits, medical equipment and medical assistance

- **The Salvation Army** **\$10,000**

Funds will be used for rent, transportation, medication assistance and work clothes

**05A: SENIOR SERVICES**

- **Amigos Del Valle, Inc.** **\$30,000**

Funds will be used for the preparation and delivery of noon meals to homebound elderly

- **LRGVDC – Area Agency on Aging** **\$8,000**

Funds will provide medication, and medical supplies for elderly persons

**05B: SERVICES FOR THE DISABLED**

- **C.A.M.P. University** **\$10,000**

Funds will reimburse the staff salaries who provide services to adults with special needs

**05D: YOUTH SERVICES**

- **To Give International dba Creative Art Studio** **\$5,000**

Funds will be used for instructor and program coordinator salaries



**05G: ABUSED AND NEGLECTED SPOUSES**

- **Women Together – Emergency Shelter** **\$2,000**  
Funds will be used for the purchase of a cart/trolley and kitchen appliances
- **Women Together Foundation, Inc. – Transitional Housing** **\$1,000**  
Funds will be used for the purchase of stoves, and refrigerators

**05L: CHILD CARE SERVICES**

- **Boys and Girls Club of McAllen – Scholarship Program** **\$15,000**  
Funds will be used for membership, sports and/or summer camp scholarships
- **“In His Steps” Shoe Bank of McAllen** **\$2,000**  
Funds will be used for the purchase of shoes for school-aged children

**05M: HEALTH SERVICES**

- **Access Esperanza Clinics, Inc.** **\$10,000**  
Funds will be used for physical exams, pap, diabetes, lipid and STI testing and lab work
- **Comfort House Services, Inc.** **\$31,000**  
Funds will be used to reimburse the salaries of Caregivers who provide palliative care
- **Community HOPE Projects, Inc./HOPE Family Health Center** **\$30,000**  
Funds will provide diagnostic services, labs work, hospital fees and emergency transport
- **Easter Seals – Rio Grande Valley** **\$10,000**  
Funds will be used for occupational, physical and/or speech therapy units

**05N: ABUSED AND NEGLECTED CHILDREN**

- **Children’s Advocacy of Hidalgo County** **\$12,000**  
Funds will reimburse salaries of those who provide services to victims of child abuse

**05Q: SUBSISTENCE PAYMENTS**

- **Catholic Charities of the Rio Grande Valley** **\$10,000**

Funds will reimburse utility/rental assistance and deposits to prevent homelessness

**05W: FOOD BANKS**

- **McAllen Food Pantry** **\$40,000**

Funds will be used for the purchase of food to be distributed via several citywide pantries

- **Food Bank of the RGV** **\$25,000**

Funds will purchase food to be distributed to seniors in housing developments

**14A: REHABILITATION; SINGLE-UNIT RESIDENTIAL**

- **Affordable Homes of South Texas, Inc.** **\$100,000**

Funds will be used to rehabilitate owner-occupied housing units

**21A: GENERAL PROGRAM ADMINISTRATION**

- **Administration** **\$348,013**

Funds will be used for program administration

<u>HUD MATRIX CODE</u>	<u>PROJECT NAME</u>	<u>AMOUNT</u>
------------------------	---------------------	---------------

**12: CONSTRUCTION OF HOUSING**

- **Affordable Homes of South Texas, Inc. – New Construction** **\$529,000**

Funds will be used for the construction of homes throughout the City

**21A: GENERAL PROGRAM ADMINISTRATION**

- **Administration** **\$57,750**

Funds will be used for program administration related to the HOME Program

<u>HUD MATRIX CODE</u>	<u>PROJECT NAME</u>	<u>AMOUNT</u>
------------------------	---------------------	---------------

- **The Salvation Army – Street Outreach/ Emergency Shelter/ HMIS** **\$59,000**

Funds will be used for Shelter Operations, transportation, equipment/HMIS

- **Women Together Foundation, Inc- Emergency Shelter Operations** **76,000**

Funds will be used for Shelter Operations

- **General Administration** **10,737**

Funds will be used for program administration by agencies and staff

**GRAND TOTAL**      **\$2,474,500**

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

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

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

Prior to COVID-19 an ongoing concern to addressing underserved needs was the consistent number of persons crossing the border illegally. The area has seen an influx of illegal border crossers, many of whom are underaged and, often, unaccompanied minors. This phenomenon has stretched local service providers and government resources. Although federal funds have been allocated, the system of reimbursement remains in flux. Further services provided by municipalities are less likely to be reimbursed than those direct services such as housing and food provision, provided by non-profit organizations.

Subsequently, the City has been taxed by the costs to provide protection from COVID-19. Local resources have been reallocated to address public safety and public health.

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

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

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

#### Geographic Distribution

Target Area	Percentage of Funds
CDBG ELIGIBLE CENSUS TRACTS	62

Table 7 - Geographic Distribution

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

CDBG regulations stipulate that projects which have an area-wide impact must primarily benefit low-income persons. The City uses 2010 Census Tracts and Block Groups to identify projects' geographic boundaries. Then, the City uses HUD's Web AppBuilder for ArcGIS (Low- and Moderate-Income Area Data, based on 2011-2015 ACS) to compute the percentage of low income households.

The FY 2021-2022 projects that were deemed eligible using area-wide benefit / allocated geographically are:

- McAllen Public Utilities – New Port Waterline Improvement Phase I
- McAllen Public Utilities – 19 ½ St Oakland to Jackson Waterline Improvement
- Engineering Department - Gumwood Ave Sidewalk
- Fire Department – Cascade System, Brush Truck, Portable Radios, SCBA Harness and Cylinders

#### Discussion

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

# Affordable Housing

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

### Introduction

Affordable Housing is a "High" priority need for the City of McAllen. CDBG, HOME and ESG funds are the primary mechanism used to address the housing needs faced by the general low-income population, persons with special needs, the elderly, and homeless individuals and families.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	30
Special-Needs	8
Total	78

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	12
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	43

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

### Discussion

Emergency shelter/transitional housing services will be provided by The Salvation Army and Women Together Foundation, Inc. Homeless prevention services will be undertaken on behalf of Catholic Charities of the Rio Grande Valley, Silver Ribbon Community Partners, The Salvation Army, Valley AIDS Council and Affordable Homes of South Texas. These households are estimated to be provided rental assistance.

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

- One owner-occupied household will be rehabilitated; it is estimated to have an income between 0-30% of Area Median and be an elderly household
- Twelve homes will be constructed via Community Housing Development Organization (CHDO) HOME activities; of these, 8 households will have incomes between 60-80% AMI, 2 households will have incomes between 50-60% AMI and 2 will have incomes between 30-50% AMI; 6 homes

will be single-parent households, 4 will be two-parent households; 2 will be an "other" type household; 4 will be female-headed households.

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

### **Introduction**

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

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

No CDBG or HOME funds are anticipated to be provided directly to the McAllen Housing Authority; however, other HUD funds will be utilized to assist residents maintain decent, safe and sanitary housing. Nonetheless, City staff assists the housing authority prepare environmental reviews, as necessary, for the use of federal funds. And, the City continues to stay actively involved in public housing concerns because the Mayor appoints persons to MHA Board of Directors. In addition, MHA is one partner organization in the City's Housing Coalition. Lastly, it is worth noting that City staff continues to collaborate with MHA staff for the improvement of the facility, resident initiatives and programmatic tasks such as updates, improvements or changes to the Contributing Factors included in the City's Analysis of Impediments that will help guide City and Housing Authority programs and policies.

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

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

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

N/A

### **Discussion**

The McAllen Housing Authority has Public Housing and Section 8/Housing Choice Vouchers. In addition to these two federal programs, the McAllen Housing Authority, through its affiliates, owns and managers six (6) housing developments within the community and the agency is currently overseeing

the construction of one of the two awarded LIHTC projects. The other LIHTC project is operational.

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

### **Introduction**

The City of McAllen will receive Emergency Solutions Grant (ESG) funds for FY 2021 -2022. ESG funds are the primary mechanism to provide services for homeless individuals and families as well as prevent homelessness. In addition, Community Development Block Grant (CDBG) funds will be used to assist homeless individuals and families and prevent households from becoming homeless. Services to benefit persons with special needs also utilize CDBG program funds.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

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

- Catholic Charities of the Rio Grande Valley will provide homeless prevention and rapid rehousing services for ten households.
- The Salvation Army will use funds to also provide homeless prevention or homeless assistance services and transportation vouchers to relocate persons with their families while also assisting shelter clients with clothing. The project will assist eighteen homeless and non-homeless individuals.
- Women Together Foundation, Inc. will use funds to address the needs of residents residing Emergency Shelter. More than 300 women and children who are victims of domestic violence will benefit from the project.

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

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

provide safe housing continue using other sources of funds.

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

CDBG funds will be used to fund the single emergency shelter for the general population in Hidalgo County. It is operated by The Salvation Army and located within the City of McAllen. An emergency shelter and a transitional housing complex exists for victims of domestic violence. They are operated by Women Together Foundation, Inc. and are both found within the City's limits. The Women Together Emergency Shelter will receive CDBG and ESG assistance for FY 2021 - 2022.

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

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

Nonetheless, because of the success of the American Recovery Reinvestment Act (ARRA) of 2009-funded Homeless Prevention and Rapid Re-housing Program (HPRP), the City and agencies were able to identify quality affordable rental units and management teams who would quickly process applications for homeless persons or those threatened with homelessness. This information presumably shortens the time persons experience homelessness. When necessary, these units and landlords are contacted in an attempt to reduce the time a person or families are homeless.

In addition, ARRA put into place the use of the Homeless Management Information System (HMIS) which allows agency staff to track not only the time families utilize homeless services but also enter case notes to assist households obtain mainstream services and address any potential relapses into homelessness. HMIS is operated by the Texas Homeless Network. The Salvation Army and Catholic Charities of the RGV utilize HMIS to track client homelessness, provide data entry regarding mainstream programs and assist individuals and families transition from homelessness. Women Together use

another system to suppress client data of these women and children fleeing domestic violence.

Of note, for FY 2021 - 2022, Catholic Charities of the Rio Grande Valley places a special emphasis on veterans and their families with homeless prevention activities. Through Catholic Charities' Respite Center, individuals and families as well as unaccompanied youth are able to seek refuge after being processed by the Department of Homeless Security.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

A portion of CDBG funds have been targeted towards precariously housed populations, those threatened with homelessness. Homeless prevention programs which address delinquent rent and/or utilities are provided by several agencies and are funded through the City's FY 2021 -2022 CDBG and ESG allocation. The City continues to rely on non-profit and other governmental agencies to provide homeless prevention and homeless service activities. Various agencies have been identified within the City's Anti-Poverty Strategy, an effort to address the needs of persons whose income falls between 0-30% of area median.

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

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

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

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

the social service agency assuaged housing and support service needs.

## **Discussion**

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

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

Nonetheless, during FY 2021-2022, the City will undertake the following actions in order to address housing and supportive services for non-homeless persons with special needs:

- Through the AHSTI Rehabilitation Program, funds will be used for the rehabilitation or reconstruction of 1 housing units focused on the elderly or persons with special needs
- Amigos Del Valle, Inc. will provide home delivered meals to 19 homebound (frail) elderly individuals and their spouses
- C.A.M.P. University will provide services to 19 adults with special needs who have aged out of the school setting. Services include instruction on tasks of daily living, recreation and arts and crafts are provided
- Easter Seals of the RGV will provide outpatient physical therapy, occupational therapy and speech/language pathology to 10 persons
- LRGVDC – Area Agency on Aging will provide prescription assistance, medical supplies for 32 elderly individuals
- Women Together Foundation, Inc. will assist approximately 400 women and children fleeing domestic violence
- Silver Ribbon Community Service provides a variety of services to adults who are clients of the State of Texas Adult Protective Services. Twenty-five persons (mostly elderly or persons with mental or physical disabilities) are proposed to benefit.

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

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

### **Introduction:**

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

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

In order to address the barriers, the City will:

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

The City does not believe that planning requirements and code enforcement actions constitute barriers to fair and affordable housing. The majority of these policies or regulations cannot be considered

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

**Discussion:**

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

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

Further, during the month of June, the City, in conjunction with Affordable Homes of South Texas, Inc., will continue to participate in/co-sponsor the Homebuyers’ Fair in order to disseminate information on housing opportunities. Information at the Homebuyers’ Fair will be provided in both English and Spanish. Methods to engage the community may vary to include television or online platforms in order to assuage an effects of the pandemic.

Affordable housing remains a "High" Priority and will continue to be addressed using FY 2021-2022 CDBG, HOME and ESG funds. The City will attempt to ameliorate, to the extent feasible, any conditions that serve as barriers to construction, maintenance, development or sustainability of affordable housing units.

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

### **Introduction:**

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

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

The following obstacles to meeting underserved needs were identified:

- McAllen is located in one of the fastest growing regions in the country, and its population growth threatens to outstrip the existing capacity of local housing and community development organizations. With ongoing cutbacks to public services, individuals and families will be hard pressed to meet their needs for affordable housing and other community development assistance.
- McAllen's poverty rate was higher compared to the State and National data.
- As a result of the City's lower income levels, few extremely low- and low-income residents can afford a median priced home, or the fair market rent for a two-bedroom apartment (\$739, FY 2020 HUD User Data - McAllen-Mission-Edinburg MSA).
- The region continues to struggle with lower employment rates.
- A major contributor to the region's high unemployment and poverty rates is its low educational attainment levels.

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

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

- Promote job training and self-sufficiency for persons with special needs through the C.A.M.P. University program
- Assist help working class families with child care. Boys and Girls Club of McAllen scholarship program provides after-school care, including help with homework, recreational activities as well as summer camps.
- Allow safety checks for homebound elderly persons through the Amigos Del Valle, Inc. program
- Support victims of domestic violence and abuse through Women Together Foundation, Inc.

and Children's Advocacy Center of Hidalgo County programs

- Prevent homelessness through rental (Catholic Charities of the RGV, Silver Ribbon Community Partners, The Salvation Army, and Affordable Homes of South Texas, Inc.) and homeownership (AHSTI) programs.

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

The City awarded funds to Affordable Homes of South Texas, Inc. (AHSTI) in order to provide affordable housing to its residents. AHSTI is annually certified as the City's Community Housing Development Organization (CHDO), a requirement to use HOME funds for new construction. AHSTI will also provide rehabilitation/reconstruction services with a special focus on persons with special needs and the elderly. For FY 2021-2022, the goals include construction of 12 new homes, rehabilitation or reconstruction of 1 owner-occupied units. Additional rental assistance programs will be undertaken by Catholic Charities of the RGV, The Salvation Army, and Silver Ribbon Community Partners.

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

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

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

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

Any contractor/subcontractor attempting to work on federally funded projects in which lead-based paint is a concern is subject to compliance with the regulation.

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

distribute literature including information on the prevention of lead based paint poisoning.

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

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

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

2021 - 2022 goals are listed in ( ):):

- American Red Cross
- Amigos Del Valle, Inc. - CDBG (19 Persons)
- Catholic Charities of the RGV - CDBG (10 Households)
- Comfort House Services, Inc. - CDBG (130 Persons)
- Community HOPE Projects, Inc. - CDBG (200 Persons)
- Consumer Credit Counseling of South Texas
- Food Bank of the RGV – CDBG (250 Persons)
- Hidalgo County – Community Service Agency
- McAllen Metro – Municipal Transportation System
- McAllen Food Pantry - CDBG (5,357 Persons)
- McAllen Housing Finance Corp.
- McAllen I.S.D. – Free Lunch
- McAllen Public Housing Authority
- Palmer Drug Abuse Program
- Silver Ribbon Community Partners - CDBG (25 Persons)
- Texas Department of Health and Human Services
- Texas Rural Legal Aid
- The Salvation Army - CDBG (18 Persons)
- Tropical Texas Mental Health and Mental Retardation Center
- Valley AIDS Council (VAC)
- Women Together Foundation, Inc. - CDBG (379 Persons)
- Affordable Homes of South Texas, Inc. - HOME (12 Households)

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

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

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

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

facilities

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

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

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

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

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

The City works with a variety of organizations involved in the delivery of housing, homeless, non-homeless special needs, and community development activities – including many of the public agencies and community organizations consulted during the development of the CPS and One-Year Action Plan. These include the Public Housing Authority (PHA), the Community Housing Development Organization (CHDO), and community organizations whose fields of interest and service include but are not limited to: social services, youth services, elderly services, handicapped services, abused children's services, health services, homeless services and domestic violence assistance/crisis management.

The strength of the City's CDBG program structure is derived from the variety of public agencies and community organizations in the area that are working diligently toward one common goal: to provide affordable housing, supportive services, and community development assistance to benefit low- and moderate-income individuals and families. Local agencies, community-based organizations, and social service providers must coordinate their activities in response to the region's urgent needs. Each stakeholder in the delivery system contributes valuable resources and expertise.

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

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

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

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

**Discussion:**

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

# Program Specific Requirements

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

### Introduction:

In the Action Plan, the City describes the programs and services that it will undertake during the period beginning October 1, 2021 until September 30, 2022. 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 third of the five years covered by the Consolidated Plan and Strategy.

### Community Development Block Grant Program (CDBG)

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Annual Action Plan 60  
2021

**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 the City to the extent net proceeds are available. Such is outlined in the Homebuyer Assistance Contract. The City will maintain the original Homebuyer Contracts and will subsequently receive the City's executed original note and deed of trust for its investment in the HOME-built units.

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

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

As detailed above, the City has adopted a recapture policy to address the continued affordability of housing units acquired and/or constructed with HOME funds. In summary, the City has selected the "Owner Investment Returned First" recapture option for its HOME Program. If net proceeds are available, the owner will receive their investment before the HOME note is repaid. An equal amount (based on length of affordability) will be reduced on the anniversary of closing. The

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

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

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

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

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

1. Include written standards for providing ESG assistance (may include as attachment)

The ESG standards were developed to comply with HUD regulations when providing assistance with Emergency Solutions Grant (ESG) funds as required by 24 CFR 576.400(e).

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The City of McAllen will coordinate with local homeless providers within Hidalgo County.

City of McAllen is new to the Balance of State (BoS) within the Texas Homeless Network (THN). THN provides technical and support assistance to BoS members.

The Coordinated Assessment System Committee was created through volunteers after reaching out CoC-wide. A series of meetings will be held to help set up the standards and guidelines for rolling out HEARTH-required coordinated access system for the Texas BoS.

To date the THN Coordinated Assessment System has selected Guiding Principles and selection of Pilot Communities. The Guiding Principles selected were intended to show the direction, intention and emphasis that the Centralized Access in BoS regions should reflect. Models for Conceptualization for THN BoS CoC proposed are:

- Access: 2-1-1 and/or community-selected providers; other providers direct clients to access points where data is entered into HMIS.
- Assess: Assessment by community-selected providers, completed on paper or HMIS;
- Assign: Selected providers refer to other providers, availability through HMIS or other, referral through HMIS or via phone;
- Accountability: THN, regional coalitions, community selected agencies.

The above are models which will be redefined given each community within BoS are unique dependent upon resources within respective communities. It should be noted that the Coordinated Access Steering Committee submits its product to the THN BoS Governance Board which will make final decision on Coordinated Access System. In addition, City of McAllen will attend meetings in which collaboration from different area codes shall discuss innovative ways to be more efficient with the limited funding sources.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Projects for funding are selected based on the greatest community need as well as the effectiveness of the organizations in assisting the community. Community needs are based on the results received from the women's transitional housing residents. The survey is used to determine the wants and need within the homeless community.

After results are tabulated from the surveys, the City utilizes the Request for Proposal process to allocate ESG funds and to make sure that all programs awarded meet the ESG categorical requirements.

In the course of developing their recommendation for a spending plan for the Annual Action Plan, the Grant Administration Department presents the survey tabulation to the CD Board which reviews the proposals, ranks and scores for consideration for funding.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of McAllen intends to meet the homeless participation requirement in 24 CFR 576.405 via consultations with homeless and/or formerly homeless persons. Staff contacted Women Together Foundation's Transitional Housing and provided a survey/questionnaire for completion. Staff received three responses regarding needed services, quality of services and gaps in services and/or service delivery. This information was relayed to the Community Development Advisory Board during the meeting in which they recommend project funding for CDBG, HOME and ESG.