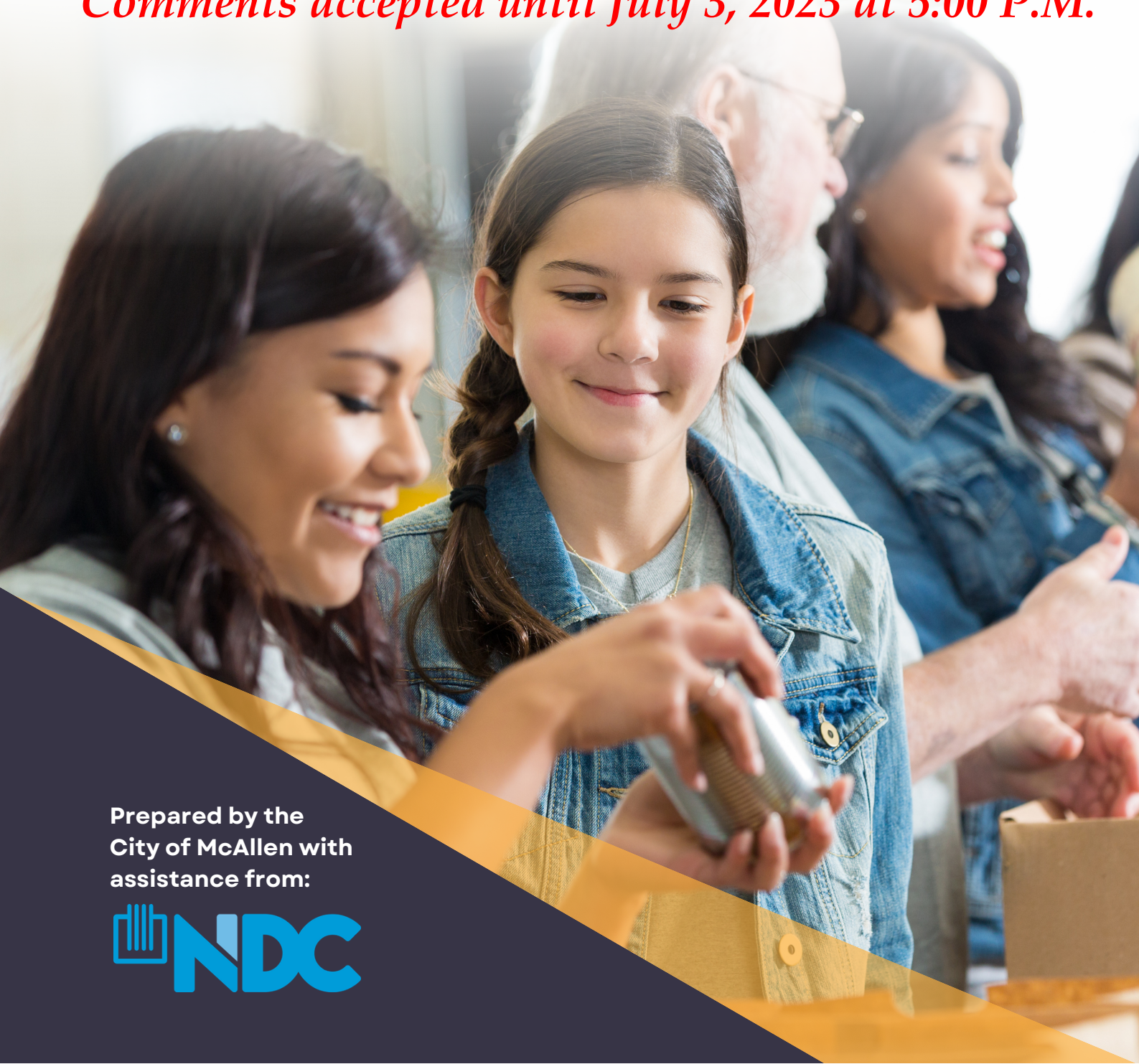




Draft 2023-2027 Consolidated Plan & 2023 Annual Action Plan

Comments accepted until July 3, 2023 at 5:00 P.M.



Prepared by the
City of McAllen with
assistance from:





2023-2027 Consolidated Plan

&

2023 Annual Action Plan (October 1, 2023 - September 30, 2024)

CITY COMMISSION

Javier Villalobos, Mayor

Tony Aguirre, District 1

Joaquin "J.J." Zamora, District 2

Omar Quintanilla, District 3

Rodolfo "Rudy" Castillo, District 4

Victor "Seby" Haddad, District 5

Pepe Cabeza de Vaca, District 6

CITY ADMINISTRATION

Roel Roy Rodriguez, P.E., M.P.A., City Manager

Yvette Balderas, Director
Grant Administration

McAllen City Hall
1300 Houston Avenue
McAllen, TX 78501

Prepared by the City of McAllen with assistance from:
National Development Council
633 3rd Avenue 19th Floor, Suite J
New York, NY 10017
(800) 501-7489

Table of Contents

Table of Contents	2
EXECUTIVE SUMMARY	5
ES-05 Executive Summary	5
THE PROCESS.....	10
PR-05 Lead & Responsible Agencies	10
PR-10 Consultation	11
PR-15 Citizen Participation.....	32
NEEDS ASSESSMENT	35
NA-05 Overview	35
NA-10 Housing Needs Assessment	37
NA-15 Disproportionately Greater Need: Housing.....	47
NA-20 Disproportionately Greater Need: Severe Housing Problems.....	52
NA-25 Disproportionately Greater Need: Housing Cost Burdens.....	56
NA-30 Disproportionately Greater Need: Discussion	57
NA-35 Public Housing – 91.205(b)	58
NA-40 Homeless Needs Assessment.....	62
NA-45 Non-Homeless Special Needs Assessment	65
NA-50 Non-Housing Community Development Needs.....	67
HOUSING MARKET ANALYSIS.....	69
MA-05 Overview	69
MA-10 Number of Housing Units.....	70
MA-15 Housing Market Analysis: Cost of Housing	80
MA-20 Housing Market Analysis: Condition of Housing.....	90
MA-25 Public and Assisted.....	96
MA-30 Homeless Facilities and Services	99

MA-35 Special Needs Facilities and Services	102
MA-40 Barriers to Affordable Housing	105
MA-45 Non-Housing Community Development Assets.....	106
MA-50 Needs and Market Analysis Discussion.....	116
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households	118
MA-65 Hazard Mitigation.....	122
STRATEGIC PLAN	124
SP-05 Overview	124
SP-10 Geographic Priorities	125
SP-25 Priority Needs	127
SP-30 Influence of Market Conditions	134
SP-35 Anticipated Resources	135
SP-40 Institutional Delivery Structure.....	139
SP-45 Goals Summary	145
SP-50 Public Housing Accessibility and Involvement.....	149
SP-55 Barriers to affordable housing.....	150
SP-60 Homelessness Strategy	153
SP-65 Lead Based Paint Hazards	156
SP-70 Anti-Poverty Strategy.....	158
SP-80 Monitoring	160
EXPECTED RESOURCES.....	162
AP-15 Expected Resources.....	162
ANNUAL GOALS AND OBJECTIVES	166
AP-20 Annual Goals and Objectives	166
PROJECTS	169
AP-35 Projects.....	169

AP-50 Geographic Distribution	174
AFFORDABLE HOUSING.....	175
AP-55 Affordable Housing.....	175
AP-60 Public Housing	177
AP-65 Homeless and Other Special Needs Activities	178
AP-75 Barriers to affordable housing.....	182
AP-85 Other Actions.....	183
PROGRAM SPECIFIC REQUIREMENTS	187
AP-90 Program Specific Requirements	187

EXECUTIVE SUMMARY

ES-05 Executive Summary

1. Introduction

The City of McAllen, Texas (City) is the recipient of U.S. Department of Housing and Urban Development (HUD) annual entitlement funding that includes the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and the Emergency Solutions Grant (ESG). As such, HUD requires local jurisdictions to undergo a consolidated planning process to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions for their federal entitlement funding. The City anticipates an estimated \$13.7 million during the 2023-2027 Consolidated Plan period.

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

The City utilized qualitative data tools and resources made available by HUD and other data services platforms to develop a needs assessment and market analysis along with a comprehensive community engagement strategy that included stakeholder consultations, focus group sessions, public hearings and a community needs survey to identify the priority needs for residents and the strategies that can be used to address the priority needs.

All priority needs and goals identified in the plan will meet CDBG, HOME and ESG program objectives identified by HUD. This plan prioritizes the most critical needs and goals identified through public engagement and data analysis.

Priority 1: Provide Neighborhood Revitalization Efforts

The City shall utilize HUD funds to address for neighborhood revitalization activities to create safe, sustainable neighborhoods and communities through:

- A. Improving public facilities including community centers, libraries, and recreational facilities.
- B. Improving public infrastructure including streets, streetscapes, sidewalks, drainage, and broadband connectivity.
- C. Eliminating environmental hazards and conditions of blight.

Priority 2: Provide Decent Safe Affordable Housing

The City shall utilize HUD funds for affordable housing activities to create safe, decent, affordable housing through:

- A. Rehabilitation of Existing Housing Stock
- B. Affordable Housing Development

- C. Provision of Homebuyer Assistance
- D. Further Fair Housing Opportunities
- E. Tenant Based Rental Assistance

Priority 3: Provide for Special Needs Populations

The City will utilize HUD funds for special needs populations:

- A. By providing public services including affordable childcare, summer and after school programs for target populations.
- B. By providing low to moderate income households at risk of eviction or foreclosure with short term rent, mortgage, and utility assistance.
- C. By providing housing supportive services including housing counseling for foreclosure and eviction prevention.

Priority 4: Provide Housing and Supportive Services for Homeless Population

The City will utilize HUD funds to improve housing stability and reduce barriers to finding safe affordable housing:

- A. By providing services & housing for people experiencing homelessness or those at-risk of experiencing homelessness.

Priority 5: Provide Economic Development

The City will utilize HUD funds to provide economic development assistance.

3. Evaluation of past performance

The City prepares and submits their Consolidated Annual Performance and Evaluation Report (CAPER) to HUD annually. The CAPER assesses and reports on progress made towards achieving strategic plan and action plan goals. The City's Program Year 2021 CAPER is available on their webpage at:

ADD Weblink for CAPER

4. Summary of citizen participation process and consultation process

Hidalgo County and the Cities of Edinburg, McAllen and Mission approached this planning process collectively, but each entitlement community assessed their own individual needs, goals, priorities, and outcomes. The result will be individual 2023-2027 Consolidated Plans for each entitlement community. No aggregated data is intended to be reported under this Consolidated Plan. The county seat of Hidalgo County is Edinburg and together with the Cities of McAllen and Mission, they form the McAllen–Edinburg–Mission Metropolitan Statistical Area (MSA). During the development of this Consolidated Plan, Hidalgo County and the Cities of Edinburg, McAllen and Mission consulted with public and social services providers, housing providers, fair housing

advocates, County staff and the community at large to identify the needs of residents, with a primary focus on low- and moderate-income persons.

5. Summary of public comments

The City of McAllen commenced the community engagement process on January 19, 2023 by holding a series of Public Hearings to include:

- General Public Hearing: Thursday, January 19, 2023 at 5:30 P.M., City Commission Room, City Hall - 3rd Floor;
- Public Meeting (Construction Focus): Wednesday, April 5, 2023 at 5:30 P.M., Conference Room, City Hall - 2nd Floor; and
- Public Meeting (Public Service Focus): Wednesday, April 13, 2023 at 5:30 P.M., City Commission Room, City Hall - 3rd Floor.

The City will also hold the following:

- Public Hearing (Primarily for PHA residents): Monday, June 19, 2023 at 10:00 A.M., McAllen Housing Authority – Family Development Center, 2501 Maple Ave;
- Public Hearing (General): Monday, June 19, 2023 at 3:00 P.M., Conference Room #2A, City Hall - 2nd Floor;
- Public Hearing (during City Commission meeting): Monday, June 26, 2023 at 5:00 P.M., City Commission Room, City Hall - 3rd Floor.

The City also launched a Community Needs Survey on February 1, 2023, thru March 22, 2023, and it was available on paper and electronically utilizing the SurveyMonkey platform. This platform was utilized as it has easy to use interfacing for desktops, tablets and especially mobile devices. This was critical considering that many low to moderate income individuals may not have access to a desktop computer. Approximately 21% of McAllen residents have limited English-speaking proficiency and speak Spanish as their primary language; and therefore, the survey was translated into Spanish. Outreach included posting online on the City of McAllen's website, social media channels, commission offices, libraries, community centers, and sharing with the network of affordable housing, economic development, and public/social services providers.

Collectively, the Hidalgo County and the Cities of Edinburg, McAllen and Mission received 401 responses in total and highlights for the city of McAllen are summarized below:

- 80 surveys received.
- Housing Situation: 63% were homeowners; 27% were renters; and the balance either living with a family member or friend, unhoused or indicated other living situation.
- Household Composition: 29% were two parent households with one or more children; 17% were two or more adults with no children; 17% were single adults; and 15% were multi-generational households and 17% were single parent households with one or more children; and 4% specified "other" or "multiple unrelated families".

- Race/Ethnicity: 55% of respondents identified as Hispanic or Latino; 36% identified as White; 2% identified as American Indian or Alaskan Native; and 7% identified as “other”.
- Educational Attainment: 25% of respondents possess a bachelor’s degree; 25% of respondents have some college; 33% possess a professional degree; and 15% possess a high school diploma or equivalent.
- Employment Status: 78% are employed full-time; 10% are self-employed; 3% are employed part-time; 5% are not employed nor seeking employment; and 5% are not employed and seeking employment.
- When asked if more than 30% of their monthly income is spent housing expenses (rent/mortgage + utilities), 59% responded yes.
- 24% of respondents prioritized over investments in Public Facility Improvements to lude improvements or new construction of parks, libraries, senior center, and youth centers.
- The three housing issues most in need of attention are to Increase Affordable Rental Housing with Supportive Services for Seniors, People with Disabilities, Homeless Individuals and Families, and others with special needs; Increase Affordable Rental Housing; and Assistance for Qualifying Homeowners to Rehabilitate their Homes.
- The three community services most in need of attention are Mental Health Services: counseling and evaluation, psychiatric care, in-patient programs, support groups, substance abuse treatment and recovery programs; Healthcare Services: preventative/primary care, prescription drug services, dental and vision care, HIV/AIDS services; and Senior Services: meal services, homecare assistance, nursing home services, recreational or social opportunities.
- The two public improvements most in need of attention are Improving Water, Sewer, and Drainage Infrastructure; and Improving Sidewalks, including Access for Persons with Disabilities
- The two public facilities most in need of attention are Parks, Playgrounds, and Recreational Areas; and Educational/Recreational Centers for Adults with Disabilities.
- The two business and job opportunity issues most in need of attention are Job Readiness and Retention: Job Readiness and Retention: training and referral programs, English as a Second Language (ESL) classes, adult literacy, high school equivalency and college preparation, adult/juvenile detention discharge counseling; and Support for Businesses that Serve Community Needs: access to fresh groceries, medical services, pharmacy.

The city of McAllen will commence a 30-day public comment period on Wednesday, May 31, 2023 through Monday, July 3, 2023.

The City of McAllen also provided four technical assistance seminars for potential applicants for funding at City Hall, City Commission Chamber, 3rd Floor, 1300 Houston Ave, on the following dates/times:

- Monday, January 23, 2023 at 9:00A.M.
- Tuesday, January 31, 2023 at 1:30 P.M.
- Thursday, February 2, 2023 at 9:00 A.M.

- Wednesday, February 8, 2023 at 9:00 A.M.

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

The City accepted all comments during the public engagement process.

7. Summary

Although Hidalgo County and the Cities of Edinburg, McAllen and Mission approached this planning process collectively, the City of McAllen developed its own goals, priorities, and outcomes. When possible, source documentation and data for the City of McAllen excluded the geographic boundaries/service areas for Hidalgo County; however, this separation was not always possible. Where applicable, it is noted whether data is inclusive or exclusive of Hidalgo County.

THE PROCESS

PR-05 Lead & Responsible Agencies

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of McAllen	Grant Administration
CDBG Administrator	City of McAllen	Grant Administration
HOPWA Administrator	Not Applicable	Not Applicable
HOME Administrator	City of McAllen	Grant Administration
ESG Administrator	City of McAllen	Grant Administration
HOPWA-C Administrator	Not Applicable	Not Applicable

Table 1 – Responsible Agencies

Narrative

The City of McAllen's Department of Grant Administration is the lead agency for their Consolidated Plan. The City of McAllen administers the housing and community development programs funded by CDBG, HOME and ESG. As the lead agency, the Department of Grant Administration was responsible for the development and implementation of the Consolidated Plan.

Consolidated Plan Public Contact Information

Yvette Balderas, Director

City of McAllen

Department of Grant Administration

1300 Houston Avenue

McAllen, TX 78501

(956) 681-1030

ybalderas@mcallen.net

<https://www.mcallen.net/departments/grants/grants-administration>

PR-10 Consultation

1. Introduction

The City of McAllen, along with Hidalgo County and the Cities of Edinburg and Mission created a Work Group to coordinate development of the 2023-2027 Consolidated Plan and 2023 Annual Action Plan. The consolidated planning process serves as framework for identifying housing and community development priorities utilizing data and community input. This Work Group utilized qualitative data tools and resources made available by HUD and other data services platforms to develop a needs assessment and market analysis. In addition, this working group underwent a comprehensive community engagement strategy that included stakeholder consultations, focus group sessions, public hearings and a community needs survey.

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(l)).

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 Authorities, and various other community organizations whose fields of interest and services may include: seniors, handicapped persons, health/mental health, domestic violence/prevention, youth/children, persons with HIV/AIDS and homelessness.

The City consulted in focus groups and one-on-one meetings to collect information about housing and community development activities and needs. These consultations addressed:

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

The listing of organizations with whom the City consulted is provided herein.

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, which includes the City of Mission, is part of the Texas Balance of State Continuum of Care (TX BoS CoC), the largest of the 11 CoCs in Texas as it covers 215 of 254 counties in Texas. Texas Homeless Network (THN) serves as the lead support agency and helps Continuum of Care (CoC) members to meet requirements, develop housing crisis response systems, implement best practices, and improve performance. THN does this by assisting the CoC with completing activities legislatively mandated by the CoC Program Interim Rule, including:

- Establishing a planning body and leadership structure for the CoC
- Administering and operating HMIS
- Conducting CoC planning and operations
- Facilitating the application for federal CoC Program funding

The Work Group held a Homeless Stakeholder Focus Group as well as one-on-one consultations with the Texas Homeless Network and homeless services providers such as Endeavors, Salvation Army, Catholic Charities of Rio Grande Valley, Women Together Foundation and Hidalgo County Community Service Agency.

This same work group has quarterly meetings with the Texas Homeless Network to discuss programmatic updates and reporting. Several efforts are in place to address the needs of homeless individuals and families. They include case management and emergency shelter provided by ESG funding. These services are available to individuals, families with children, veterans and unaccompanied youth. Tenant based rental assistance provided by ESG funding. These services are available to anyone who meets the ESG program requirements. Referrals are issued to all participants requiring additional services, especially our military veterans who need additional resources.

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

The City of McAllen consulted with the Texas Homeless Network and several homeless service providers regarding allocation of ESG funding. The City reviewed the performance standards, evaluated the outcomes of the projects and activities assisted with the ESG funding. Policies and Procedures for the operation and administration of HMIS have been in place and are followed accordingly. The Texas Homeless Network has developed and implemented guidance for all users of HMIS ClientTrack data system. The City of McAllen and its ESG non-profits have executed user agreements with THN that outline rules and regulations of this client data software.

The City meets with the Texas Homeless Network on a quarterly basis. These quarterly meetings are held to discuss program changes or updates, HMIS implementation of accurate data, comparable software systems, SAGE data reporting systems, Coordinated Entry, CAPER workshop, and any new discussion pertaining to the ESG program are also discussed during these webinars.

The City utilizes the Consolidated Plan, Annual Action Plan and CAPER report as a guide to track the performance standards and determine funding allocations for subsequent years.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MCALLEN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Publicly Funded Institution/System of Care Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. 89 units public housing; 1340 Section 8. Current wait list 1000 families.
2	Agency/Group/Organization	PHARR HOUSING AUTHORITY

	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Publicly Funded Institution/System of Care Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. 247 public housing; 240 vouchers and 36 emergency housing vouchers.
3	Agency/Group/Organization	MISSION HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Publicly Funded Institution/System of Care Other government - Local Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. 250 public housing; 749 Section 8.
4	Agency/Group/Organization	Edinburg Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Publicly Funded Institution/System of Care Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. 4 large properties and one 6-plex public housing. Section 8 program serve up to 1082 families.
5	Agency/Group/Organization	FAIR HOUSING COUNCIL

	Agency/Group/Organization Type	Housing Services-Education Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Doesn't have a presence in Hidalgo County but does research and collect data.
	Agency/Group/Organization	Silver Ribbon Community Partners
6	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Services elderly and adults with disability assistance for rent, utility bill, medical bills/copay/ medical equipment needs.
	Agency/Group/Organization	Hidalgo County Drainage District No. 1
7	Agency/Group/Organization	Hidalgo County Drainage District No. 1

	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Infrastructure Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Improve drainage in the rural areas.
8	Agency/Group/Organization	PALMER DRUG ABUSE PROGRAM
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Provides free substance abuse services to anyone in need.
9	Agency/Group/Organization	TROPICAL TEXAS CNETER FOR MHMR
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Out-patient housing program for individuals diagnosis with schizophrenia, bipolar or major depressive disorder.
10	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Provides shelter and meals for men, women and children.
11	Agency/Group/Organization	C.A.M.P. University
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Day habilitation for adults and high school graduates with special needs.
12	Agency/Group/Organization	Hidalgo County Health and Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Primary service clinical preventative care.
13	Agency/Group/Organization	AFFORDABLE HOMES OF SOUTH TEXAS, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Regional organization Community Development Financial Institution Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Educate and financial counseling for those buying home.
14	Agency/Group/Organization	AMIGOS DEL VALLE, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Provides housing, meals and transportations for elderly persons.
15	Agency/Group/Organization	Easter Seals of the RGV
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Work with disable children with early intervention programs from birth to 3 yrs.
16	Agency/Group/Organization	Family Endeavors

	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Service veterans with case management, healthcare, navigation and stabilizing housing.
17	Agency/Group/Organization	Housing Authority for the County of Hidalgo
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. 55 fair housing units. Waiting list Section 8 is 1-2 yrs, public housing 1-1.5 yr.
18	Agency/Group/Organization	Rio Grande Regional Hospital

	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Freestanding emergency departments, urgent care centers, family practice clinics, OB clinics, regional medical laboratories & other medical needs.
19	Agency/Group/Organization	The University of Texas Rio Grand Valley
	Agency/Group/Organization Type	Services-Education Services-Employment Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Provides resources, research, trait school and trainings for individuals wanting to start business.
20	Agency/Group/Organization	THE RGV LITERACY CENTER
	Agency/Group/Organization Type	Services-Elderly Persons Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Provides adult literacy with ESL and GED courses.
21	Agency/Group/Organization	United Way of South Texas
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Support for 22 agencies in the county.
22	Agency/Group/Organization	McAllen ISD

	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-homeless Services-Education Other government - Local Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Support services and social work at school, home visits and traveling to other schools to work with at risk students.
23	Agency/Group/Organization	CATHOLIC CHARITIES OF RGV
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation by e-mail. Assist families in need of rental and utility assistance, food and shelter, and counseling services.
24	Agency/Group/Organization	Buckner Children & Family Services
	Agency/Group/Organization Type	Services-Children Services-homeless Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Foster care and adoption programs/education.
25	Agency/Group/Organization	Border Issues of Texas
	Agency/Group/Organization Type	Services-Education Planning organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one by video conference. Social research and providing innovated solutions for topics of social policy, economics, education, technology and culture.
26	Agency/Group/Organization	AT&T Services, Inc
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Fiber footprint to include business/residential.
27	Agency/Group/Organization	City of Weslaco Economic Development
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input during Focus Group Meeting. The biggest industry in Weslaco is education with health. Weslaco has a relationship with STC, which hosts classes for jobs, job training, and skill development.
28	Agency/Group/Organization	City of Edinburg
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local Planning organization Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input during Focus Group Meeting. Pandemic it has affected food distributions, jobs; with inflation, Edinburg need more funds to provide for the community.
29	Agency/Group/Organization	Charter Spectrum
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one video conference. Networking with complex and business for internet. Updating to fiber.

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

The City of McAllen made every effort to be inclusive in its consultation efforts throughout the planning process by offering virtual and in person focus group sessions as well as one-on-one engagement sessions.

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

DRAFT

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2019 – 2024 Lower Rio Grande Valley Regional Strategic Plan	Lower Rio Grande Valley Development Council (LRGVDC)	<p>The 2019 – 2024 Regional Strategic Plan is comprised of five domains which interconnect a spectrum of community service priorities to include:</p> <ul style="list-style-type: none"> • Economic Development • Health & Human Services • Public Safety • Community Development & Environmental Services • Transportation

HOME ARP Allocation Plan	Hidalgo County Urban County Program and City of McAllen Grants Administration Office	<p>The goal of this plan recommendation is to provide permanent housing and stability for all people in Hidalgo County experiencing a long length of stay in homelessness and/or chronic homelessness, population fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability, and/or veterans and families that include a veteran family member that meet one of the preceding criteria.</p> <p>The Development of Affordable Rental Housing combined with Supportive Services addresses the needs of people experiencing homelessness, chronic homelessness, individuals and families at risk of becoming homeless, victims of domestic violence and human trafficking, and other populations in need of assistance. Additionally, our consultations and unmet needs reports from multiple agencies demonstrate a need for Tenant Based Rental Assistance (TBRA). All QPs are currently being helped through emergency housing assistance, but our goal is to not only place them at an emergency shelter instead these population are in desperate need of education, transportation services, medical assistance, and transitional housing opportunities.</p>
--------------------------	--	--

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan.

The City of McAllen works closely and coordinates with Hidalgo County and the other entitlement communities and local governments in the implementation of their Consolidated Plan.

The City of McAllen undertook planning efforts with the Cities of Edinburg and Mission as well as Hidalgo County. Participants reviewed local planning documents and researched relevant information during the composition of the Assessment of Fair Housing (AFH). In addition, affordable housing agencies, housing authorities, public and social services agencies, economic development agencies, educational agencies and civic and business representatives on the Community Development Advisory Council.

While the 2023-2028 Consolidated Plan is not a regional submission, the compilation of this document represents the fifth instance in which entitlement communities coordinated their efforts to address the gaps in housing, infrastructure, services, facilities and other community development needs.

PR-15 Citizen Participation

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

The City of McAllen commenced the community engagement process on January 19, 2023 by holding a series of Public Hearings to include:

- General Public Hearing: Thursday, January 19, 2023 at 5:30 P.M., City Commission Room, City Hall - 3rd Floor;
- Public Meeting (Construction Focus): Wednesday, April 5, 2023 at 5:30 P.M., Conference Room, City Hall - 2nd Floor; and
- Public Meeting (Public Service Focus): Wednesday, April 13, 2023 at 5:30 P.M., City Commission Room, City Hall - 3rd Floor.

The City will also hold the following:

- Public Hearing (Primarily for PHA residents): Monday, June 19, 2023 at 10:00 A.M., McAllen Housing Authority – Family Development Center, 2501 Maple Ave;
- Public Hearing (General): Monday, June 19, 2023 at 3:00 P.M., Conference Room #2A, City Hall - 2nd Floor;
- Public Hearing (during City Commission meeting): Monday, June 26, 2023 at 5:00 P.M., City Commission Room, City Hall - 3rd Floor.

The City also launched a Community Needs Survey on February 1, 2023, thru March 22, 2023, and it was available on paper and electronically utilizing the SurveyMonkey platform. This platform was utilized as it has easy to use interfacing for desktops, tablets and especially mobile devices. This was critical considering that many low to moderate income individuals may not have access to a desktop computer. Approximately 21% of McAllen residents have limited English-speaking proficiency and speak Spanish as their primary language; and therefore, the survey was translated into Spanish. Outreach included posting online on the City of McAllen's website, social media channels, commission offices, libraries, community centers, and sharing with the network of affordable housing, economic development, and public/social services providers.

Collectively, the Hidalgo County and the Cities of Edinburg, McAllen and Mission received 401 responses in total and highlights for the city of McAllen are summarized below:

- 80 surveys received.
- Housing Situation: 63% were homeowners; 27% were renters; and the balance either living with a family member or friend, unhoused or indicated other living situation.
- Household Composition: 29% were two parent households with one or more children; 17% were two or more adults with no children; 17% were single adults; and 15% were multi-generational households and 17% were single parent households with one or more children; and 4% specified "other" or "multiple unrelated families".

- Race/Ethnicity: 55% of respondents identified as Hispanic or Latino; 36% identified as White; 2% identified as American Indian or Alaskan Native; and 7% identified as “other”.
- Educational Attainment: 25% of respondents possess a bachelor’s degree; 25% of respondents have some college; 33% possess a professional degree; and 15% possess a high school diploma or equivalent.
- Employment Status: 78% are employed full-time; 10% are self-employed; 3% are employed part-time; 5% are not employed nor seeking employment; and 5% are not employed and seeking employment.
- When asked if more than 30% of their monthly income is spent housing expenses (rent/mortgage + utilities), 59% responded yes.
- 24% of respondents prioritized over investments in Public Facility Improvements to lude improvements or new construction of parks, libraries, senior center, and youth centers.
- The three housing issues most in need of attention are to Increase Affordable Rental Housing with Supportive Services for Seniors, People with Disabilities, Homeless Individuals and Families, and others with special needs; Increase Affordable Rental Housing; and Assistance for Qualifying Homeowners to Rehabilitate their Homes.
- The three community services most in need of attention are Mental Health Services: counseling and evaluation, psychiatric care, in-patient programs, support groups, substance abuse treatment and recovery programs; Healthcare Services: preventative/primary care, prescription drug services, dental and vision care, HIV/AIDS services; and Senior Services: meal services, homecare assistance, nursing home services, recreational or social opportunities.
- The two public improvements most in need of attention are Improving Water, Sewer, and Drainage Infrastructure; and Improving Sidewalks, including Access for Persons with Disabilities
- The two public facilities most in need of attention are Parks, Playgrounds, and Recreational Areas; and Educational/Recreational Centers for Adults with Disabilities.
- The two business and job opportunity issues most in need of attention are Job Readiness and Retention: Job Readiness and Retention: training and referral programs, English as a Second Language (ESL) classes, adult literacy, high school equivalency and college preparation, adult/juvenile detention discharge counseling; and Support for Businesses that Serve Community Needs: access to fresh groceries, medical services, pharmacy.

The City of McAllen will commence a 30-day public comment period on Wednesday, May 31, 2023 through Monday, July 3, 2023.

The City of McAllen also held four technical assistance seminars for potential applicants for funding at City Hall, City Commission Chamber, 3rd Floor, 1300 Houston Ave, on the following dates/times:

- Monday, January 23, 2023 at 9:00A.M.
- Tuesday, January 31, 2023 at 1:30 P.M.
- Thursday, February 2, 2023 at 9:00 A.M.

- Wednesday, February 8, 2023 at 9:00 A.M.

DRAFT

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

The city of McAllen is situated in the Rio Grande Valley of Southeastern Texas and is one of the fastest growing regions in the country. However, over the past 5 years, housing prices have outpaced household income, which disproportionately impacts extremely-low, low-, and moderate-income families. Furthermore, the region struggles with high unemployment and poverty coupled with low educational attainment. These demographic trends make McAllen residents especially vulnerable to the increasingly untenable housing market and post-pandemic era inflation.

According to key stakeholders in McAllen, the most pressing housing needs include rehabilitation of existing housing stock, affordable housing development, provision of homebuyer assistance, fair housing opportunities, and rental assistance. The public improvements most in need of attention include water, sewage, and drainage infrastructure, street lighting, and broadband connectivity. Because this region suffers from higher rates of poverty coupled with lower rates of educational attainment, and higher unemployment than the state of Texas writ large, it is especially vulnerable to the national trends of increasing rents, unaffordable housing, and high inflation.

Definitions

Housing is Affordable when a households' housing expenses (rent/mortgage and utility costs) are **no more than 30% of their monthly income**.

Census tracts are small, relatively permanent statistical subdivisions of a county or city. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. A census tract usually covers a contiguous area and census tract boundaries generally follow visible and identifiable features.

Census block groups are statistical divisions of census tracts and are generally defined to contain between 600 and 3,000 people. A block group consists of clusters of blocks within the same census tract.

Cost burdened households have monthly housing costs (rent/mortgage and utility costs) exceeding 30% of monthly income.

Family includes related individuals living in the same household.

Household includes all people living in a housing unit. Members of a household can be related (see family) or unrelated.

Overcrowding occurs when there is more than one person per one room in the housing unit.

Severe overcrowding occurs when there is more than one and one-half (1.5) persons per one room in the housing unit.

Severely cost-burdened households have monthly housing costs (rent/mortgage and utility costs) exceeding 50% of monthly income.

Colonias are unincorporated areas located within 150 miles of the U.S. boundary in which clusters of housing may lack adequate potable water, sewer services, lighting, roadways, and drainage. Estimates show approximately 900 colonias exist within Hidalgo County.

Stakeholder/Community Insights

A key stakeholder interviewee discussed issues with public housing needs and how best to help local families:

“Well, [we have] just under 1000 people on our waiting list...It’s been kind of a challenge for us right now because, you know, we received calls every day of ‘are you accepting application?’ and we have to tell them, not at the moment.”

To the question of, “Do you have any public housing units the respondent indicated, “we’re considered a small public housing agency. We’ve got 89 units of public housing and the rest are all voucher based, tenant based, voucher based...We have a 1340 in our voucher baseline.”

The respondent went on to say, “But my struggles right now is the connectivity. How do I get the families engaged? And how do I get them to participate? Because my number have been slow, and I can’t keep using COVID as an excuse... So really pushing that effort where I was in Edinburg it was really easy because I had projects and they’re all concentrated there with the vouchers that we manage that they’re spread out throughout the city.”]

NA-10 Housing Needs Assessment

Summary of Housing Needs

According to the 2022 ACS Data, the population of McAllen was last estimated at 144,579 and has incurred a 1.7% increase in growth from 142,195 since 2020. In 2021, the total number of households in McAllen was 46,679. This expanding population threatens to outpace the existing capacity of local housing and community development organizations.

McAllen has one of the largest Hispanic and Latino populations in the United States, with 86.2% of residents identifying their ethnicity as Hispanic or Latino (of any race). White residents comprise 8.88% of the county population, while only .72% of residents identify as Black or African American and 2.71% identify as Asian. This does not include the .03% and .15% of residents who identify as Native Hawaiian or Pacific Islander and American Indian or Alaska Native, respectively. Concurrently, 43.1% of residents identify as “two or more races.” Based on ACS data from 2021, 26% of residents in this region identify as “foreign born.” According to the Pew Hispanic Research Center, 9.8% of residents within Hidalgo County are undocumented and the percentage is likely higher in the colonias. These vulnerable populations face a strained housing market and limited opportunities for economic advancement in the post-pandemic era United States. As such, funding to provide safe affordable housing through home rehabilitation, housing development, homebuyer assistance, rental assistance, and infrastructure improvements is essential for supporting the growth of McAllen.

Definition: 5-Year American Community Survey (ACS) data (2016-2020) – According to the U.S. Census Bureau, “[t]he American Community Survey provides a wide range of important statistics about people and housing for every community in the nation.” The 5-Year ACS pools together 5 years of data collected from annual household surveys to create more precise multiyear estimates. Housing is one of the topics for which the ACS provides detailed data, including data related to housing costs as a percentage of a household’s income. The data is categorized slightly differently for households who rent versus those who own their home and have a mortgage. For example, the ACS publishes more ranges of housing costs as a percentage of a renter’s income (7 ranges) as compared to an owner’s income (3 ranges).

By some definitions, a household is not considered housing-cost burdened unless they are paying more than 30% of their income on housing costs. For purposes of this Consolidated Plan, due to the categorization of data in the ACS, a household will be considered housing cost-burdened if they are paying 30% or more of their income towards housing costs.

Comprehensive Housing Affordability Strategy (CHAS) data (2015-2019) – According to HUD, “CHAS consists of ‘custom tabulations’ of data from the U.S. Census Bureau that are generally not otherwise publicly available...The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD’s programs (primarily 30, 50, and 80 percent of median income).” Similar to the 5-Year ACS dataset, the CHAS provides data related to housing costs as a percentage of a household’s income. However, while the ACS publishes income in various dollar

ranges, the CHAS categorizes income in relation to the HUD Area Median Family Income (HAMFI) for a jurisdiction.

CHAS-Designated Housing Problems: (1) housing unit lacks complete kitchen facilities, (2) housing unit lacks complete plumbing facilities, (3) household is overcrowded; and (4) household is cost-burdened.

Overcrowding is defined as more than 1 person per room and **severe overcrowding** is defined as more than 1.5 persons per room. **Cost burden** is defined as monthly housing costs (including utilities) exceeding 30% of monthly income and **severe cost burden** is defined as monthly housing costs (including utilities) exceeding 50% of monthly income.

The tables below will show that the population is overburdened with housing costs and the impact is greater for renters. However, because a large proportion of the population are homeowners, the burdens faced are housing improvements and repairs as over 8,895 homeowner households indicated having one or more of 4 housing problems.

The following tables are used to supplement the analysis of the housing needs in the county:

- **Table NA1:** Key Demographics
- **Table NA2:** Number of Households by Type and % of HAMFI
- **Table NA3:** Number of households with housing problems (at least one of the listed needs) by percent range of AMI
- **Table NA4:** Number of Households with housing problems (one or more vs none) by percent range of AMI
- **Table NA 5:** Number of Households who are cost burdened at over 30%
- **Table NA 6:** Number of Households who are cost burdened at over 50%
- **Table NA 7:** Crowding Information
- **Table NA 8:** Number of Households with Children Present

Table NA1. Key Demographics

	Most Recent Year Available
Population (Census 2020)	142,195
Households	46,679
Median Income	\$52,422

Data Source: ACS 2017-2021

Number of Households Table

Table NA2. Number of Households by Type and % of HAMFI

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Small Family Households	2,630	3,175	2,965	1,960	11,115
Large Family Households	1,050	785	1,300	590	2,420
Household contains at least one person 62-74 years of age	225	715	915	475	4,020
Household contains at least one person age 75 or older	430	600	600	380	1,725
Households with one or more children 6 years old or younger	1,730	1,495	1,499	740	3,735
Total Households	6,065	6,770	7,279	4,145	23,015

Data Source: CHAS 2015 - 2019

Housing Needs Summary Tables

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

Table NA3. Number of Households with housing problems (at least one of the listed needs) for Renters and Owners by % range of AMI

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	185	35	15	0	235	80	25	10	0	115
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	255	270	35	25	585	65	90	100	10	265
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	530	280	380	300	1,490	85	195	310	140	730
Housing cost burden greater than 50% of income (and none of the above problems)	2,375	1,135	60	10	3,580	1,005	430	240	70	1,745
Housing cost burden greater than 30% of income (and none of the above problems)	405	1,535	870	195	3,005	580	1,310	1,185	340	3,415
Zero/negative Income (and none of the above problems)	495	0	0	0	495	260	0	0	0	260

Data Source: CHAS 2015 - 2019

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

Table NA4. Number of Households with housing problems for Renters and Owners by percent range of AMI

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Having 1 or more of four housing problems	3,745	3,255	1,365	530	8,895	1,815	2,050	1,845	560	6,270
Having none of four housing problems	530	485	1,730	1,110	3,855	515	1,295	2,065	1,910	5,785
Household has negative income, but none of the other housing problems	545	0	0	0	545	260	0	0	0	260

Data Source: CHAS 2015 - 2019

3. Cost Burden > 30%

Table NA5. Number of Households who are cost burdened

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Small Related	150	255	965	1,370	280	790	1,040	2,110
Large Related	125	75	400	600	95	155	385	635
Elderly	365	200	135	700	310	1,040	905	2,255
Other	25	95	630	750	30	15	230	275
Total need by income	665	625	2,130	3,420	715	2,000	2,560	5,275

Data Source: CHAS 2015 - 2019

4. Cost Burden > 50%

Table NA6. Number of Households that are cost burdened at >50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Small Related	130	935	435	1,500	125	725	610	1,460
Large Related	105	320	120	545	150	110	380	640
Elderly	230	220	54	504	360	510	160	1,030
Other	80	445	285	810	25	15	210	250
Total need by income	545	1,920	894	3,359	660	1,360	1,360	3,380

Data Source: CHAS 2015 - 2019

5. Crowding (More than one person per room)

Table NA7. Crowding Information (more than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	680	550	310	195	1,735	150	265	245	90	750
Multiple, unrelated family households	55	105	95	0	255	0	24	135	60	219
Other, non-family households	0	0	35	0	35	0	20	10	0	30
Total need by income	735	655	440	195	2,025	150	309	390	150	999

Data Source: CHAS 2015 - 2019

Table NA8. Number of households with Children Present

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,300	1,050	914	3,344	350	445	585	1,380

Data Source: CHAS 2015 - 2019

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

According to the CHAS data (2015-2019), single family households comprise a total of 1,735 renters and 750 homeowners. The single person households in need of housing assistance between 0-50% AMI include 1,230 (70%) renters and 415 (55%) homeowners.

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

Because housing needs are substantial in McAllen, the housing needs for vulnerable populations such as those who are disabled, or victims of domestic violence, dating violence, sexual assault, and stalking may be more pronounced. While these populations can find some resources with the McAllen Housing Authority, there are also local organizations that can provide additional support such as Women Working Together Foundation.

What are the most common housing problems?

The most common housing problems for both owners and renters include cost-burden and overcrowding. According to CHAS data (2015-2019), households at 30% AMI and below are most likely to be affected by one or more of the four housing problems. However, this trend is especially pronounced for renters compared to owners. Based on a community needs survey with people living and working in the City of McAllen, the three most identified issues included Increase Affordable Rental Housing with Supportive Services for Seniors, People with Disabilities, Homeless Individuals and Families, and others with special needs; Increase Affordable Rental Housing; and Assistance for Qualifying Homeowners to Rehabilitate their Homes. Taken together, community members require additional help to relieve the heavy cost-burdens of living in McAllen.

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

Single-family households of owners and renters at the 0-30% AMI are most vulnerable to increased cost-burden and overcrowding. While renters may be more cost burdened given the significant rise in rents in comparison to home values, more households are inhabited by homeowners than renters. Additionally, because the area is predominantly Hispanic/Latina/Latino, the housing burdens are falling primarily on low-income Latina/o households. As indicated above, populations and groups that are more vulnerable include low-income populations, underrepresented populations such as recent and undocumented immigrants, and special needs communities like the disabled and victims of domestic violence.

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

McAllen is included in Hidalgo County's annual HUD Point-in-Time (PIT) Report, which serves as a survey of individuals and families experiencing both sheltered and unsheltered homelessness. Examination of PIT Count data can be used to evaluate the characteristics of low-income individuals and families who are at risk of becoming homeless. The 2022 Hidalgo County PIT Count identified 448 total persons, including 131 children (under 18 years of age) and 25 young

adults (age 18-24). Individuals and families who are most “at-risk” of homelessness are persons vulnerable to losing permanent housing due to domestic violence, substance abuse, mental illness, overcrowded living conditions, and households earning less than 30% AMI or paying more than 50% of their income on housing.

In 2021, the enactment of the American Rescue Plan Act (“ARPA” or “ARP”) provided the HOME Investment Partnerships Program (“HOME”) to capacity to aid individuals or households who are homeless, at-risk of homelessness, and other vulnerable populations. The City of McAllen, as a HOME Program participating jurisdiction, received the official award letter dated April 28, 2021 from HUD’s Office of Community Planning and Development, the one-time allocation awarded was \$2,126,569, 3.6 times the size of the annual allocation for HOME Funds. In 2023, the City of McAllen drafted a HOME-ARP Allocation Plan, which describes the distribution of funds to qualifying populations. This grant will support much-needed funding to counter homelessness in the Rio Grande Valley.

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

The City of McAllen’s HOME ARP Allocation Plan cited the following:

Limited data is available, City of McAllen identified in the Consolidated Plan 2018 - 2022 individuals and families who are "at-risk" having fluctuating demographics due to evolving living components. Identifying persons who may lose permanent housing due to mental illness, alcohol or drug abuse, domestic violence, overcrowded living conditions, because the household is earning less than 30% of the median income and their income on housing expenses as well as external economic factors such as rising housing costs or tighter job markets. The needs of extremely low-income families and formerly homeless families and individuals mirror each other. They may require supportive housing, often-transitional housing, financial assistance with utilities and other housing costs as well as ample number of bedrooms in their residences. These individuals and families not only face financial constraints, but they may also require supportive services not found near the available affordable housing stock.

McAllen Housing Authority expressed during the one-on-one consultations witnessing an increase of applicants under the 30% AMI applying for public housing and housing choice vouchers. Comprehensive Housing Affordability Strategy (CHAS); as of last May 2022 the report documented 4,690 renters in McAllen with a household income of 0-30%. All these households, have one of the following housing problems incomplete kitchens facilities, incomplete plumbing facilities, or/and more than one person per room. The data available identified a high demand for sustainable living for renters with the 0-30% AMI.

Specify housing characteristics that have been linked with instability and an increased risk of homelessness.

Housing cost burdens coupled with stagnant wages will continue to impact a high number of low-income residents at risk of homelessness. Those who are cost-overburdened will be disproportionately affected by housing precarity, particularly when faced with overcrowding, domestic violence, or nearing the end of subsidized voucher programs. In response to the housing instability issues created by the ongoing COVID-19 pandemic, the Urban Institute developed an Emergency Rental Assistance Priority Index to identify geographies where emergency rental should be prioritized. Beyond rental assistance prioritization, this tool is a useful resource for mapping the locations of renters who are at risk of experiencing homelessness. Per the Urban Institute, “the index estimates the level of need in a census tract by measuring the prevalence of low-income renters who are at risk of experiencing housing instability and homelessness. To do this, it examines neighborhood conditions and demographics, incorporating instability risk factors before the pandemic as well as the pandemic’s economic impacts.”

Discussion

The housing needs described above through Census, ACS, and CHAS data demonstrates a community in desperate need of more federal, state, and local resources to combat the urgent needs of the populations. Increases in funding to support public infrastructure improvements and assistance in funding for first time home buyers and funding for housing improvements for homeowners can help alleviate the issues faced by the residents of McAllen. Additionally, greater access to public housing vouchers, public housing assistance, and a greater supply of affordable housing options for low- and middle-income households will alleviate the severe housing burdens to renters in the area. Furthermore, new home construction, homebuyer programs, and owner-occupied rehabilitation programs should continue to be funded throughout the city.

NA-15 Disproportionately Greater Need: Housing

Introduction

This section compares the existence of housing problems among racial and ethnic groups in relation to the jurisdiction as a whole to determine whether any group(s) experience(s) a disproportionate burden of the area's housing problems. According to HUD guidelines, a disproportionately greater need exists when households comprised of a certain racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction. The following series of tables examines different housing problems by racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

The four housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. Between 1.0 and 1.5 persons per room
4. Cost Burden over 30%

Discussion

By HUD's definition of disparity as 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Below are breakdowns of the proportion of the jurisdiction experiencing housing problems within each income cohort, and the racial/ethnic groups experiencing disproportionately greater need related to housing problems within each income cohort.

0-30% AMI:

- Within this income cohort, 75.1% of households experience one or more of the four housing problems.
- White and American Indian/Alaska Native households in this cohort experience disproportionately greater need, with 87% of White (280) and 100% of American Indian/Alaska Native (25) households experiencing one or more of the four housing problems.

30-50% AMI:

- Within this income cohort, 75.1% of households experience one or more of the four housing problems.
- No households in this cohort experience disproportionately greater need.

50-80% AMI:

- Within this income cohort, 45.7% of households experience one or more of the four housing problems.
- Asian households in this cohort experience disproportionately greater need, with 74.4% of Asian households (160) experiencing one or more of the four housing problems.

80-100% AMI:

- Within this income cohort, 25% of households experience one or more of the four housing problems.
- Pacific Islander households in this cohort experience disproportionately greater need, with 100% of Pacific Islander households (10) experiencing one or more of the four housing problems.

The following tables are used to supplement the analysis of the housing needs in the county:

- **Table NA9:** Housing Problems by Race/Ethnicity for Households at 0-30% AMI
- **Table NA10:** Housing Problems by Race/Ethnicity for Households at 30-50% AMI
- **Table NA11:** Housing Problems by Race/Ethnicity for Households at 50-80% AMI
- **Table NA12:** Housing Problems by Race/Ethnicity for Households at 80-100% AMI

0%-30% of Area Median Income

Table NA9. Housing Problems by Race/Ethnicity for HH at 0-30% of AMI

	Has one or more of four housing problems	Has none of the four housing problems
Hispanic	5,110	1,680
White	280	40
Black / African American	0	20
Asian	20	60
American Indian, Alaska Native	25	0
Pacific Islander	0	0
Jurisdiction as a whole	5,435	1,800

Data Source: CHAS 2015 - 2019

30%-50% of Area Median Income

Table NA10. Housing Problems by Race/Ethnicity for HH at 30-50% AMI

	Has one or more of four housing problems	Has none of the four housing problems
Hispanic	4,900	1,530
White	300	175
Black / African American	70	0
Asian	40	50
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Jurisdiction as a whole	5,310	1,755

Data Source: CHAS 2015 - 2019

50%-80% of Area Median Income

Table NA11. Housing Problems by Race/Ethnicity for HH at 50-80% AMI

	Has one or more of four housing problems	Has none of the four housing problems
Hispanic	2,700	3,310
White	345	415
Black / African American	0	15
Asian	160	55
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Jurisdiction as a whole	3,205	3,795

Data Source: CHAS 2015-2019

80%-100% of Area Median Income

Table NA12. Housing Problems by Race/Ethnicity for HH at 80-100% AMI

	Has one or more of four housing problems	Has none of the four housing problems
Hispanic	890	2,605
White	110	340
Black / African American	0	50
Asian	0	30
American Indian, Alaska Native	0	0
Pacific Islander	10	0
Jurisdiction as a whole	1,010	3,025

Data Source: CHAS 2015 - 2019

NA-20 Disproportionately Greater Need: Severe Housing Problems

Introduction

This section compares the existence of severe housing problems among racial and ethnic groups in relation to the jurisdiction as a whole to determine whether any group(s) experience(s) a disproportionate burden of the area's housing problems. According to HUD guidelines, a disproportionately greater need exists when households comprised of a certain racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction.

The following series of tables examines different housing problems by racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

The four housing problems are:

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

Discussion

By HUD's definition of disparity as 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Below are breakdowns of the proportion of the jurisdiction experiencing housing problems within each income cohort, and the racial/ethnic groups experiencing disproportionately greater need related to housing problems within each income cohort.

0-30% AMI:

- Within this income cohort, 62.4% of households experience one or more of the four severe housing problems.
- White, American Indian/Native Alaskan households in this cohort experience disproportionately greater need, with 78.1% of White households (250) and 100% of American Indian/Native Alaskan households (25) experiencing one or more of the four severe housing problems.

30-50% AMI:

- Within this income cohort, 34.8% of households experience one or more of the four severe housing problems.
- Black households in this cohort experience disproportionately greater need, with 100% of Black households (70) experiencing one or more of the four severe housing problems.

50-80% AMI:

- With this income cohort, 16.3% of households experience one or more of the four severe housing problems.
- Asian households in this cohort experience disproportionately greater need, with 39.5% of Asian households (85) experiencing one or more of the four housing problems.

80-100% AMI:

- With this income cohort, 12.2% of households experience one or more of the four severe housing problems.

The following tables are used to supplement the analysis of the housing needs in the county:

- **Table NA13:** Severe Housing Problems by Race/Ethnicity for Households at 0-30% AMI
- **Table NA14:** Severe Housing Problems by Race/Ethnicity for Households at 30-50% AMI
- **Table NA15:** Severe Housing Problems by Race/Ethnicity for Households at 50-80% AMI
- **Table NA16:** Severe Housing Problems by Race/Ethnicity for Households at 80-100% AMI

0%-30% of Area Median Income

Table NA13. Severe Housing Problems by Race/Ethnicity for HH at 0-30% AMI

	Has one or more of four housing problems	Has none of the four housing problems
Hispanic	4,220	2,570
White	250	70
Black / African American	0	20
Asian	20	60
American Indian, Alaska Native	25	0
Pacific Islander	0	0
Jurisdiction as a whole	4,515	2,720

Data Source: CHAS 2015-2019

30%-50% of Area Median Income

Table NA14. Severe Housing Problems by Race/Ethnicity for HH at 30-50% AMI

	Has one or more of four housing problems	Has none of the four housing problems
Hispanic	2,205	4,225
White	175	300
Black / African American	70	0
Asian	10	80
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Jurisdiction as a whole	2,460	4,605

Data Source: CHAS 2015 - 2019

50%-80% of Area Median Income

Table NA15. Severe Housing Problems by Race/Ethnicity for HH at 50-80% AMI

	Has one or more of four housing problems	Has none of the four housing problems
Hispanic	990	5,015
White	70	690
Black / African American	0	15
Asian	85	130
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Jurisdiction as a whole	1,145	5,850

Data Source: CHAS 2015 - 2019

80%-100% of Area Median Income

Table NA16. Severe Housing Problems by Race/Ethnicity for HH at 80-100% AMI

	Has one or more of four housing problems	Has none of the four housing problems
Hispanic	430	3,060
White	60	390
Black / African American	0	50
Asian	0	30
American Indian, Alaska Native	0	0
Pacific Islander	0	10
Jurisdiction as a whole	490	3,540

Data Source: CHAS 2015 - 2019

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Introduction

This section compares the existence of housing cost burden and severe cost burden among racial and ethnic groups in relation to the jurisdiction as a whole to determine whether any group(s) experience(s) a disproportionate burden of the area's cost burden. According to HUD guidelines, a disproportionately greater need exists when households comprised of a certain racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction.

A household is considered to be cost burdened if they spend between 30% and 50% of monthly income on housing costs, and severely cost burdened if they spend more than 50% of monthly income on housing costs.

Looking at the table below (Table NA17) the proportion of the population most greatly burdened by housing costs is the Hispanic community.

Housing Cost Burden

Table NA17. Housing Cost Burden by Race/Ethnicity

	<=30%	30-50%	>50%	No / negative income (not computed)
Hispanic	23,965	7,225	5,525	705
White	5,065	745	455	40
Black / African American	325	15	70	20
Asian	975	95	40	60
American Indian, Alaska Native	0	0	25	0
Pacific Islander	0	10	0	0
Jurisdiction as a whole	30,330	8,090	6,115	825

Data Source: CHAS 2015 - 2019

NA-30 Disproportionately Greater Need: Discussion

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

Because McAllen is a predominantly Hispanic community, the racial or ethnic group disproportionately impacted by the needs in this community would necessarily be the Hispanic community. However, it is important to note that within the Hispanic community the groups that would be disproportionately impacted are lower-income groups. The housing problems indicated in this section are more pronounced for those in the lower AMI groups (e.g., 0-30% AMI) and those with a housing cost burden of greater than 50%.

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

Information obtained only reviewed the 4 housing problems: lack of kitchen facilities, lack of plumbing, overcrowding, and cost burden.

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

Due to the predominantly Hispanic population of McAllen, most neighborhoods are primarily Hispanic/Latinx. Thus, there were no specific neighborhoods that were outlined other than those that are primarily Hispanic.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing availability and programs in McAllen are strained compared to the needs of the population, especially considering the increase in housing costs in the region, state, and nationally. Additionally, people who may qualify for public housing programs do not utilize them at the rates at which they might otherwise if they knew these services were available and whether they met the qualifications. And yet, despite the underutilization of services given the higher rates of poverty and low-income households in the area, there is still a shortage of assistance to meet the needs of the population seeking public housing services.

As demonstrated in the community insights and data below, the picture of affordable housing in the City of McAllen is one with a year or more waitlist for support, turning away new applicants, and an occupancy rate of over 90%. Those disproportionately affected by these issues are persons with disabilities as 14% of those in public housing have a household member with a disability, and women and children as 79% of those in public housing have a female-headed household and 47% include children.

Stakeholder Insights

“Well, [we have] just under 1000 people on our waiting list...It’s been kind of a challenge for us right now because, you know, we received calls every day of ‘are you accepting application?’ and we have to tell them, not at the moment.”

“But my struggle right now is the connectivity. How do I get the families engaged? And how do I get them to participate? Because my numbers have been slow, and I can’t keep using COVID as an excuse... So really pushing that effort where I was in Edinburg it was really easy because I had projects and they’re all concentrated there with the vouchers that we manage that they’re spread out throughout the city.”

The following tables are used to supplement the analysis of the housing needs in the county:

- **Table NA18:** HUD Picture of Public Housing in Hidalgo County
- **Table NA19:** Affordable Housing in Hidalgo County through Federal Programs

Table NA18. HUD Picture of Public Housing in Hidalgo County

Subsidized units available	9834
% Occupied	93%
Number of People per unit	2.6
Number of People Total	23,690
% with Disability among household	14%
Average Months on Waiting List	13
Percent in Poverty	31%
% Female Head	79%
% Female Head with Children	47%

Data Source: HUD 2022 Data based on Census 2010 Geographies

Table NA19. Affordable Housing Availability in Hidalgo County through Federal Programs*

Program	Properties	Units
Section 202 Supportive Housing for the Elderly	5	292
Section 8 Project-Based Rental Assistance	19	1,109
Low-Income Housing Tax Credit (LIHTC)	100	6,220
Section 515 Rural Rental Housing	12	472
Section 538 Guaranteed Rural Rental Housing	9	494
HOME Investment Partnerships Program	1	22
Section 521 USDA Rental Assistance	3	345
Public Housing	31	1,862
Section 8 Project-Based Voucher (PBV)	2	140
Section 811 PRA	2	20
Section 514/516 Farm Labor Housing	1	289

Data Source: AffordableHousingOnline.com

*Number of properties/complexes and respective housing units available through select federal programs does not include state, local, or private properties and units.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units: Is this from qualitative data?

Based on qualitative interviews with key housing authority stakeholders, the primary issues identified were challenges with engagement and connection with those residents and families in need and the lack of available units.

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

The need for housing units is an issue as the data demonstrate that average time on the waiting list is 13 months. Additionally, in stakeholder interviews, county housing staff indicated the overwhelming influx of inquiries to determine whether housing was available. Stakeholders find the process demoralizing as they often must turn residents away in the face of overextended waiting lists of upwards of 1,000 people. In addition to an increase in housing units, the most immediate needs of public housing residents includes supportive services such as, childcare, food delivery, access to healthcare, and reliable transportation.

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

The lack of affordable housing is an issue for the entire county, but is especially pronounced for those in vulnerable positions, such as low-income families, who disproportionately require greater public housing assistance. This issue is also challenging for larger related households that may face additional obstacles to securing adequately sized HQS-approved units.

Discussion

While engagement and connection with those most in need may require extra staffing and outreach on the part of housing authorities, the lack of sufficient affordable housing and public housing units will compound any outreach effort. Feelings of isolation and disconnect on the part of families and residents in need will be exacerbated when they request assistance and are turned away due to lack of availability, a long waitlist, and an average wait-time of over a year to secure a unit.

NA-40 Homeless Needs Assessment

Introduction

With the rise in the percentage of overburdened households, the increase in rental rates, and the high inflation in the last few years, there has been a subsequent rise in the unhoused population in Hidalgo County. This increase mirrors state and national trends as housing affordability is a key issue throughout the county and country. Table NA20 below captures an estimate of the number of persons experiencing homelessness on a given night in Hidalgo County. Individuals who find themselves experiencing being unhoused tend to be persons in households with adults and children, which indicates families are experiencing this issue at a disproportionate rate.

Table NA20. Estimate of the number of persons experiencing homelessness on a given night

	Sheltered	Unsheltered
Persons in Households with Adult(s) and Child(ren)	24	233
Persons in Households with Only Children	0	0
Persons in Households with Only Adults	29	162
Total	53	395
Chronically Homeless Individuals	0	0
Chronically Homeless Families	0	2
Veterans	2	6
Unaccompanied Child	1	10
Persons with HIV	0	0
Serious Mental Illness	9	3
Substance Use Disorder	7	4
Survivors of Domestic Abuse	5	4

Data Source: 2022 PIT Count

Definitions

Sheltered: Individuals and families staying in an emergency shelter or transitional housing facility that is dedicated to serving homeless persons. This also includes persons who are staying in a hotel or motel with a voucher or other form of payment assistance from a homeless assistance provider.

Unsheltered: Individuals and families who are sleeping in locations not intended for human habitation (e.g., cars, streets, parks, alleys, abandoned buildings, buses, bus stations, or camping grounds).

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

N/A

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

While accurate figures are difficult to estimate due to a likely undercount of this population, the data available demonstrates rates of homelessness are higher for families with children. Although Veterans are certainly experiencing homelessness on any given day as indicated above, unaccompanied minors have a slightly higher rate of homelessness.

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

Because the McAllen is a predominantly Hispanic region, and thus the racial and ethnic group most impacted and disproportionately impacted would be the Hispanic/Latinx community.

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

The rise in the unhoused population has increased in the past several years due to economic consequences of the COVID-19 pandemic. The dearth of resources necessary to transition the unhoused population into a more stable living environment makes it difficult to fully capture the rates of homelessness in the county. As mentioned previously, because McAllen is a predominantly Hispanic community, the racial or ethnic group disproportionately impacted by this issue is the Hispanic community. It is important to note that within the Hispanic community the groups that are disproportionately impacted would be lower-income persons and families with children. Veterans have an estimated number of 8 unhoused persons on a given day (2 in shelters and 6 unsheltered) while unaccompanied minors have an estimated number of 11 unhoused persons on a given day (1 sheltered and 10 unsheltered). These data show that families with children and unaccompanied children/minors are disproportionately affected by this issue.

NA-45 Non-Homeless Special Needs Assessment

Introduction

McAllen is home to several populations that require stable housing and supportive services. Some of these populations include the elderly and frail elderly, the severely mentally ill, developmentally disabled, physically disabled, persons with alcohol/other drug addictions, and persons living with HIV/AIDS and related diseases. Per the Consolidated Plan guidelines, below you will find a description of the special needs populations in Hidalgo County.

Describe the characteristics of special needs populations in your community:

1. **Elderly and Frail Elderly:** An elderly person is at least 62 years of age. Frail Elderly have one or more limitations to “activities of daily living”. Persons aged 62 and older represent 13.7% of the population according to the 2021 ACS Data. According to the same data, there are 98,820 people 65 years and over. Of those, 14.2% have cognitive difficulties, 29.8% have ambulatory difficulties, and 16.1% have self-care difficulties. There are 28 nursing homes servicing Hidalgo County.
2. **Severely Mentally Ill:** Chronic mental illness, including such diagnoses and major affective disorders as schizophrenia and major depression. Hidalgo County has four mental health facilities including South Texas Behavioral Health Center, Tropical Texas Behavioral Health, and Valley Coastal Bend Healthcare System. Mental health facilities in Hidalgo County can provide treatment and counseling for a wide range of mental health issues and disorders. Such issues include psychiatric disorders such as schizophrenia, PTSD in veterans or those who have experienced some sort of trauma, eating disorders such as anorexia and/or bulimia, depression, mood and personality disorders, anxiety disorders, various forms of phobias, and bipolar disorder.
3. **Developmentally Disabled:** Are persons with severe, chronic mental and/physical impairment, which are likely to continue indefinitely and cause serious problems in language, learning, mobility, and capacity for independent living.
4. **Physically Disabled:** persons with one or more physical impairments impeding their ability to function independently. According to the 2021 ACS Data, an estimated 12.3% or 107,657 people in Hidalgo County has some form of a disability.
5. **Persons with Alcohol/Other Drug Addictions:** Are defined as excessive and impairing use of alcohol or other drugs, including addiction.
6. **Persons with HIV/AIDS and Related Diseases:** Anyone diagnosed with AIDS or is HIV-positive. Hidalgo County Health and Human Services HIV/AIDS testing, prevention/education, counseling, case management and treatment. In addition, the Valley AIDS Council provides a wide variety of health, education and supportive services for individuals and communities affected by HIV/AIDS. Anonymous and confidential testing, case management, prevention, early intervention education, and clinical treatment for HIV/AIDS, Hepatitis, and STDs. Additional services include: prescription assistance, immunizations, support groups, nutrition services, transportation, volunteer

services, housing assistance, financial education/entitlement assistance, emergency financial assistance.

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

Through community and stakeholder engagement, we received consistent feedback regarding affordable housing resources such as access to vouchers and Section 8. However, the populations also have a significant need for healthcare and mental health services within their communities. As such, adequate transportation to and from doctor's appointments and senior services in addition to meal delivery programs were highlighted as an important aspect of serving these populations. Stakeholders often mentioned the impact of Diabetes on seniors who need ongoing help with healthcare and reliable meal delivery in their neighborhoods. In 2020, the CDC estimated 18.3% of Hidalgo County residents were Diabetic, although the actual prevalence may be higher due to inadequate access to healthcare and testing. The prevalence of Diabetes has also increased the number of persons living with disabilities, which further exacerbates the need for accessible social and health services in Hidalgo County.

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

In 2019, the CDC estimated that the Metropolitan Statistical Area had an HIV incidence rate of 224.7 individuals per 100,000 people. This rate is lower compared to the incidence rate of 405 individuals per 100,000 people living with HIV for all of Texas. While the incidence of persons living with HIV is approximately half that of Texas as a whole, there may be an undercount considering health care disparities in Hidalgo County.

Discussion

McAllen is home to many vulnerable populations including the elderly, the severely mentally ill, physically/developmentally disabled, persons with Alcohol/Drug addictions, and persons living with HIV/AIDS or Diabetes. According to stakeholder feedback, many residents are members of two or more vulnerable populations, such as the elderly living with Diabetes and a disability. Not only are social services necessary to relieve these populations of poverty-driven ailments, but basic infrastructure and transportation are lacking within Hidalgo County. Much of this is amplified in the unincorporated colonias, where access to basic infrastructure like proper drainage systems, sewer systems, and lighting hinder the establishment of healthy communities.

NA-50 Non-Housing Community Development Needs

Stakeholder/Community Insights

Stakeholders identified healthcare services, mental health services, children's/youth services and senior services as the top 4 needs in Hidalgo County. The public improvements most in need of attention include improving water, sewer, and drainage infrastructure and improving street lighting. The top business and job opportunities were job readiness and retention and support for businesses that serve community needs.

"I think one of the biggest concerns for us as well as here in the valley is that we are seeing more people that are homeless coming in, but they have mental health issues that are going undiagnosed" *The Salvation Army*.

"It's the entire spectrum, but especially the elderly, they do have a greater challenge and being able to access a healthcare because of the fact that they don't have transportation or they have to wait till one of their children is out of, you know, is completed their job duties, then go home and pick them up" *Rio Grande Regional Hospital*.

Describe the jurisdiction's need for Public Facilities:

According to HUD, "Examples of public facilities include centers for seniors, persons with disabilities, youth, and childcare centers, community centers, homeless shelters, housing for people with special needs, libraries, health clinics, and neighborhood fire stations. Parks and recreational facilities are also public facilities as are building owned by non-profit organizations that serve the public...Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities" ([HUD](#), last accessed May 5, 2023). In addition to housing needs, stakeholders expressed a need for the following public facilities:

- Youth Services/Centers
- Senior Services/Centers
- Disabled Services/Centers
- Healthcare Services
- Mental Health Services

How were these needs determined?

The primary needs were determined through interviews and surveys with key stakeholders in McAllen.

Describe the jurisdiction's need for Public Improvements:

According to HUD, public improvements include, “infrastructure such as, streets, playgrounds, and underground utilities” ([HUD](#), last accessed May 5, 2023). Through interviews and surveys with key stakeholders, it was determined that improvements to infrastructure continue to be a top priority for the City of McAllen. Per the community needs assessment survey, participants identified the need for improved public facilities and infrastructure as priorities in McAllen. Public improvements include paved roads/sidewalks, lighting, sewage systems, and drainage systems.

How were these needs determined?

Per the community needs assessment survey, participants identified overall priorities were for public improvements. The need for improved public facilities and infrastructure was identified as priorities across participants throughout the region.

Describe the jurisdiction's need for Public Services.

Stakeholders identified the need for public services as the following:

- Youth/Child Care Services
- Abused and Neglected Children
- Senior Services
- Disabled Services
- Transportation Services
- Healthcare Services
- Mental Health Services
- Homeless Services

How were these needs determined?

To solicit feedback from the community, the entitlement community has been conducting interviews and surveys with key stakeholders to inform the Consolidated Plan. When asked to state the most pressing community services respondents indicated that there was the greatest need for Healthcare Services, Mental Health Services, Children's/Youth Services, Senior Services, and transportation services.

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview

Drawing first from key informant interviews and needs assessment surveys with the community, the top housing needs identified were assistance for energy efficiency updates to reduce utility bills; affordable first-time homebuyer assistance, and assistance for qualifying homeowners to rehabilitate their homes. This paints a picture of a community in need of assistance with costs as the primary hinderance to home improvement (for owners) and home buying (for renters). The need for assistance with costs also speaks to the issue of affordability in housing given the increase in housing costs, especially for renters, in the last 3 years. The data throughout this portion of the report will illuminate the extent of the issue with affordable housing.

MA-10 Number of Housing Units

Introduction

This section uses the latest Decennial Census (2020), Comprehensive Housing Affordability Strategy (CHAS) data, and the American Community Survey (ACS) one-year estimates (2021) and five-year estimates (2015-2019 & 2017-2021), to examine the composition of the housing market in Hidalgo County, Texas. According to the 2017-2021 ACS data, McAllen has a total of 53,622 housing units. The following analysis moves between data from Hidalgo County writ large and McAllen to discuss the availability and type of housing units.

Definitions

A **Community Housing Development Organization (CHDO)** is a private nonprofit organization that has among its purposes the provision of decent housing that is affordable to low- and moderate-income persons as evidenced in its charter, articles of incorporation, resolutions, or by-laws. A CHDO may apply for funding in the capacity of a Developer, Owner, or Sponsor, but only CHDOs may apply for a HUD mandated set-aside percentage of local HOME funds.

The **Low-Income Housing Tax Credit (LIHTC)** provides a tax incentive to construct or rehabilitate affordable rental housing for low-income households.

Residential Properties, Housing Tenure and Related Maps and Tables

Summary of Data Highlights

Census data demonstrates there are 53,622 housing units in McAllen, with 85.9% of owners and 32.8% of renters inhabiting 1-unit detached structures, respectively. The next most common housing unit type is 1-unit attached structures at 1.3% for owners and multifamily structures with 2-4 units at 32.5% for renters. Accordingly, renters comprise 40.1% of “middle housing” properties, which refers to townhomes, condos, and small multifamily structures with 2-9 units.

Most units have between 2-3 bedrooms for both renters, at 74.8%, and owners, at 70.8%. More households own their home rather than rent. However, you will see that renters tend to be in the more urban areas of the region (see MA4). When looking at where public housing and vouchers are used the most you find that the locations of HUD Public Housing, HUD Multifamily, and Low-Income Housing Tax Credits (LIHTC) are in the Metropolitan Statistical Area of Edinburg-McAllen-Mission and along a main highway, Highway 83 (see MA3b). Interestingly, there are

significantly less public housing units or LIHTCs as you get closer to the border where the colonias tend to be located.

Below you will find the tables, graphs, and maps used to support our analyses of Hidalgo County's housing market.

- **Table MA1:** Residential Properties by Number of Units
- **Table MA2:** Unit Size by Tenure
- **Map MA3a:** Estimated median household income
- **Map MA3b:** Estimated median household income with points for HUD-LIHTC units
- **Map MA4:** Estimated percent of all households that own a home
- **Map MA5:** Estimated percent of all households that rent a home
- **Map MA6:** Estimated percent of housing units that were vacant

All residential properties by number of units

Table MA1, Residential Properties by Number of Units

	Estimate	%
Single Family detached structure	34,288	64.62%
Single Family attached structure	2,232	4.21%
2-unit homes and duplexes	2,563	4.83%
Units in small apartment buildings	10,367	19.54%
Units in large apartment buildings	1,224	2.31%
Mobile home or other type of housing	2,384	4.49%
Total	53,058	

Data Source: 2021 ACS 1-Year Estimates

Unit Size by Tenure

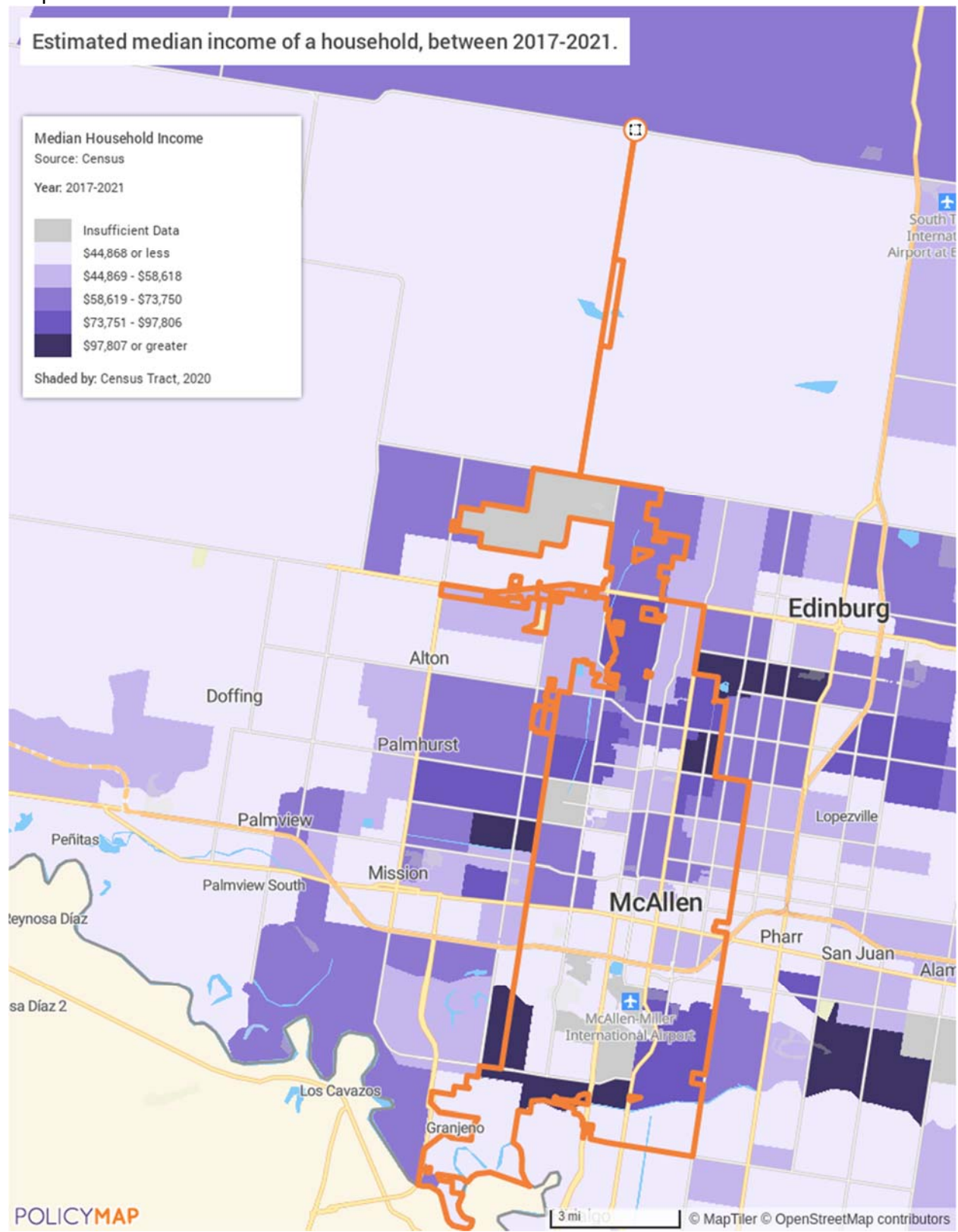
Table MA2, Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%

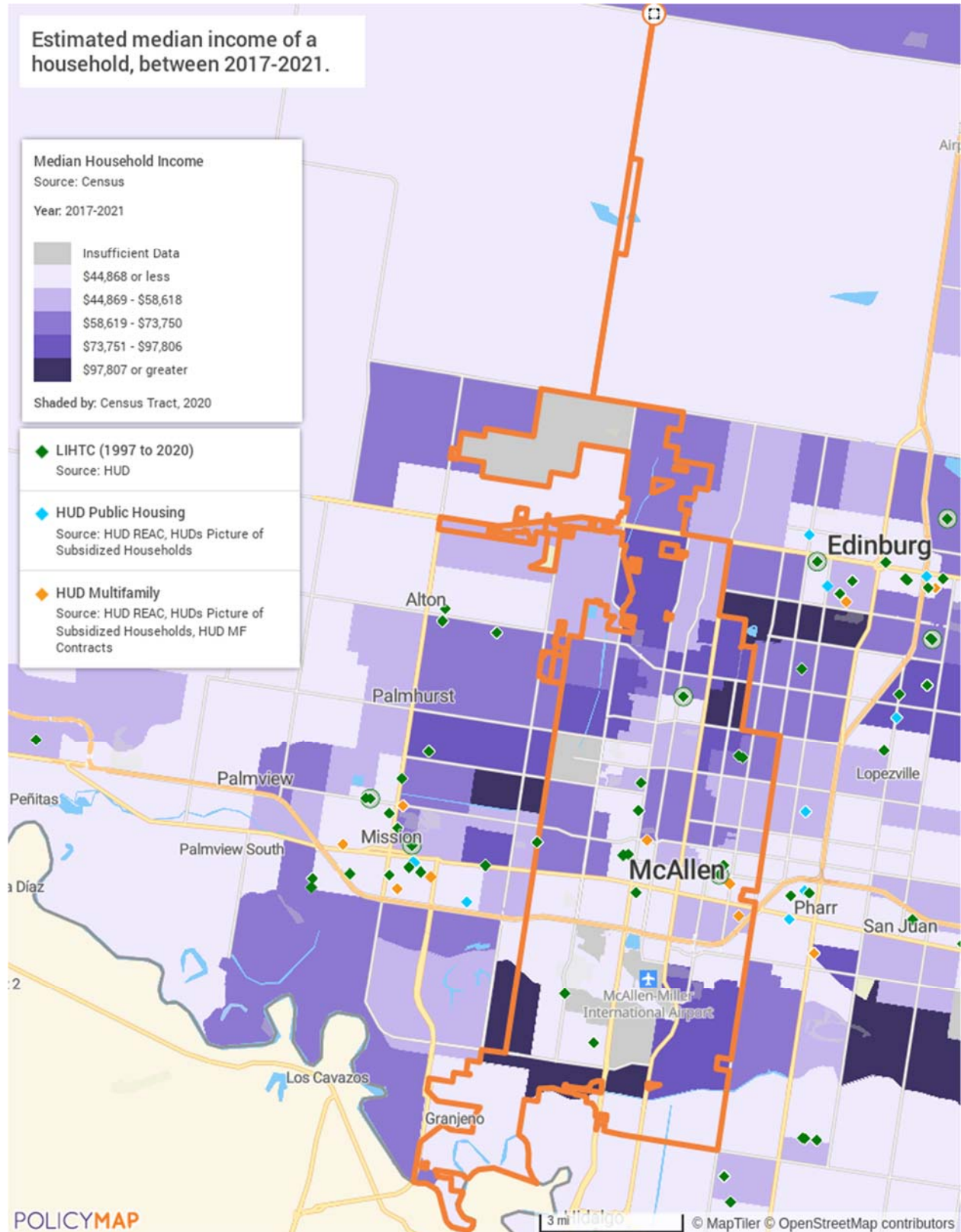
No Bedroom	2,113	1.2%	4,283	4.6%
1 Bedroom	5,087	2.9%	13,295	14.2%
2 or 3 Bedrooms	123,912	70.8%	70,090	74.8%
4+ Bedrooms	43,815	25.0%	6,003	6.4%
Total	174,927		93,671	

Data Source: 2021 ACS 1-Year Estimates

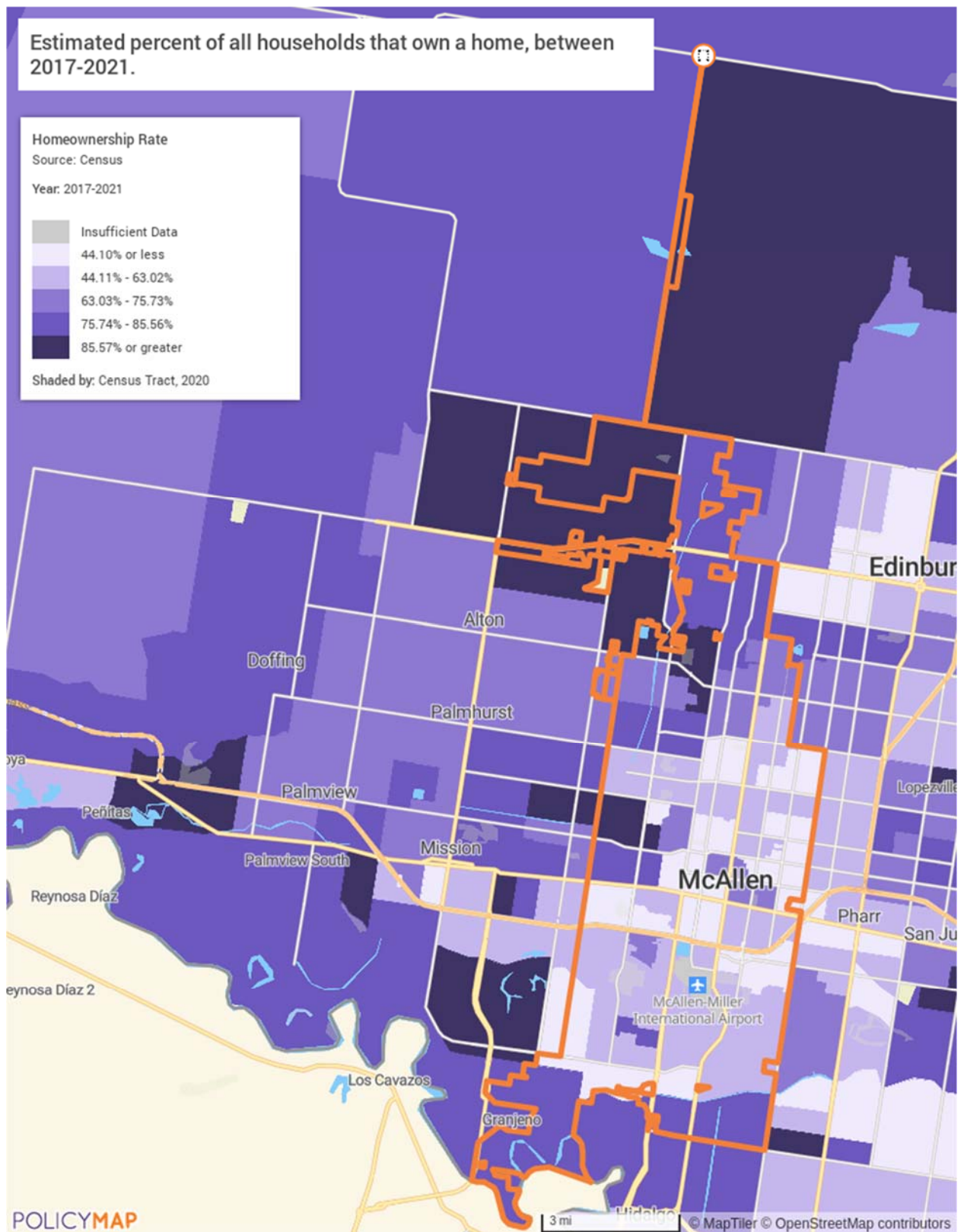
Map MA3a: Estimated median household income



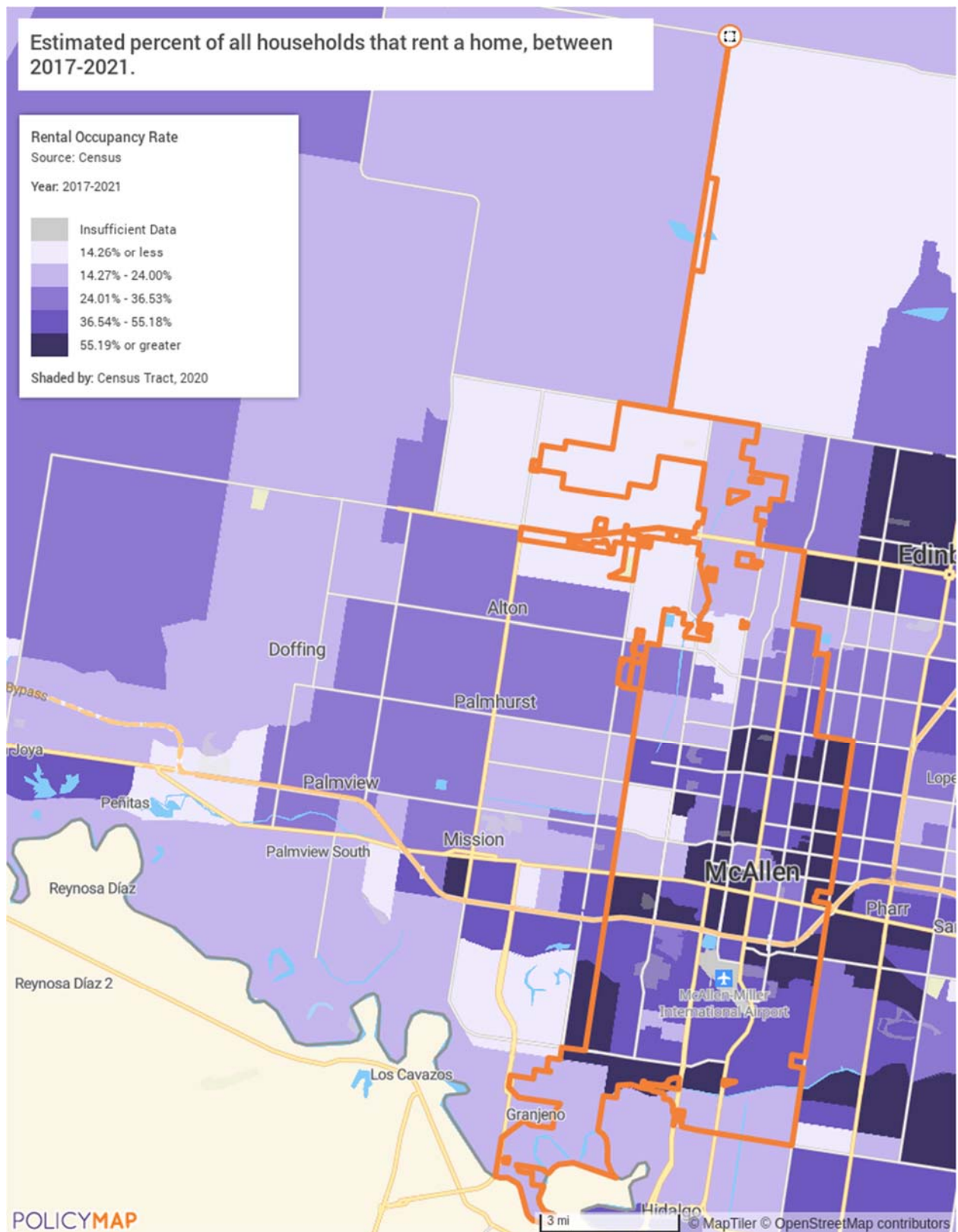
Map MA3b: Estimated median household income with points for HUD-LIHTC units



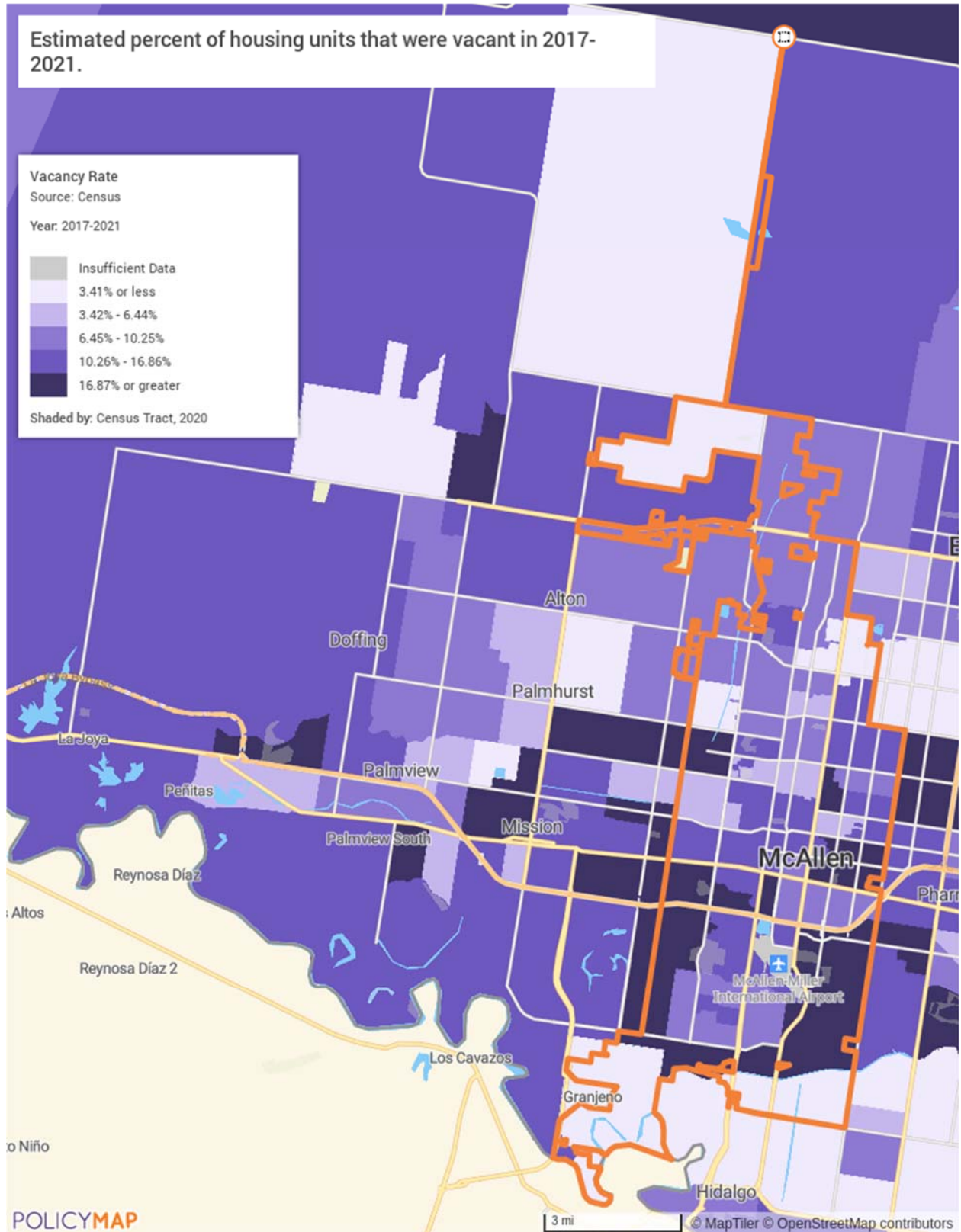
Map MA4: Estimated percent of all households that own a home



Map MA5: Estimated percent of all households that rent a home



Map MA6: Estimated percent of housing units that were vacant



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

Hidalgo County counts 81 properties as part of the Low-Income Housing Tax Credit (LIHTC) program, which includes 5,192 affordable housing units. These properties are geared towards families with incomes at 60% of AMI or below.

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

Based on consultations with the McAllen Housing Authority, no rental properties were identified as anticipated being permanently lost from inventory. One thing to note is that the delay in getting into public housing (13 months), the long waitlist and the fact that once in, residents in public housing tend to stay put and not leave as data show that of residents in public housing units the average months since they moved in is 83 months.

Currently, there are 81 properties in Hidalgo County that are active in the Low-Income Housing Tax Credit Program (LIHTC) representing 5,192 affordable units serving residents whose incomes are at 60% of AMI or below. Of the 81 LIHTC apartment communities, 13 are at extreme risk of being lost from the affordable housing inventory since their Year 30 extended use period ends sometime between now and 2028. This represents a loss of 437 affordable units to market rate units.

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

The housing trends of McAllen are reflective of the broader housing crisis in the United States writ large. There is currently a shortage of both affordable rental units and affordable homebuyer units throughout the county. The Decennial Census Redistricting Data (2020) estimates that of the total 53,622 units in Hidalgo County, 4,906 or 9.15% were vacant. However, the quality of the vacant housing most likely makes the vacancy rate significantly lower thereby exacerbating the housing crunch stressing the need for more affordable housing and rehabilitation of the current housing stock.

Describe the need for specific types of housing:

Overall, the need for affordable housing throughout Hidalgo County is significant. The type of housing most needed includes more affordable rental units to decrease the cost burden on

renters; more affordable homeownership units to alleviate the burden for middle-income residents who are looking to purchasing their first home; and significant updates and repairs to current owner-occupied housing units to ensure a habitable quality and standard of unit. The updates and repairs are important for all housing, but it may be a more pronounced need for housing in the colonias along with updates to the public infrastructure in the area to ensure the quality and standard of housing in these areas.

Discussion

Overall, the need for affordable housing throughout McAllen and Hidalgo County is significant. The type of housing most needed includes more affordable rental units to decrease the cost burden on renters; more affordable homeownership units to alleviate the burden for middle-income residents who are looking to purchasing their first home; and significant updates and repairs to current owner-occupied housing units to ensure a habitable quality and standard of unit.

MA-15 Housing Market Analysis: Cost of Housing

Introduction

According to the most recent Census data (2017-2021), the cost of housing in Hidalgo County has risen 14.8% from a median home value of \$82,400 (2017) to \$94,600 (2021). However, the median gross rent has risen 47.7% from \$541 (2017) to \$799 (2021) during the same period. This drastic inflation of the rental market indicates a growing barrier to affordable housing for renters in McAllen and throughout Hidalgo County.

Cost of Housing, Housing Affordability and Related Maps and Graphics

Summary of Data Highlights

- **Cost-Burdened Renters** – The data demonstrates that the median rental price has risen nearly 50% since 2017.
- **Cost-Burdened Homeowners** – The median home value is \$94,600 which is a 14.8% increase from the base year (2013-2017).

Below you will find the tables, graphs, and maps used to support our analyses of Hidalgo County's housing market.

- **Table MA7:** Cost of Housing
- **Table MA8:** Monthly Housing Costs
- **Table MA9:** Number of Units Affordable to Household Earnings
- **Table MA10:** Monthly Rent Rates (FMR and High/Low HOME Rates) for Edinburg-McAllen-Mission MSA
- **Map MA11:** Estimated percent of all homeowners with incomes less than \$50,000 who are burdened by housing costs (Census Tract 2020)
- **Map MA12:** Estimated percent of all homeowners with incomes less than \$75,000 who are burdened by housing costs (Census Tract 2020)
- **Map MA13:** Estimated percent of all renters with incomes less than \$50,000 who are burdened by housing costs (Census Tract 2020)
- **Map MA14:** Estimated percent of all renters with incomes less than \$75,000 who are burdened by housing costs (Census Tract 2020)

Cost of Housing

Table MA7. Cost of Housing

	Most Recent Year (2017 – 2021)
Median Home Value	\$138,200
Median Gross Rent	\$878

Data Source: Census 2017-2021 (Most Recent Year)

Table MA8. Monthly Housing Costs

	All		Owner		Renter	
	Estimate	%	Estimate	%	Estimate	%
Less than \$500	94,097	35.0%	73,906	42.2%	20,191	21.6%
\$500-999	99,091	36.9%	49,714	28.4%	49,377	52.7%
\$1,000-1,499	44,782	16.7%	26,480	15.1%	18,302	19.5%
\$1,500-1,999	18,806	7.0%	14,742	8.4%	4,064	4.3%
\$2,000+	11,822	4.4%	10,085	5.8%	1,737	1.9%
Total	268,598		174,927		93,671	

Data Source: 2021 ACS 1-Year Estimates

Housing Affordability

Table MA9. Number of units affordable to households earning

	Owner	Renter	Total
30% HAMFI	24,280	25,465	49,745
50% HAMFI	24,600	14,355	38,955
80% HAMFI	28,090	13,585	41,675
100% HAMFI	15,290	6,675	21,965
over 100% HAMFI	69,905	16,100	86,005
Total	162,165	76,180	283,345

Data Source: 2015-2019 ACS

Monthly Rent

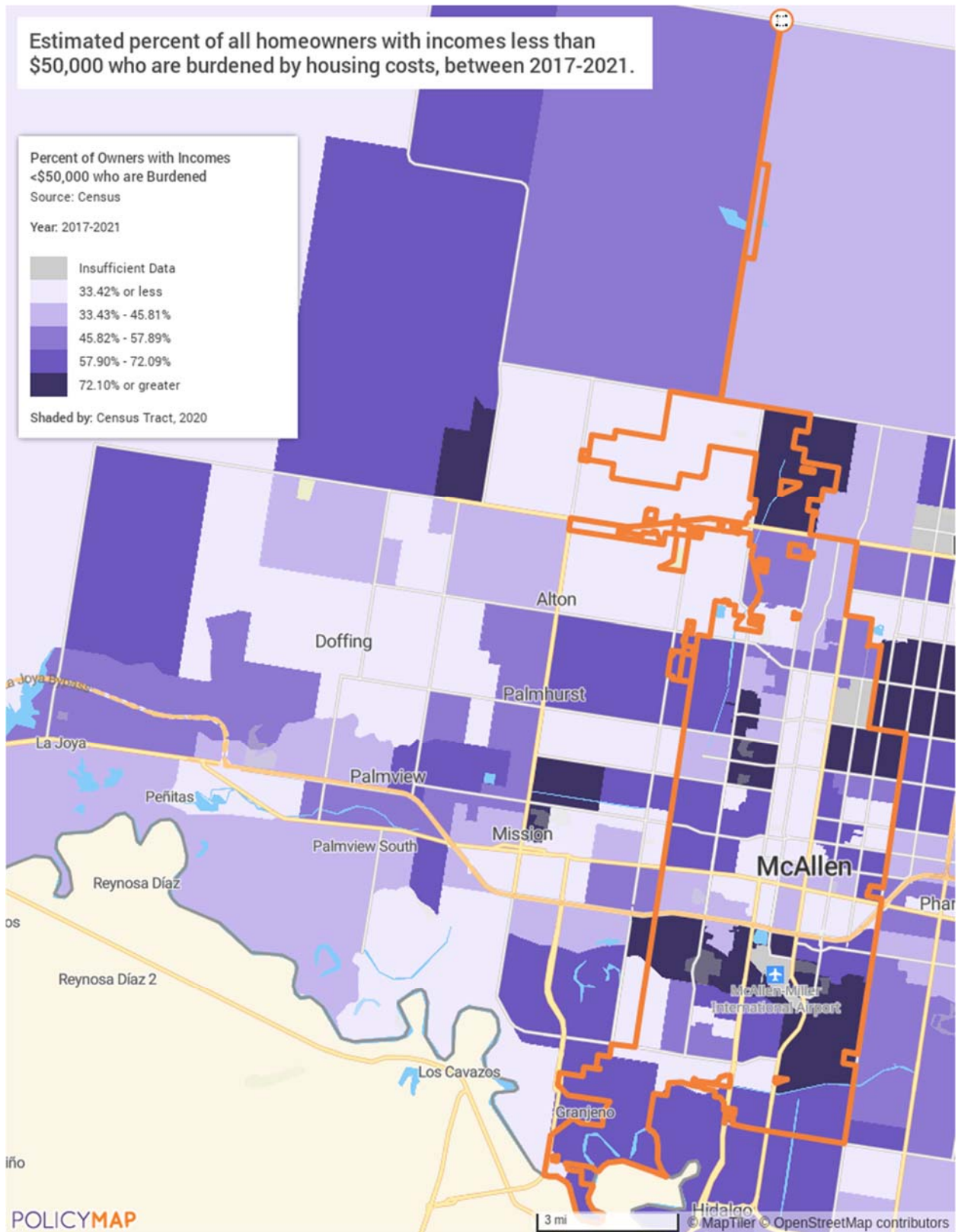
Table MA10. 2022 Monthly Rent Rates for McAllen-Edinburg-Mission MSA

	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	633	637	817	1062	1176
High HOME Rent	633	637	817	1062	1176
Low HOME Rent	596	637	766	885	987

Data Source: HUD FMR and HOME Rents

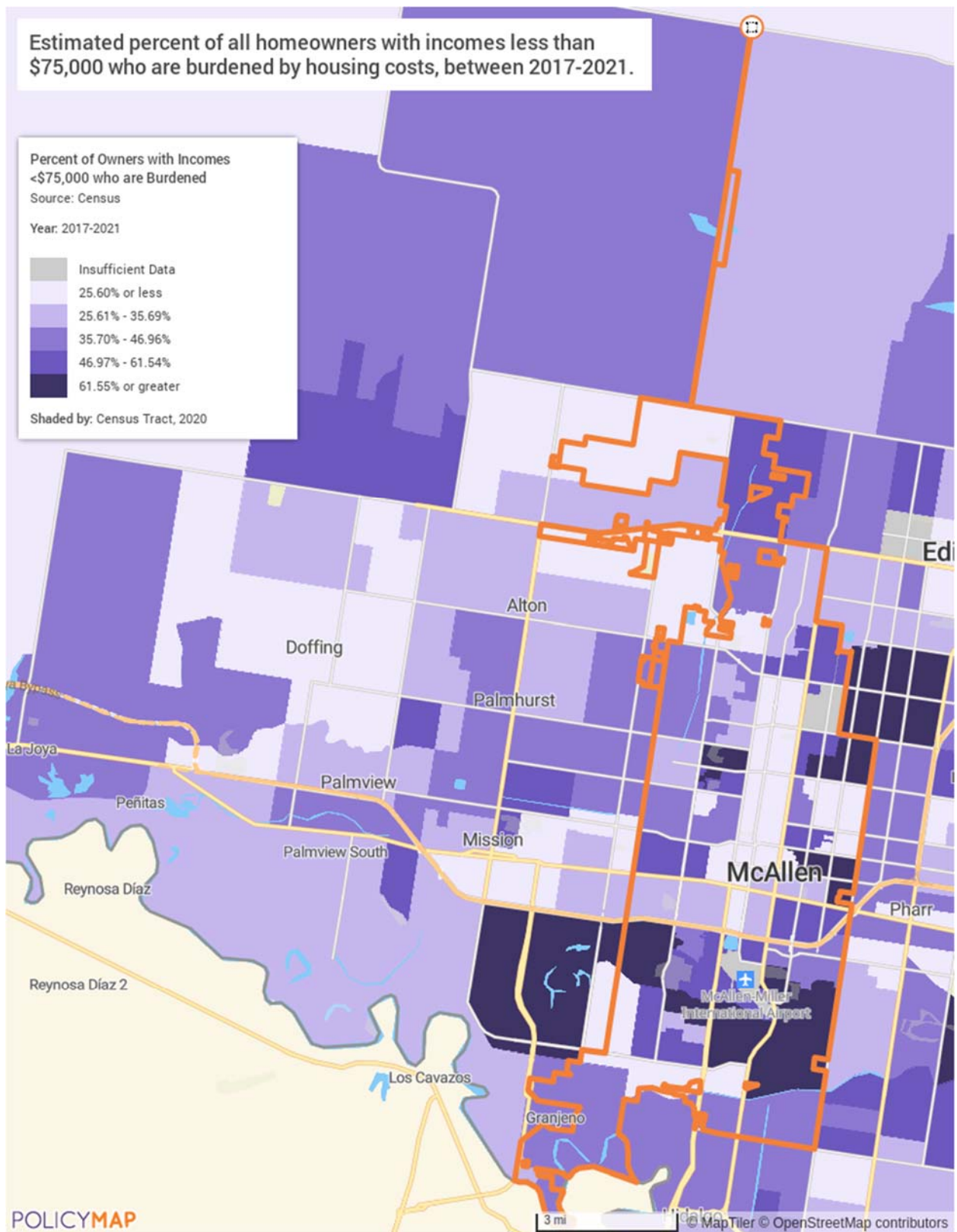
Map MA11: Estimated percent of all homeowners with incomes less than \$50,000 who are burdened by housing costs

DRAFT



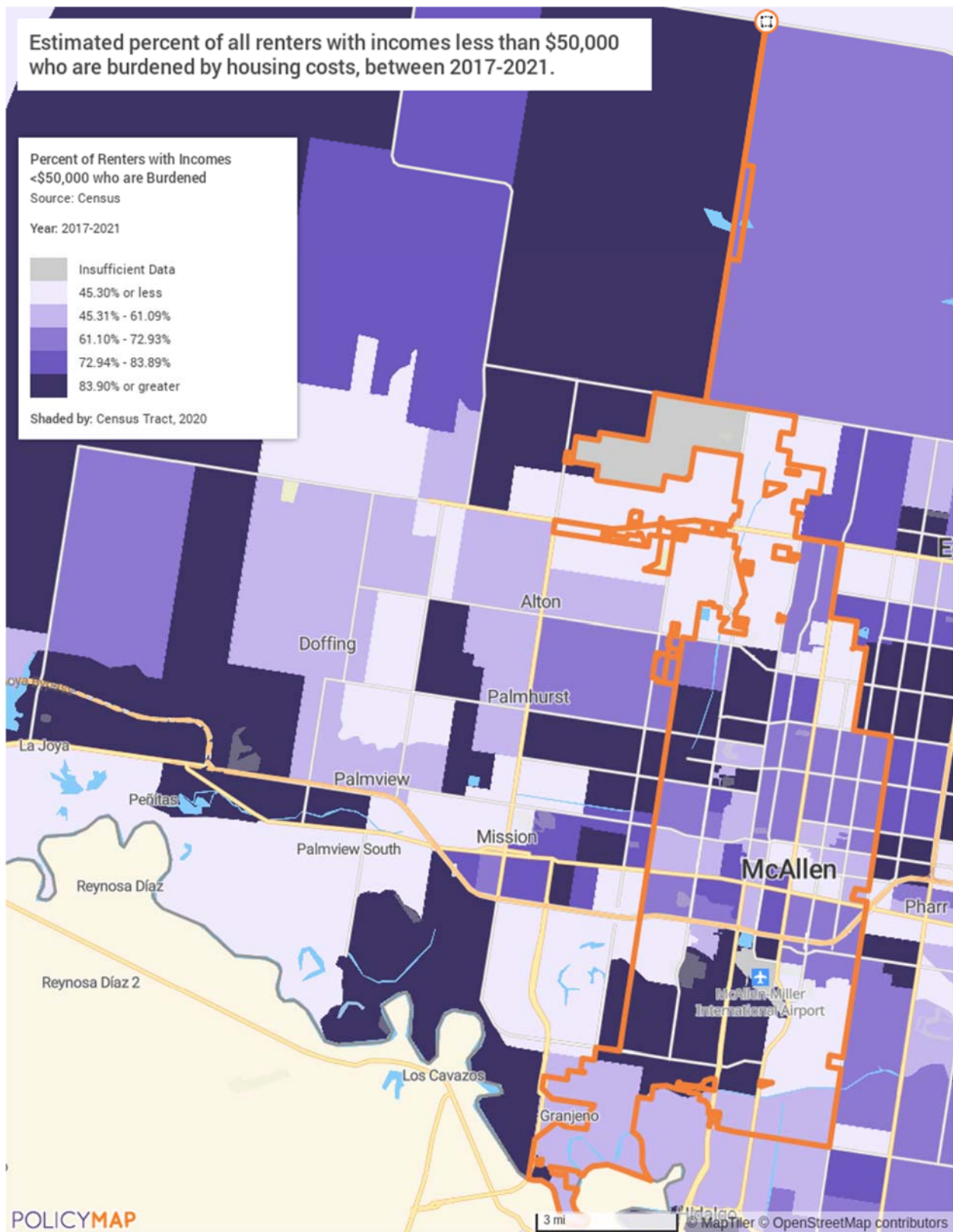
Map MA12: Estimated percent of all homeowners with incomes less than \$75,000 who are burdened by housing costs

DRAFT



Map MA13: Estimated percent of all renters with incomes less than \$50,000 who are burdened by housing costs

DRAFT



Map MA14: Estimated percent of all renters with incomes less than \$75,000 who are burdened by housing costs



Is there sufficient housing for households at all income levels?

Households with low- and moderate-incomes continue to struggle in the increasingly inflated housing market as rents continue to rise faster than income. In Hidalgo County, approximately 36,360 (12.32%) of the total 294,902 housing units are vacant, but housing costs continue to burden new renters and homeowners.

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

The affordability of housing is likely to worsen with pandemic-era inflation and stagnant wages. Additionally, while home values may have increased, they did not increase at the pace that rent increased and the increase in home value was undercut by inflation costs and the need for home improvements and repairs which could mitigate future home value increases.

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

The Fair Market Rent matches the High HOME Rent rates for the McAllen-Edinburg-Mission MSA with the monthly rent for a 2-bedroom being \$817 while a 3-bedroom rent is \$1,062. For the Low HOME Rent rates, a 2-bedroom falls to \$766 while a 3 bedroom goes down to \$855 (see Table MA10).

Discussion

To reiterate, affordable housing will continue to be an issue for the region as inflation and low wages dominate the economy. While housing costs may be lower in comparison to the rest of the state and the country, the lower median household income couples with the lower levels of educational attainment mean that low- and middle-income households will continue to struggle with housing affordability in the near term.

MA-20 Housing Market Analysis: Condition of Housing

Introduction

McAllen is younger than Texas as the population under 18 years old is 29.00% for Hidalgo vs 25.8% for TX. The working age of 18-64 is 62.3% for McAllen and 61.66% for TX. It is also poorer than Texas as those making less than \$25,000 in McAllen is 26.1% vs 17.17% for Texas and those making \$150,000 or more is only 9.56% for McAllen vs 16.44% for Texas. This context sets the stage for better understanding the housing conditions in the region.

Definitions

Substandard Condition is defined at the local level after an assessment is performed by a UCP Inspector. A property must be lacking in providing a safe, clean, affordable dwelling, and/or be overcrowded. The inspector must make a determination that the unit is not in proper condition for habitation. To qualify for rehabilitation assistance, the unit estimated cost for rehabilitation cannot exceed 50% of the property value or a determination may be made if the property requires reconstruction.

Summary and Data Highlights

For McAllen, 59% of all units have at least one of the 4 housing problems as defined by HUD. When it comes to severe housing problems as defined by HUD, the overall rate is 25% of all units with at least one of the 4 severe housing problems. In both housing and severe housing conditions, the issues are more pronounced for homeowners with 24.5% versus renters at 34.7% who have at least one of the severe housing problems.

The condition of housing for renters is more burdensome than for owners with 41.5% of renters having one selected condition and only 25.4% of owners having one selected condition. Additionally, 50.3% of renters have no conditions while 71.8% of owners have no conditions. While most housing units have complete plumbing and kitchen facilities (96.2% and 97.3%) this still means that 2.7% of all housing units (which amounts to 8,037 units) do not have complete kitchen facilities and 3.8% or 11,576 units do not have complete plumbing facilities. This is most likely an undercount for the area as data from the colonias is hard to obtain.

Given the rise in population of the area in the last 3 decades, the housing stock is not as old as one might expect given the condition of the housing as indicated above. Owner occupied housing is relatively evenly divided between housing built prior to 2000 (at 52.7%) and homes built after 2000 (at 47.2%). Renter occupied housing has slightly newer built dates than the housing stock as the population increase required a quick rise in housing. Renter occupied buildings built after 2000 is about 57.6% of the rental units while 42.5% of the renter-occupied units are built prior to 2000.

Below you will find the tables, graphs, and maps used to support our analyses of Hidalgo County's housing market.

- **Table MA15:** Condition of Units
- **Table MA16:** Housing Problems
- **Table MA17:** Severe Housing Problems
- **Table MA18:** Year Unit Built
- **Table MA19:** Risk of Lead-Based Paint
- **Table MA20:** Postal Address Vacancy
- **Table MA21:** Occupancy Status

Condition of Units

Table MA15. Condition of Units

	Owner		Renter	
	Estimate	Percent	Estimate	Percent
With one selected condition	44,445	25.4%	38,911	41.5%
With two selected conditions	4,814	2.8%	7,347	7.8%
With three selected conditions	102	0.0%	293	0.3%
With four selected conditions	0	0.0%	0	0.0%
No selected conditions	125,566	71.8%	47,120	50.3%
Total	174,927		93,671	

Data Source: 2021 ACS 1-year Estimates

Table MA16. Housing Problems

	Owner		Renter		All	
	Estimate	%	Estimate	%	Estimate	%
Household has at least 1 of 4 Housing Problems	49,475	30.5%	41,025	53.9%	90,500	37.97%
Household has none of 4 Housing Problems OR cost burden not available no other problems	112,690	69.5%	35,160	46.2%	147,850	62.03%
Total	162,165		76,180		238,345	

Data Source: 2015-2019 ACS (The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities, more than 1 person per room; and cost burden greater than 30%.)

Table MA17. Severe Housing Problems

	Owner		Renter		All	
	Estimate	%	Estimate	%	Estimate	%
Household has at least 1 of 4 Severe Housing Problems	31,145	19.2%	28,370	37.2%	59,515	25.0%
Household has none of 4 Severe Housing Problems OR cost burden not available no other problems	131,020	80.8%	47,815	62.8%	178,835	75%
Total	162,165		76,180		238,345	

Data Source: 2015-2019 ACS (The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.)

Year Unit Built

Table MA18. Year Unit Built

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	9,140	33%	5,400	30%
1980-1999	10,405	37%	7,070	40%
1960-1979	6,235	22%	4,260	24%
1940-1959	1,615	6%	950	5%
Before 1940	420	2%	215	1%
Total	27,815		17,895	

Data Source: CHAS 2015-2019

Risk of Lead-Based Paint Hazard

Table MA19. Risk of Lead-Based Paint Hazard

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,270	93%	5,425	78%
Housing Units build before 1980 with children present	590	7%	1,489	22%

Data Source: CHAS

Vacant Units

Table MA20. Postal Address Vacancy as of Quarter 2 of 2021

	Hidalgo County	State of Texas
Number Vacant - Residential	618	242,160
Percent Vacant - Residential	1.11%	1.88%
Overall Vacancy Rate	2.08%	2.51%

Data Source: Valassis Lists data for Quarter 1 of 2023

Table MA21. Occupancy Status

	Number	%
Occupied	258,542	87.67%
Vacant	36,360	12.32%
Total	294,902	

Data Source: Decennial Census 2020 Redistricting Data

Need for Owner and Rental Rehabilitation

Community stakeholders, resident needs assessments, and the data above indicate there is an urgent need for repairs and improvements to housing units, especially in owner-occupied housing. These improvements will go a long way in ensuring a safe and habitable living environment for Hidalgo County residents. The shortage of affordable rental housing units is particularly dire for extremely-low, low-, and low-moderate income households. In response, the City of McAllen's Homeowner Occupies Rehabilitation Program is designed to offer rehabilitation assistance to eligible low- and moderate-income households. The Program aims to arrest the deterioration of substandard homes by rehabilitating them to meet Minimum Property Standards (MPS).

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

Table MA19 demonstrates the estimated number of housing units with LBP Hazards is greater in housing units built before 1980. And of those units, 7% of owner-occupied units included children compared to 22% of renter occupied units. In Table MA18, we see that the housing units built before 1980 are 30% of all owner-occupied units and 28% of renter-occupied units.

Discussion

The housing conditions of the units in this region reflect an economically challenged county with home values lower compared to the state of Texas as a whole. It should also be noted that the colonias near the border with Mexico most likely obscure the extent of the challenges as data from these communities are underrepresented across southern Texas. Furthermore, undocumented residents, whether living within or outside of the colonias, are also often underrepresented in various datasets due to the fear of engaging with state officials. These historical undercounts necessarily derail efforts to adequately assess needs throughout Hidalgo County.

MA-25 Public and Assisted

Introduction

McAllen offers a number of public and assisted housing units throughout the region. To assess the availability of public and assisted housing, staff surveyed the agencies to determine the number of units, their condition, and availability in relation to Section 8 and voucher programs.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	826	2,568	15	105	0	0	0
# of accessible units	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 4 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

The total number of public housing units is 826 including 2,688 in vouchers.

Public Housing Condition (HUD 2022)

Public Housing Development	Average Inspection Score
Villa De Tobasco 2	44
Unnamed (Edcouch)	56
Anacua/Aldea	71

Development 1	72
Mesa Vista Apartments	72
Rudy Villarreal Oak Square Apartments	77
Scattered Sites (Development ID: TX046000003)	79
Los Vecinos	82
Palm Plaza	85
Sevilla	86
Centerpointe	88
Albores	89
Las Canteras Apt. - MF	89
SF Home (Development ID: TX073000008)	89
Bluebonnet/Linda Vista/SJ/Taylor/QC	90
Meadows Heights/Las Milpas Homes	90
El Jardin	91
Alta Vista (New)	93
Retama Village Phase I	93
Retama Village Phase II	93
Macario Villarreal Estates	94
New Centerpoint	94
Lantana	96
Parkview Terrace – MF	96
Liberty Village	97
Los Pinos Estates	97
Sunset Terrace - MF	97
The Towers of Edinburg	98
Mesquite Terrace - MF	99
Peridot	99
Villa Sandoval-Longoria	99
Crown Haven	100
Jefferson	100
Silver Tri-Plex	100

Table 5 - Public Housing Condition

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

Public housing authority residents need structural updates including painting, roof repairs, damaged exteriors, plumbing, walls, and floors.

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

Consultations with members of the public housing agencies (PHAs) revealed public housing units need structural renovations to meet the most up-to-date living standards. This is an ongoing challenge to secure the necessary funding to benefit low- to moderate-income residents in public housing. However, the PHAs are also dedicated to providing additional services such as on-site learning centers, job training programs, and assistance with homeownership.

Discussion

McAllen offers a number of public housing developments with a range of inspection scores indicating various levels of restoration and revitalization needs. While PHAs continue to prioritize structural renovations, public housing also offers opportunities for residents who may require on-site learning centers, computer labs, job training programs, and access to housing assistance programs. The Hidalgo County PHAs are working hard to ensure residents enjoy both structural improvements and social services to enhance quality of life among low- to moderate-income individuals and families.

MA-30 Homeless Facilities and Services

Introduction

The City of McAllen, along with Hidalgo County, utilizes the Emergency Solutions Grant (ESG) monies to assist and combat homelessness in the county. The ESG monies allow the county to provide subgrants to non-profit organizations working to provide services for those that are unhoused. Non-profits who provide shelter beds in Hidalgo County include The Salvation Army (which has a total of 60 beds available) and the Women Together Foundation, Inc. Other organizations that provide services and assistance to the homeless population in Hidalgo County include Catholic Charities of RGV, Family Endeavors, U.S. Department of Veterans Affairs, Texas Tropical Behavioral Health and Mental Services, and Ozanam Center. ESG has a proposed annual allocation of \$146,947. The City of McAllen has met the ESG match requirements which will allow it to maintain its level of support for the unhoused population in the county at a similar rate to previous years.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	350	0	275	0	0
Households with Only Adults	225	0	10	0	0
Chronically Homeless Households	50	0	0	0	0
Veterans	50	0	10	0	0
Unaccompanied Youth	0	0	0	0	0

Table 6 - Facilities and Housing Targeted to Homeless Households

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

In McAllen and Hidalgo County, the mainstream services around healthcare, mental health services, and employment services are complimentary to existing homeless services. Through an Emergency Solutions Grant (ESG), the county funds subrecipients that provide outreach, emergency shelter, health care and mental health care, rental assistance, utility assistance, food, clothing and other services to the homeless. The Salvation Army and Tropical Texas provide support to persons with mental illness and/or developmental disabilities. CDBG funds are used to provide services at The Salvation Army, Women Together/Mujeres Unidas, the Catholic Charities of RGV (ESG-funded organizations), and HOPE Medical Services.

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

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) seeks to prevent homelessness by aiding households at risk of becoming unhoused and to rapidly rehouse persons who are currently homeless. The City of McAllen is the recipient of federal funds through an Emergency Solutions Grant (ESG) to provide rapid re-housing and homelessness prevention services. These funds help individuals and families regain stability by contributing short and/or medium-term rental assistance to decrease homelessness. In addition, The Salvation Army, Women Together Foundation, and Catholic Charities of the Rio Grande Valley provide services such as case management, eviction/rental assistance, and utility assistance. Women Working Together provides shelter and support services to victims of domestic violence and survivors of sexual assault and their families.

MA-35 Special Needs Facilities and Services

Introduction

McAllen and Hidalgo County are home to a broad network of community organizations and public agencies dedicated to providing housing and supportive services for special needs populations. Many of these organizations were contacted as part of the stakeholder engagement to assess community needs and challenges. Some of these organizations include:

- Amigos Del Valle
- Buckner Children & Family Services
- Easter Seals RGV
- Edinburg Housing Authority
- Hidalgo County Health and Human Services
- McAllen Housing Authority
- Mission Housing Authority
- Pharr Housing Authority
- Rio Grande Regional Hospital
- The Salvation Army
- Tropical Texas Center for Mental Health
- United Way of South Texas

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

The elderly/frail elderly – For elderly and frail elderly individuals, their greatest housing needs include affordable housing and housing rehabilitation. However, according to ACS data from 2021, 37.3% of those between 65 and 75 years old and 61% of those who are 75 years and over live with a disability. This means the support services required for the elderly overlap with those needed for individuals living with a disability. Concurrently, the elderly and frail elderly require transportation to medical appointments, access to meal delivery, and safety checks for homebound residents.

Individuals with an intellectual disability – According to ACS data from 2021, there are 109,375 or 12.7% of residents living with a disability in Hidalgo County. Persons with an intellectual disability may require community-based housing with 24-hour staff and case managers to ensure access to medical care, day programs, and community activities. In Hidalgo County, Tropical Texas Behavioral Health offers assistance with intellectual and developmental disability services, such as autism vocational services, case management, continuity of care, family training and support, home and community-based services, and respite services.

Persons with HIV/AIDS – For individuals living with HIV/AIDS, the Valley AIDS Council (VAC) offers housing services including utility assistance, rental assistance, mortgage assistance, long term rental assistance, security deposit assistance, emergency hotel stays, and transitional housing for homeless individual. These services are funded by using Housing Opportunities for Persons with AIDS (HOPWA), Ryan White, and other funding resources. To meet the needs of individuals living with HIV/AIDS, case managers should refer to the Health Resources and Services Administration, HIV/AIDS Bureau, and Division of Service Systems' Client-level outcomes-based guidelines. Measurable individual outcomes are benefits for an individual client, such as psychosocial measures (improved human functional status and/or mental health status) and biological measures (improved viral load or morbidity measures). System-level measures refer to outcomes for all clients receiving services, such as reduced morbidity and mortality rates.

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

Hidalgo County is home to several public agencies and community organizations that address the housing and supportive needs of vulnerable populations, including those returning from mental and physical health institutions. Some of these organizations include, Tropical Texas Center for Mental Health, the Valley AIDS Council, and the Texas Department of Health. The Texas Department of Health and Human Services is home to the Project Access Pilot Program which, "provides people who are leaving a psychiatric hospital with housing rental assistance. The goal is to help people with disabilities pay for a place to live while they recover and reconnect with family, friends and the community following a stay in a psychiatric hospital. Once the person is established in a residence, they can receive ongoing housing support from their LMHA or LBHA. The Project Access Pilot program is part of the larger Project Access program. Qualifying applicants are also eligible for and placed on the Texas Department of Housing and Community Affairs, Project Access program wait list."

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

McAllen faces many obstacles to affordable housing and community development that includes the high percentage of households living below the poverty line (20.97%), higher than average unemployment (4.3%), and low educational attainment (only 31.4% have a bachelor's degree). To overcome these challenges, the County has identified social services, housing and infrastructure, and public facilities and economic development as "high" priorities. The County of Hidalgo Urban County Program (UCP) will continue to fund projects that increase the range of housing options and related services for non-homeless persons with special needs. CDBG and ESG funds will be used to promote job training and self-sufficiency for persons of special needs through the C.A.M.P. University program.

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

DRAFT

MA-40 Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

McAllen faces several challenges when it comes to affordable housing. Some of the public policies that have negatively affected affordable housing in the county include:

1. **Zoning Laws:** Zoning laws can limit the amount of affordable housing that is available in certain areas. Hidalgo County has zoning laws that require a certain amount of land for new developments, which can increase the cost of building affordable housing units.
2. **Lack of Government Funding:** The lack of government funding for affordable housing programs can limit the availability of affordable housing in Hidalgo County. Many programs that provide financial assistance for affordable housing have been cut or reduced in recent years, making it more difficult for low-income families to find affordable housing.
3. **Gentrification:** Gentrification is the process of renovating or developing an area in a way that displaces low-income residents. In Hidalgo County, gentrification has resulted in the displacement of many low-income families who can no longer afford to live in their neighborhoods due to rising property values.
4. **Limited Public Transportation:** Limited public transportation in Hidalgo County can make it difficult for low-income families to access affordable housing. Without reliable public transportation, low-income families may have limited options when it comes to finding affordable housing that is close to their jobs and schools.
5. **Inadequate Housing Policies:** Inadequate housing policies can also negatively affect affordable housing in Hidalgo County. For example, some policies may prioritize the development of luxury housing units over affordable housing, which can exacerbate the affordability crisis.

Overall, there are several public policies that have negatively affected affordable housing in McAllen. Addressing these policies will be key to increasing the availability of affordable housing and improving the quality of life for low-income families in the county.

MA-45 Non-Housing Community Development Assets

Introduction

McAllen's economy is diverse, with industries such as agriculture, manufacturing, retail, and healthcare playing important roles in its growth. It also benefits from its proximity to the Mexican border as that facilitates trade and import and export of goods. When talking to the community to assess their needs and priorities, residents identified two business and job opportunities most in need of attention, namely: job readiness and retention; and support for businesses that serve community needs.

Economic Development Market Analysis

The industries with the highest employment for Hidalgo County are Educational Services and Health Care and Social Assistance at 28.7% of the workforce with the Retail Trade the second highest employment making up 12.9% of the workforce. The unemployment rate in Hidalgo County is 7.8% vs 5.4% for Texas as a whole; however, the unemployment rate for ages 25-64 is only 6.4% vs the unemployment rate for younger age groups which is 22.7% for the 16-19 age group and 12.8% for the 20-24 age group. The occupation sector with the highest employment is Management, business, science, and arts occupations with 28.2%. Second and third are Service Occupations at 23.3% and Sales and Office Occupations at 22.5% of the workforce in Hidalgo County. Mean travel time is 22.8 minutes which is comparable to the 26.6-minute average for the state of Texas. Over 2/3 of the workforce (16 years and above) travel less than 30 minutes to get to work in Hidalgo County.

We see in the table below that those with higher rates of educational attainment (Bachelor's degree or higher) have a lower unemployment rate. Consequently, those with higher educational attainment also have a higher rate of participation in the labor force. The rate of participation in the labor force decreases as the educational attainment level decreases.

Educational attainment in Hidalgo County is lower than Texas at every level. Most striking are the high percentage of the population with a less than 9th grade education and those with a 9th to 12th grade education but no diploma. These percentages are 19.4% and 13.2 percent respectively compared to Texas at 7.6% and 7.5% respectively. Bachelor's degree holders at 13.6% in Hidalgo but 20.4% for all of Texas. And those with a graduate or professional degree, the rate is only 5.9% in Hidalgo but 11.2% for Texas. The lower levels of educational attainment for Hidalgo County residents signals a likely lower earning potential for the population. It might also indicate that those who have higher levels of education attainment may be moving away from Hidalgo County.

In comparison to Texas the median earnings for those over the age of 25 in Hidalgo County is significantly lower (\$43,328 for TX vs \$29,106 in Hidalgo). Even when considering educational attainment, the median earnings for residents of Hidalgo County are significantly lower than

Texas as a whole. For those with a BA or professional degree the earnings are only around 80% of the earnings for Texas as a whole. That percentage lowers slightly with less education (e.g., those in Hidalgo Co with less than a high school degree are only earning 69% of the median earnings for those with less than a high school degree in TX).

Below you will find the tables, graphs, and maps used to support our analyses of Hidalgo County's housing market.

- **Table MA22:** Industry by Sector for Civilian Employed Workforce
- **Table MA23:** Labor Force Information
- **Table MA24:** Occupation by Sector for Civilian Employed Workforce
- **Table MA25:** Travel Time to Work
- **Table MA26:** Educational Attainment Status by Employment Status
- **Table MA27:** Educational Attainment Status for those 25 and above
- **Table MA28:** Education Attainment Status by Age
- **Table MA20:** Median Earnings in the Last 12 Months

Business Activity

Table MA22. Industry by Sector for Civilian Employed Workforce
(age 16 and over)

	Estimate	%
Agriculture, forestry, fishing and hunting, and mining	10,746	3.20%
Construction	29,657	8.90%
Manufacturing	17,924	5.40%
Wholesale trade	8,985	2.70%
Retail trade	43,010	12.90%
Transportation and warehousing, and utilities	17,090	5.10%
Information	3,471	1.00%
Finance and insurance, and real estate and rental and leasing	12,779	3.80%
Professional, scientific, and management, and administrative and waste management services	30,194	9.10%
Educational services, and health care and social assistance	95,621	28.70%
Arts, entertainment, and recreation, and accommodation and food services	29,848	9.00%
Other services, except public administration	18,741	5.60%
Public administration	15,133	4.50%
Total	333,199	

Data Source: 2017-2021 ACS 5-Year Estimates

Labor Force

Table MA23. Labor Force Information

Total Population in the Civilian Labor Force	361,260
Civilian Employed Population 16 years and over	333,199
Unemployment Rate	7.8%
Unemployment Rate for Ages 16-19	22.7%
Unemployment Rate for Ages 20-24	12.8%
Unemployment Rate for Ages 25-64	6.4%

Data Source: 2017-2021 ACS 5-Year Estimates

Table MA24. Occupation by Sector for Civilian Employed Workforce (age 16 and over)

	Estimate	%
Management, business, science, and arts occupations	94,096	28.20%
Service occupations	77,612	23.30%
Sales and office occupations	74,886	22.50%
Natural resources, construction, and maintenance occupations	45,645	13.70%
Production, transportation, and material moving occupations	40,960	12.30%
Total	333,199	

Data Source: 2017-2021 ACS 5-Year Estimates

Travel Time

Table MA25. Travel time to work

	Estimate	%
< 30 Minutes	245,289	75.30%
30-59 Minutes	66,779	20.50%
60+ Minutes	13,682	4.20%

Data Source: 2017-2021 ACS 5-Year Estimates

Education

Table MA26. Educational Attainment by Employment Status

	Estimate	Labor Force Participation Rate	Unemployment Rate
Less than high school graduate	111,138	62.30%	7.60%
High school graduate (includes equivalency)	100,765	71.30%	8.30%
Some college or associate's degree	100,951	78.10%	6.40%
Bachelor's degree or higher	81,636	85.20%	3.10%
Population 25 to 64 years	394,490	73.40%	6.40%

Data Source: 2017-2021 ACS 5-Year Estimates

Educational Attainment by Age

Table MA27. Educational Attainment for those age 25 and older

	Estimate	%
Less than 9th grade	95,181	19.40%
9th to 12th grade, no diploma	64,807	13.20%
High school graduate (includes equivalency)	118,834	24.30%
Some college, no degree	89,616	18.30%
Associate's degree	25,722	5.30%
Bachelor's degree	66,601	13.60%
Graduate or professional degree	28,828	5.90%
Total	489,589	

Data Source: 2017-2021 ACS 5-Year Estimates

Table MA28. Educational Attainment by Age

	18 - 24 years		25 - 34 years		35-44 years		45 - 65 years		65+ years	
	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
High school graduate or higher	78,614	82.99%	95,254	82.20%	79,394	72.80%	108,704	64.10%	46,249	48.60%
Bachelor's degree or higher	5,855	6.18%	25,632	22.10%	23,250	21.30%	32,754	19.30%	13,793	14.50%

Data Source: 2017-2021 ACS 5-year Estimates

Educational Attainment – Median Earnings in the Past 12 Months

Table MA29. Median earnings in the past 12 months for those over 25 years old by Educational Attainment

	Estimate
Population 25 years and over with earnings	\$29,106
Less than high school graduate	\$18,192
High school graduate (includes equivalency)	\$25,854
Some college or associate's degree	\$30,821
Bachelor's degree	\$49,584
Graduate or professional degree	\$64,240

Data Source: 2017-2021 ACS 5-Year Estimates

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

Major employment sectors for Hidalgo County include Educational Services and Health Care and Social Assistance at 28.7% of the workforce and Retail Trade making up 12.9% of the workforce. Additionally, the Professional, Scientific, and Management sector, the Entertainment and Arts sector, and the Construction section make up another healthy proportion of the workforce with each of the 3 comprising between 8-9% each of the local workforce.

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure need of the business community in Hidalgo County, Texas, will inevitably vary depending on the industry and specific needs of each business. The workforce needs include skilled labor and workforce training. The key industries of manufacturing, construction, and healthcare require a skilled workforce. Given the low level of educational attainment for the region, having a skilled workforce is vital to the growth and success of these industries. Likewise, having focused workforce training that can provide people with the skills and training they would need to find work in these key industries will be important.

With regards to the specific infrastructure needs of the business community, while these too will vary based on the industry, some important infrastructure needs include: access to capital; improved transportation; high-speed internet. Greater access to capital will allow current

business to improve and expand and it can provide a launching pad for new business. An improved transportation system in general will facilitate the movement of goods and services across the region and promote economic growth. Additionally, an improved public transit system can help workers without vehicles get to and from work sites as currently being without a vehicle can be a hindrance to being reliably in the workforce. As will be shown in section MA60 below, the Rio Grande Valley has lower access to high-speed internet which is an increasingly essential need for most businesses today. Having greater access to high-speed internet will allow for improvements in communication, marketing, and e-commerce capabilities for businesses in the region.

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

There has been no major public or private sector investment, local or regional, that has affected or will affect job and business growth opportunities during our planning period.

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

The development of the University of Texas Rio Grande Valley (UTRGV) School of Medicine (SOM) has brought focus and attention to the healthcare industry in Hidalgo County. UTRGV SOM had an introductory class of 55 medical students in 2016 and now includes more than 200 medical students and over 200 medical residents serving in nine hospital-based training programs in the Rio Grande Valley. The UTRGV SOM is growing right along with the healthcare industry in Hidalgo County. This growth coupled with the health care needs of the population will provide new opportunities for business development and a new strategic direction for the region.

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

Current workforce training initiatives include the following:

1. **South Texas College (STC):** STC is a community college located in Hidalgo County that offers a range of career and technical education programs, as well as associate and bachelor's degree programs. The college partners with local employers to develop customized training programs that address specific workforce needs.
2. **Texas Workforce Commission (TWC):** TWC provides a range of services to help job seekers and employers connect, including job matching, skills training, and apprenticeship programs. TWC also provides funding for local workforce training initiatives through its Skills Development Fund.

3. **Workforce Solutions:** Workforce Solutions is a local organization that works to connect job seekers with employers in Hidalgo County. The organization provides a range of services, including job matching, skills training, and job readiness workshops.
4. **Hidalgo County Workforce Development Board (HCWDB):** The HCWDB is a local board that oversees workforce development initiatives in the county. The board works with local employers to identify workforce needs and develop training programs to meet those needs.
5. **McAllen Economic Development Corporation (MEDC):** The MEDC is a public-private partnership that works to promote economic development in Hidalgo County. The organization provides funding for workforce training initiatives and partners with local employers to develop training programs.

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

YES

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

McAllen continues to strengthen and grow local business and promote the economic development of the region. The Hidalgo County Economic Development Office (HCEDO) seeks to promote infrastructure development in rural areas of the county which is in line with the identified needs of the community. The HCEDO also understands that strong partnerships with educational institutions will increase educational accessibility. By continuing to enhance the economic vitality of the county the HCEDO can help build the tax base thereby attracting further investments and business developments. Some initiatives that the HCEDO is overseeing include:

- Tax Increment Reinvestment Zones (TIRZ) such as the Edinburg Shoppes and the McAllen Tres Lagos;
- Tax Abatements;
- Ecotourism;
- Opportunity Zones (Hidalgo County designated 23 such Opportunity Zones in the county which is the third most in Texas)
- Small Town Economic Development Grant Program

These initiatives and programs will positively impact the economic growth of the region in the short and long term.

Discussion

Overall, McAllen and Hidalgo County's diverse economy and strategic location near the U.S.-Mexico border provide a strong foundation for continued economic development. However, challenges such as poverty, low education levels, and high unemployment rates persist in some areas, and addressing these issues will be critical to ensuring long-term growth and prosperity for the county and its residents. Building strong ties with the educational institutions in the area, UT-RGV and STC, can help support community needs by being a vehicle for job readiness and retention. Utilizing strategic collaborations with institutes of higher education can allow for partnerships with local industries which will support job growth.

MA-50 Needs and Market Analysis Discussion

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

The areas of McAllen where the multiple housing problems are concentrated continue to be the older parts of town with aging infrastructure, gentrification of neighborhoods, and the older housing stock. The areas of the county located west of the McAllen-Edinburg-Mission MSA area are where the most burdened households are concentrated. It is also the area where colonias are more prevalent. Colonias are defined as unincorporated areas located within 150 miles from the US boundary in which clusters of housing may lack/have inadequate potable water, and are lacking in sewer services, lighting, roadways, and drainage.

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

Areas of racial/ethnic minority concentration are defined as census tracts where more than 51% of residents are members of minority groups. Because McAllen is predominantly Hispanic, there are no areas of where other racial/ethnic minorities are concentrated. Most of the low-income census tracts are located south of Pecan Boulevard. Additionally, the area west of the McAllen-Edinburg-Mission MSA has a higher concentration of low- and very low-income households.

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

All McAllen residents have access to water, sewage, and drainage systems, police and fire protection, and paved roadways. An assessment by the Texas A&M Working on Wellness Program found that over 50% of Hidalgo County is considered a food desert (per the CDC a food dessert is an area that lacks access to affordable fruits, vegetables, whole grains, low-fat milk, and other foods that make up the full range of a healthy diet). The areas most impacted are rural areas and the colonias.

Are there any community assets in these areas/neighborhoods?

Within CDBG eligible neighborhoods, the following community assets exist:

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

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

Are there other strategic opportunities in any of these areas?

When conducting local infrastructure projects, the county should be on the lookout for unique opportunities to further build up local communities in the rural areas west and east of the McAllen, Edinburg, Mission MSA. Leveraging existing projects and collaborating with other private and public sector entities can open new areas of development.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In McAllen, 92.6% of households have a computer and 86.7% have a broadband internet subscription. Most census tracts in the Hidalgo County have 43.77% or more of households without a subscription to broadband internet such as cable, fiber optic or Digital Subscriber Line (DSL). In many of the census tracts where household incomes are below \$25,000, over 25% of the households do not have access to broadband internet.

In addition, of those who have subscriptions, based on the Federal Communications Commission (FCC) data as June 30, 2022, only 7.7% of residential units have download speeds of 1000 megabytes per second (mbps) | upload speeds of 100 mbps.

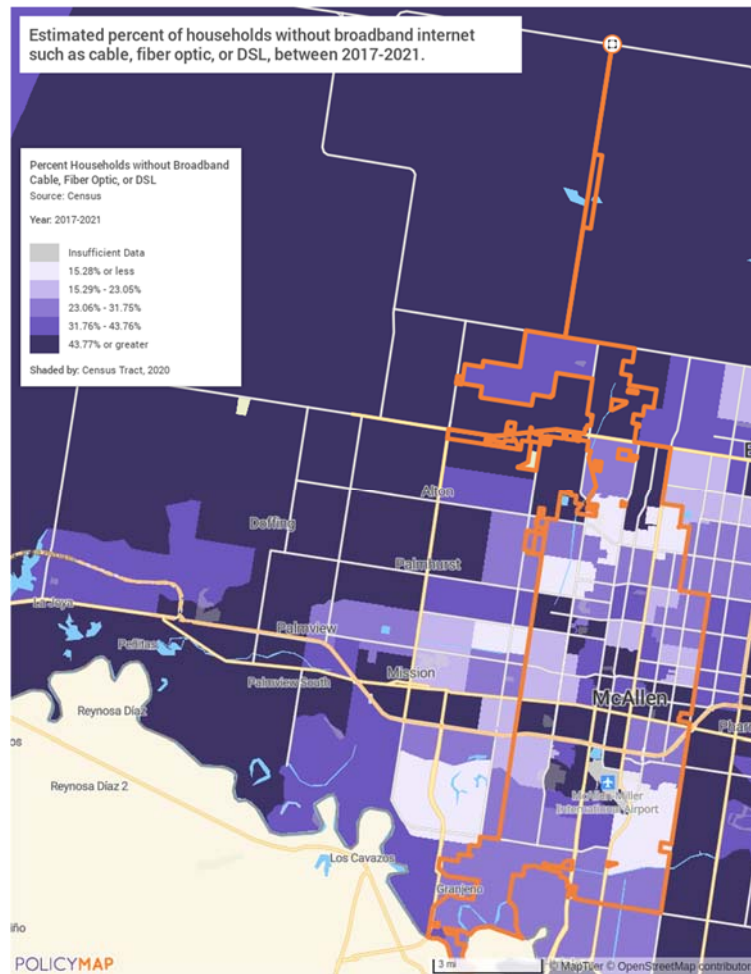
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Based on the FCC's website, there are at least 10 internet service providers in Hidalgo County. The broader issue is the lack of broadband infrastructure that can deliver high speed internet in addition to the lack of financial means to afford a subscription to broadband internet.

The following maps are used to supplement the analysis of low- and moderate-income households' need for broadband wiring and connections:

- **MAP MA1:** Percent of Households without Broadband Internet
- **MAP MA2:** Low Income Areas without Internet
- **CHART MA1:** Percent of Units by Download/Upload Speeds
- **CHART MA2:** Top 10 Internet Service Providers in Hidalgo County

MAP MA1: Percent of Households without Broadband Internet



MAP MA2: Low Income Areas without Internet

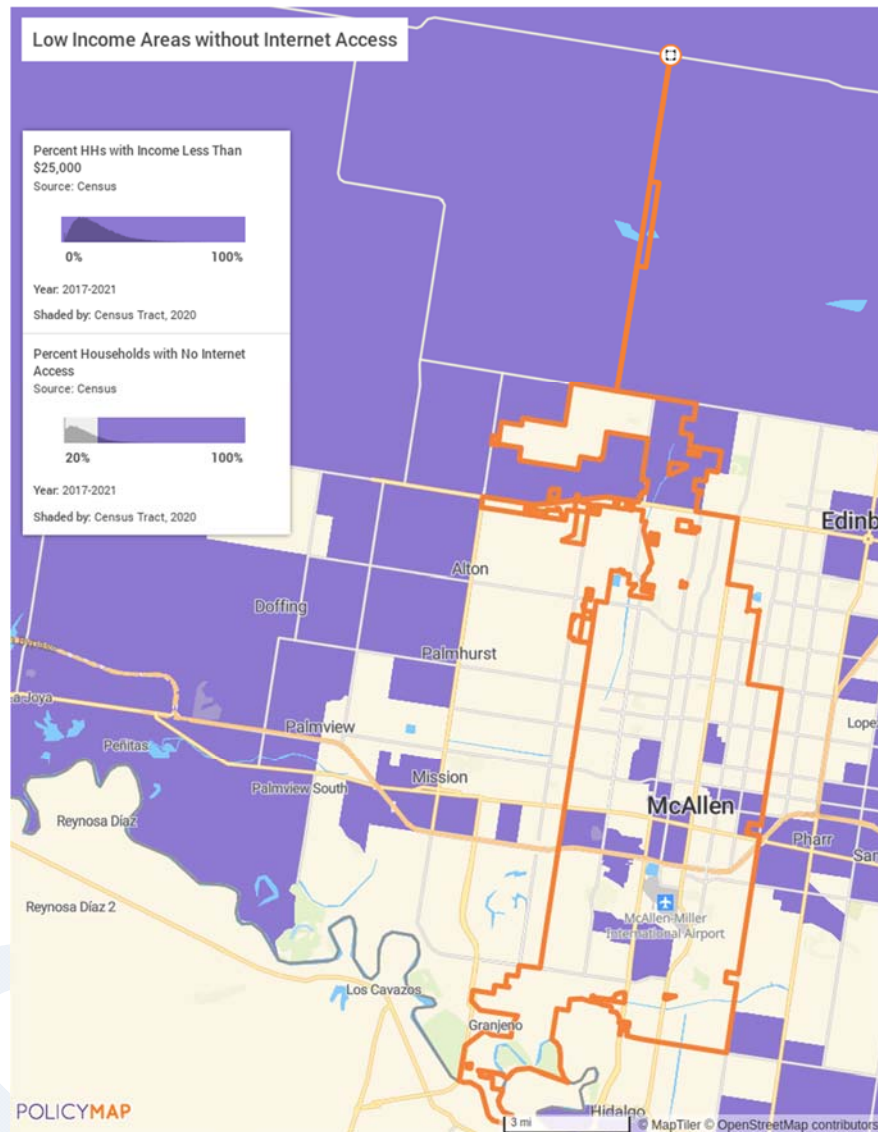


CHART MA1: Percent of Units by Download/Upload Speeds

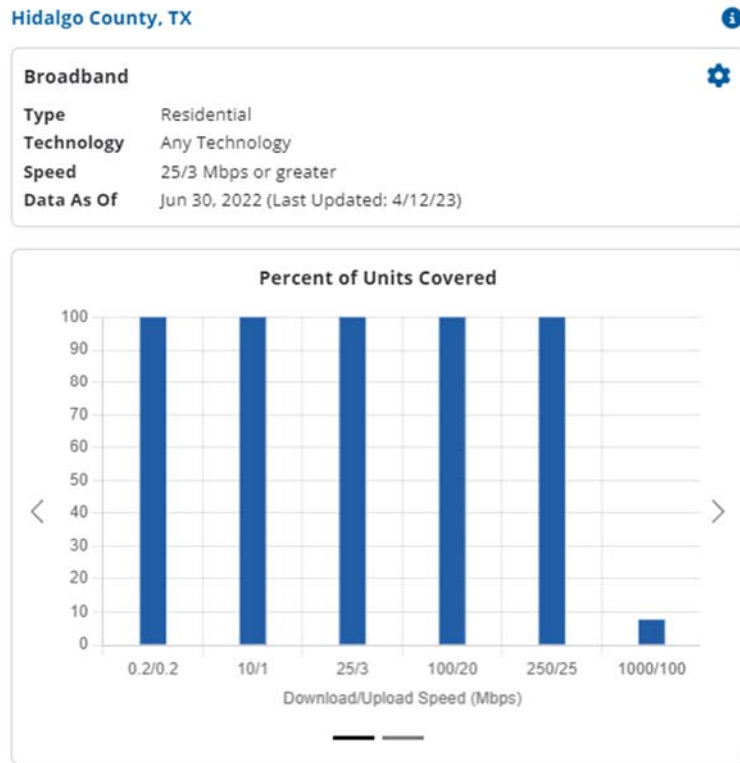
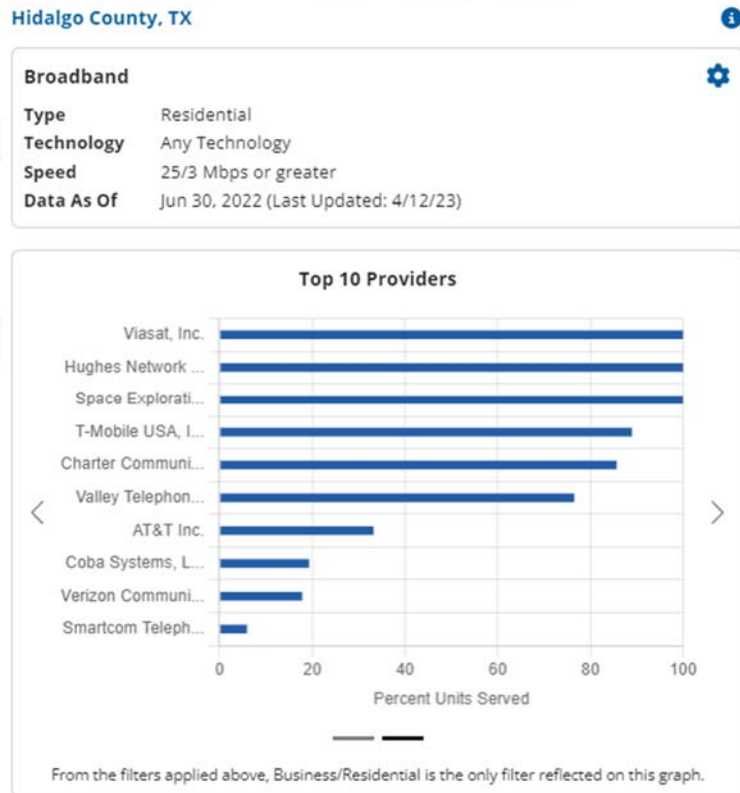


CHART MA2: Top 10 Internet Service Providers in Hidalgo County



MA-65 Hazard Mitigation

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Hidalgo County residents are familiar with the wide range of extreme weather events that impact many Texans. Severe thunderstorms, flooding, sustained and extreme heat, drought, and extreme cold are all weather conditions that affect Hidalgo County with increasing frequency and intensity, exacerbated by the effects of climate change. Natural hazards pose threats to public safety, property, commerce, infrastructure, and the provision of public services.

The Federal Emergency Management Agency (FEMA) prepares community reports evaluating the risk level for a variety of natural hazards. On a scale of “very low” to “very high,” with “relatively low,” “relatively moderate,” and “relatively high” in between, Hidalgo County is at relatively high or very for the following natural hazards compared to the rest of the United States, in increasing order of risk level:

- A. Relatively High
 - 1. Hurricane
 - 2. Heat Wave
 - 3. Riverine Flooding
 - 4. Hail
 - 5. Cold Wave
- B. Very High
 - 1. Winter Weather

Looking at quantification of the Expected Annual Loss associated with natural hazards, which includes loss of life, loss of building value, and loss of agricultural value, Hidalgo County faces relatively high expected annual losses as compared to the rest of the United States. For perspective, 98% of U.S. counties have a lower Expected Annual Loss, and 96% of Texas counties have a lower Expected Annual Loss.

Temperatures that exceed typical high or low temperatures for a given time period are considered to be “extreme.” Extreme temperatures pose health risks, particularly for vulnerable populations such as the elderly and young children; access to shelter in the form of an air conditioned/heated environment during periods of extreme heat or cold is crucial to protecting these populations. Additionally, extreme temperatures may lead to higher household utility bills, which can cause financial strain, particularly for low- and moderate-income households. Extreme cold and winter weather can cause interruptions in municipal service and utility infrastructure, in addition to creating unsafe road conditions that may preclude households from seeking resources outside their home in the case of service disruptions or food shortages.

Potentially occurring year-round, Spring is the peak season for severe thunderstorms in Hidalgo County. Severe thunderstorms present a range of natural hazards that place residents and their

property in danger, including heavy rainfall and flash floods, strong winds, hail, lightning, and tornadoes.

It is important to recognize that these flood zones designate flood risk based on probability of experiencing flooding over a given time period; flood risk maps often do not accurately reflect the history of flooding in each neighborhood. Additionally, increased likelihood of flooding caused by development that increases impervious cover, such as building footprints, parking lots, and roads, is often not reflected on infrequently updated flood risk maps.

Even when dwellings and other structures are built above the base flood elevation and may be less susceptible to flooding damage, flooding events can trigger cascading disruptions in critical infrastructure, such as power and water service. This phenomenon is particularly present in neighborhoods where investment in water and wastewater infrastructure has lagged behind the community at large.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Housing occupied by low- and moderate-income households is likely to be older, in greater need of repair, and built to a quality standard that may offer poor resistance to damage from natural hazards such as high winds and hail. Older housing stock is also often poorly insulated against extreme heat and cold, which results in increased occupant discomfort and health risk, higher heating and cooling costs, and particularly in the case of extreme cold, increased risk of costly damage and water supply disruption due to frozen pipes.

Additionally, properties located in floodplain areas tend to be valued lower than those in areas with low flood risk, which results in concentrations of low- and moderate-income households in areas with moderate and high risk of flooding due to the relative affordability of these areas.

Vulnerability to natural hazards is not just a factor of housing quality and location. Social vulnerability is a measure of population characteristics that render particular groups more susceptible to life disruption, physical danger, health problems, and economic loss because of natural disasters and extreme weather exacerbated by climate change. Mitigating the contributing factors of social vulnerability creates community resiliency and can reduce the risk of natural hazard-induced human suffering and financial loss, particularly among low- and moderate-income households who lack resources to prepare for and respond to natural hazard events.

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

The City of McAllen anticipates receiving approximately \$13.7 million in total grant funding to be available across the three HUD entitlement programs - Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) - over the next five years.

During the development of the 2023- 2027 Consolidated Plan and 2023 Annual Action Plan, the City of McAllen with the assistance of the National Development Council consulted with public and social services providers, fair housing advocates, housing professionals, healthcare providers, housing developers, schools, and county staff to identify the needs of residents, with a primary focus on low- and moderate-income persons. The City of McAllen also engaged directly with community members by deploying a web-based survey, holding public hearings and stakeholder focus group meetings.

This plan considers the needs that were assessed along with the market conditions that will impact the ability for Hidalgo County to address its highest priority needs. Below are the High and Medium Priority Needs with associated Goals that were identified during this planning process:

Priority 1: Provide Neighborhood Revitalization Efforts

Priority 2: Provide Decent Safe Affordable Housing

Priority 3: Provide for Special Needs Populations

Priority 4: Provide Housing and Supportive Services for Homeless Population

Priority 5: Provide Economic Development

These identified Priority Needs served to guide the development of the City of McAllen's goals and related activities, which seek to address the Priority Needs. Along with the goals and activities, the City of McAllen has estimated the amount of HUD funding that will be allocated to each goal along with the Goal Outcome Indicators (GOI), which will be used to track the City of McAllen's progress in achieving its goals.

SP-10 Geographic Priorities

General Allocation Priorities

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

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

General Allocation Priorities

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

The City of McAllen undertakes a request for applications process for CDBG, HOME and ESG funding. The City prioritizes funding awards in CDBG eligible target areas.

SP-25 Priority Needs

Priority Needs

1	Priority Need Name	Provide Neighborhood Revitalization Efforts
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	1A: Improve Public Facilities 1B: Improve Public Infrastructure 1C: Eliminate Environmental Hazards & Blight

	Description	The City's affordable housing production and preservation efforts lead to strong economic growth and must also address the overall condition of the neighborhoods where housing activities occur. Hidalgo County will use HUD funding to improve public facilities and public infrastructure including streets, streetscapes, sidewalks, drainage, and broadband connectivity; and eliminate environmental hazards and conditions of blight.
	Basis for Relative Priority	Relative priority is based on populations of cities within the Urban County Program geography and need.
2	Priority Need Name	Provide Decent Safe Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	2A: Rehabilitate Existing Housing Stock 2B: Affordable Housing Development 2C: Provision of Homebuyer Assistance 2D: Further Fair Housing Opportunities 2E: Tenant Based Rental Assistance
	Description	The positive economic impacts of preserving existing affordable housing and developing new affordable housing units cannot be overstated. Rising housing costs and stagnating incomes can lead to households spending too much of their income on housing, households having to look elsewhere for housing, and increased transportation costs. The City will use HUD funding to rehabilitate existing housing stock to preserve neighborhoods by addressing aging and substandard housing, build new affordable single-family housing to re-establish strong communities, provide homebuyer assistance to make homes affordable and sustainable, develop new affordable rental housing to expand the amount of available affordable rental housing and further fair housing opportunities.
	Basis for Relative Priority	
3	Priority Need Name	Provide for Special Needs Populations
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	3A: Provide Public Services 3B: Prevention of Eviction and Foreclosure 3C: Provide Services to Prevent Homelessness

	Description	Special needs populations were especially vulnerable to the COVID-19 pandemic, which added to the existing financial pressures faced by special needs populations. The City will use HUD funding to provide housing and services for persons with HIV/AIDS; provide low to moderate income households at risk of eviction or foreclosure with short term rent, mortgage, and utility assistance; provide housing supportive services including housing counseling for foreclosure and eviction prevention and provide affordable childcare, including summer and after school programs.
	Basis for Relative Priority	
4	Priority Need Name	Provide Housing/Supportive Services for Homeless
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	4A: Provide Housing and Services for Homeless
	Description	ESG funds are used to provide essential services and operations for emergency shelters and services for the homeless. The services provided will improve housing stability; reduce barriers to finding safe affordable, and positively impact client's ability to remain in stable housing. Hidalgo County will use HUD funding to provide services & housing for people experiencing homelessness and provide services to prevent at risk persons from experiencing homelessness.

	Basis for Relative Priority	.
5	Priority Need Name	Provide Economic Development
	Priority Level	Medium
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	
	Associated Goals	5A: Economic Development Assistance
	Description	The City does not propose utilizing any funding for economic development activities although if more additional funding was available, this would be explored further.
	Basis for Relative Priority	

Table 7 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none">• Long waitlist at Housing Authorities• Few standard affordable units• Homeless prevention activities
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none">• Long waitlist at Housing Authorities for Section 504 compliant units• Few standard affordable units• Homeless prevention activities
New Unit Production	<ul style="list-style-type: none">• Qualified CHDOs/CBDOs to undertake projects• Waitlist at CHDOs/CBDOs and in-house for homebuyer activities• Public support
Rehabilitation	<ul style="list-style-type: none">• Waitlist for rehabilitation and reconstruction activities• Recent weather phenomenon (hailstorms, hurricanes etc.)• Lack of funds for program participants (elderly and persons with special needs)• Public support
Acquisition, including preservation	<ul style="list-style-type: none">• Qualified CHDOs/CBDOs to undertake projects• Waitlist at CHDOs/CBDOs and in-house for homebuyer activities• Public support

Table 8 – Influence of Market Conditions

SP-35 Anticipated Resources

Introduction

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

CDBG	HOME	ESG
\$1,747,593	\$634,001	\$146,947

The City has allocated \$5,478,560 or 50% of its CDBG allocation for Public Facility and Infrastructure Improvements that align with Priority 1: Provide Neighborhood Revitalization Efforts; a combination of CDBG and HOME funding in the amount of \$835,700 for homeowner housing rehabilitation and new housing development that aligns with Priority 2: Provide Decent Safe Affordable Housing; \$260,000 or 15% of its CDBG allocation for Public Services that aligns with Priority 3: Provide for Special Needs Populations; the City of McAllen has allocated \$88,160 or 60% of its ESG allocation for Street Outreach/Emergency Operations; \$41,800 or 28% for Rapid Re-Housing; and \$6,000 or 4% for data collection (HMIS) that align with Priority Need 4: Provide Housing and Supportive Services for Homeless Populations; and \$349,000 or 20% for CDBG Program Administration which is within the CDBG Program Administrative Cap; \$63,301 or 10% for HOME Program Administration which is within the HOME Program Administrative Cap.; and \$10,987 or 7.5% for ESG Program Administration which is within the ESG Program Administrative Cap.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$1,747,593	\$0	\$0	\$1,747,593	\$6,990,372	Total includes entitlement and anticipated program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$634,001	\$0	\$0	\$634,001	\$2,536,004	Total includes entitlement and anticipated 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	\$146,947	\$0	\$0	\$146,947	\$587,788	

Table 55 - Anticipated Resources

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

The City of McAllen encourages non-profit subrecipients and municipal departments to leverage HUD funds with other resources. For the 2023 Program Year, CDBG funds are expected to leverage approximately \$3 for every HUD dollar awarded to the City. The largest source of leverage is expected from federal programs, including other HUD funds.

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

- Federal (Award) - \$1,532,133
- Applicant (City of McAllen) - \$205,193
- State (Texas) - \$458,000
- Local (McAllen ISD) - \$25,000
- Other (Other HUD funds, Federal Grants and Private Sources) - \$3,878,770
- Program Income (CBDO Proceeds) - \$500,000
- TOTAL: \$6,599,096

Specifically, the leveraged funds include:

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

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

Anticipated leveraging for the HOME Program is:

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

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

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

community centers for educational programs, recruitment, fairs, distribution centers, etc. For the 2023 Program Year, three city/school park projects are scheduled to be improved with CDBG funds.

Discussion

The City's budget for Program Years 2023-2028 are anticipated to be a total award of \$1,747,593 with a leverage of \$6,706,963 comprised of:

Community Development Block Grant Funds

- Allocation: \$1,747,593
- Leverage: \$4,566,963
- CBDO Proceeds: \$500,000
- Total funds dedicated towards housing and community development needs: \$6,622,691

HOME Investment Partnership Program

- Allocation: \$634,001
- Leverage: \$1,040,000
- CHDO Proceeds: \$600,000
- Total funds dedicated towards housing needs: \$2,154,107

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

SP-40 Institutional Delivery Structure

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Access Esperanza Clinics, Inc.	Subrecipient	Homelessness Non-homeless special needs public services	Region
Affordable Homes of South Texas, Inc.	CHDO	Non-homeless special needs Ownership Planning public services	Region
Boys and Girls Clubs of McAllen	Subrecipient	Non-homeless special needs public services	Jurisdiction
Catholic Charities of RGV	Subrecipient	Homelessness Rental public services	Region
C.A.M.P. University	Subrecipient	Non-homeless special needs public services	Region
Children's Advocacy Center of Hidalgo County -Estrella's House	Subrecipient	Homelessness Non-homeless special needs public services	Region
Comfort House Services, Inc.	Subrecipient	Homelessness Non-homeless special needs public services	Region
Community Hope Projects, Inc. dba Hope Family Health Center	Subrecipient	Homelessness Non-homeless special needs public services	Region
Easter Seals RGV	Subrecipient	Non-homeless special needs public services	Region
"In His Steps" Shoe Bank of McAllen	Subrecipient	Non-homeless special needs	Region
To Give International dba Creative Art Studio	Subrecipient	Non-homeless special needs public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lower Rio Grande Valley Development Council	Government	Non-homeless special needs Planning public services	Region
McAllen Food Pantry	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
McAllen Housing Authority	PHA	Homelessness Non-homeless special needs Public Housing Rental public services	Jurisdiction
McAllen ISD	Government	Planning neighborhood improvements public facilities public services	Jurisdiction
Silver Ribbon Community Partners	Subrecipient	Homelessness Non-homeless special needs Rental public services	Region
The Salvation Army	Subrecipient	Homelessness Non-homeless special needs Planning Rental public services	Nation
Women Together Foundation, Inc.	Subrecipient	Homelessness Non-homeless special needs Rental public services	Region

Table 9 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System.

The strength of the City's delivery system is derived from the variety of public agencies and community organizations in South Texas that are working diligently—and in the case of community organizations, often across political boundaries—toward one common goal: to provide affordable housing, supportive services, and community development assistance to

benefit low- and moderate-income individuals and families. Local agencies, community-based organizations, and social service providers must coordinate their activities in response to the region's urgent needs. Each stakeholder in the delivery system contributes valuable resources and expertise.

Nonetheless, the City and its stakeholders face a precarious situation in the delivery of goods and services. Specifically, the gaps in the delivery system include the following:

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X

Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 10 - Homeless Prevention Services Summary

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

Direct service providers and community agencies are working year-round towards improving methods to facilitate the application process, circulate their services in the community, and ensure their wait lists are purged frequently. The City funds three sub recipients through the ESG program that provides direct services to the homeless individuals and families. These subrecipients include The Salvation Army, Women Together Foundation, and Catholic Charities of the Rio Grande Valley. The needs provided at these facilities were addressed by providing services to homeless persons in case management, eviction/rental assistance, utility assistance and other services related to the homeless. Additionally, these organizations provide outreach, emergency shelter, health care and behavior health care, rental and utility assistance, food assistance and clothing. These complimentary services exist to provide auxiliary support to the homeless and at risk of becoming homeless persons.

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

The homeless--both sheltered and un-sheltered--are in need of permanent, affordable, and decent housing, and may need other supportive services such as food, subsidized childcare, housing search assistance, mental health services, and employment training. Emergency and transitional housing assistance with supportive services are also necessary to meet the growing numbers of homeless individuals and families. In addition, episodic homelessness is also of concern. With a staggering wait list (months to years) at the public housing authorities within the area and no transitional housing for the general population, few options for stable housing exist for persons experiencing homelessness.

Chronically homeless individuals represent a significant concern for homeless service providers. Often, their reasons for becoming homeless and/or continuing their homeless status is a multitude of life events including unemployment, divorce/separation, domestic violence,

mental/physical disabilities, addiction or incarceration. Consultation with homeless service providers and CoC leadership identified an immediate need for additional homeless prevention resources. With eviction court proceedings now resuming after a pandemic moratorium, as well as rising rent prices and economic uncertainty, providers of homeless prevention services see an increased demand for their services to help relocate families who have been evicted and to help maintain stability for families not yet forced to leave. The Executive Director of Catholic Charities of the Rio Grande Valley discussed how the unmet housing and supportive services negatively affect households at risk of homelessness. Further noted in the Comprehensive Housing Affordability those whose income is between 0-30% AMI, 4,960 renters all reported having housing problems. The units available fail to meet adequate living standards with incomplete kitchen facilities, and plumbing facilities. Of these housing problems, more than 1 person per room is another component reported; multi-generational households can be attributed to a higher number of persons living in a rental unit. Women Together is the only emergency shelter for fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, in the region. They work efficiently to ensure the safety of the victims and survivors of sexual assault. The Director mentioned during the one-on-one consultation how space capacity was not an issue since they work with neighboring counties to house anyone seeking immediate shelter. Nueva Vida Transitional Housing is managed and operated by Women Together for the victims and families. Annually, they assist approximately 13 families the duration of time is 18 months. During this course of time, they attend weekly life skills sessions and counseling. The Director emphasized the need to hire more counselors for the long-term trauma suffered by victims of domestic and survivors of sexual assault and their families. The need to deliver unmet housing and supportive services to the other population is critical as described in consultations as those greatest at risk of housing instability since their income to rent ratio is too low; the income requirement for this qualification is 0-50% AMI. Most community agencies, stakeholders, and direct providers discussed how they are likely to struggle due to the continued rise in the cost of living; most of these individuals are on a fixed income or their salary is unable to sustain today's expenses. Furthermore, most expressed the need to make rental assistance available with additional supportive services. Veterans and families most of which are single and older male adults are affected as reported by Endeavors during the consultation. The increase witnessed in the last two years for permanent supportive housing is rooted from the pandemic.

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

The City of McAllen has undergone a planning process to develop their HOME-ARP Allocation Plan. The goal of this plan is to provide permanent housing and stability for all people in the city experiencing a long length of stay in homelessness and/or chronic homelessness, population fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability, and/or veterans and families that include a veteran family member that meet one of the preceding criteria. The Development of Affordable Rental Housing combined with Supportive Services addresses the needs of people experiencing homelessness, chronic homelessness,

individuals and families at risk of becoming homeless, victims of domestic violence and human trafficking, and other populations in need of assistance.

.

DRAFT

SP-45 Goals Summary

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A: Improve Public Facilities	2023	2027	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$260,300	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 43525 Persons Assisted
2	1B: Improve Public Infrastructure	2023	2027	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$634,001	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 604925 Persons Assisted
3	1C: Eliminate Environmental Hazards & Blight	2023	2027	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts		
4	2A: Rehabilitate Existing Housing Stock	2023	2027	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: \$265,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
5	2B: Affordable Housing Development	2023	2027	Affordable Housing		Provide Decent Safe Affordable Housing	HOME: \$570,700	Homeowner Housing Added: 7 Household Housing Unit
6	2C: Provision of Homebuyer Assistance	2023	2027	Affordable Housing		Provide Decent Safe Affordable Housing		
7	2D: Further Fair Housing Opportunities	2023	2027	Affordable Housing Homeless		Provide Decent Safe Affordable Housing		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	2E: Tenant Based Rental Assistance	2023	2027	Affordable Housing		Provide Decent Safe Affordable Housing		
9	3A: Provide Public Services	2023	2027	Non-Homeless Special Needs		Provide for Special Needs Populations	CDBG: \$242,000	Public service activities other than Low/Moderate Income Housing Benefit: 4532 Persons Assisted
12	3C: Provide Services to Prevent Homelessness	2023	2027	Homeless		Provide for Special Needs Populations	CDBG: \$18,000	Public service activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted
13	4A: Provide Housing and Services for Homeless	2023	2027	Homeless		Provide Housing/Supportive Services for Homeless	ESG: \$146,947	Tenant-based rental assistance / Rapid Rehousing: 13 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 542 Beds
14	5A: Economic Development Assistance	2023	2027	Non-Housing Community Development		Provide Economic Development Assistance		

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	1A: Improve Public Facilities
	Goal Description	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing
2	Goal Name	1B: Improve Public Infrastructure
	Goal Description	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing
3	Goal Name	1C: Eliminate Environmental Hazards & Blight
	Goal Description	Brownfields Remediation
4	Goal Name	2A: Rehabilitate Existing Housing Stock
	Goal Description	Ownership and Rental Housing Rehabilitation
5	Goal Name	2B: Affordable Housing Development
	Goal Description	Rental or home ownership housing development
6	Goal Name	2C: Provision of Homebuyer Assistance
	Goal Description	Down payment and closing costs assistance program
7	Goal Name	2D: Further Fair Housing Opportunities
	Goal Description	Fair Housing Counseling
8	Goal Name	2E: Tenant Based Rental Assistance
	Goal Description	HOME TBRA
9	Goal Name	3A: Provide Public Services
	Goal Description	Public Services for Special Needs Populations

10	Goal Name	3B: Prevention of Eviction and Foreclosure
	Goal Description	Rental or Mortgage Assistance Program
11	Goal Name	3C: Provide Services to Prevent Homelessness
	Goal Description	Homeless Prevention
12	Goal Name	4A: Provide Housing and Services for Homeless
	Goal Description	ESG Overnight Shelter, Homeless Outreach, TBRA and Rapid-Rehousing
13	Goal Name	5A: Economic Development Assistance
	Goal Description	Technical and Financial Assistance

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

The City of McAllen anticipates assisting an estimated number of extremely low-income, low-income and moderate-income households with HOME as follows:

- 7 households at or below 80% of area median income with affordable housing for ownership each of the five years for a total of 35 for this Consolidated Plan period.
- 3 households at or below 80% of area median income with owner occupied rehabilitation/reconstruction or minor repair for each of the five years for a total of 15 for this Consolidated Plan period.

SP-50 Public Housing Accessibility and Involvement

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

Not Applicable.

Activities to Increase Resident Involvements.

Although the public housing authorities have historically conducted outreach and implemented initiatives such as “Pathway to Homeownership” and “Family Self Sufficiency Program” to increase resident involvement, the pandemic changed any momentum with this. Public Housing Authorities continue their efforts to engage residents and keep them updated with information and resources.

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

No

Plan to remove the ‘troubled’ designation.

Not Applicable.

SP-55 Barriers to affordable housing

Barriers to Affordable Housing

The City of McAllen faces several challenges when it comes to affordable housing. Primarily the lack of funding for affordable housing programs and development has made it challenging to bridge the gap of affordable housing. An added impact has been gentrification which has resulted in the displacement of many low-income families who can no longer afford to live in their neighborhoods due to rising property values and pricing.

The City, through its Assessment of Fair Housing, identified the following:

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

7. Limited access to proficient schools - Educational policies may sway or, conversely, limit a person's ability to freely choose the location of their home. Educational inequities are most apparent in areas where a higher number of non-English speaking persons reside. Some school districts face dwindling population while others scramble to accommodate the influx of students.
8. Jurisdictional variations - Inequities in infrastructure, quality of buildings and housing construction, and emergency services are apparent between municipalities and rural locales. Social services and access to these services may be hindered by the distance of one's residence to the MSA. Jurisdictions also vary in implementation of policies (ie., code enforcement, job training, job sites and services for special needs populations).

The City of McAllen, along with Hidalgo County and the Cities of Edinburg and Mission are undergoing an update to their Assessment of Fair Housing, which will be complete in August 2023.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In order to address the barriers, the City is working on:

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 de-concentration 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 Independent School District; and
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.

DRAFT

SP-60 Homelessness Strategy

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

The City funds three subrecipients under the Emergency Shelter Grant who to build trusting relationships with homeless persons living on the streets and in shelters. There are several outreach workers who perform street outreach throughout Hidalgo County and respond to requests for assistance from citizens, local businesses, neighborhood groups and legislative offices to homeless persons residing on the streets. The subrecipients perform assessments for homeless person in the field and link them to shelter and supportive services that are appropriate to meet their needs. Additionally, all the subrecipients funded by the City participate in coordinated entry through the Texas Homeless network – Continuum of Care, whereas all information is entered in the HMIS software. These organizations provide outreach, emergency shelter, health care and behavior health care, rental and utility assistance, food and clothing, and other homeless services to individuals, families with children, veterans, unaccompanied youth, and including persons with HIV. Other services being provided are overnight emergency shelter, meals, and bathroom/shower facilities and attempts to engage homeless persons in case management to assess their homeless history and current needs and work to place them in appropriate longer emergency shelter or transitional housing programs so that they can work towards regaining their permanent housing.

The City will continue to serve as a referral service to agencies who provide homeless prevention and assistance programs. In addition, the following are agencies who will provide services aimed at assuaging homeless situations:

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

Unsheltered homeless individuals represent the hardest cases to address. These individuals often have substance abuse, mental illness or other significant concerns which contribute to their homeless status. Unsheltered homeless will most likely seek assistance from The Salvation Army. It is anticipated they will have the highest number of persons assisted with rapid rehousing/homeless assistance.

Addressing the emergency and transitional housing needs of homeless persons.

The City of McAllen currently funds the operation of emergency shelters and homeless prevention programs serving individuals and families. Some emergency shelters and homeless prevention programs are designed to focus their services to the needs of specific populations such as chronically homeless persons, families, victims of domestic violence, persons being evicted, persons with severe mental health disorders or substance abuse histories, or those suffering from dual or multiple co-occurring disorders.

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

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

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.

The City of McAllen funds the operation of emergency shelters and homeless prevention programs serving individuals and families. Some emergency shelters and homeless prevention programs are designed to focus their services to the needs of specific populations such as chronically homeless persons, families, victims of domestic violence, persons being evicted, persons with severe mental health disorders or substance abuse histories or those suffering from dual or multiple co-occurring disorders.

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

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

Victims of domestic violence who utilize the transitional housing complex are the most likely group of formerly homeless individuals who are able to obtain and maintain permanent housing. Many of these transitional housing residents (clients of Women Together) use the services provided by Affordable Homes of South Texas, Inc. in order to purchase their own homes. Women Together Foundation, Inc. will receive assistance with the emergency shelter and transitional housing in the 2023-2028 Consolidated Plan. Conversely, chronically homeless individuals and unaccompanied youth have less success obtaining and maintaining permanent housing. This population tends to be more transient and is less likely to seek permanent housing.

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

Diversion to housing and services outside of the traditional homeless services system is an integral part of the Coordinated Access and Assessment program. One of the first interventions will be to determine if there are other housing options available to the household rather than accessing shelter through the homeless system. For example, family or friends that the client may be able to stay with while stabilizing their housing situation; which may be more beneficial for the household and simultaneously reserves homeless shelter resources for those with no other options. Additionally, for those households with low to moderate barriers to housing, rapid re-housing assistance in the form of move-in assistance and short-term rental subsidies may be all that the household needs to regain and maintain their permanent housing. By using a standardized assessment that identifies the level of barriers to housing and targets the type of service intervention that best addresses those barriers, we are able to reduce the amount of time that an individual or family is homeless and increase their ability to maintain their permanent housing. Hidalgo County works closely with the ESG subrecipients who meet with the participants once a month or earlier if needed to assist them with services that help to address housing, health, social services, employment, education or youth needs.

SP-65 Lead Based Paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards.

Although no accurate information about the incidence of lead-based paint exists, staff acknowledges that lead-based paint poses a serious health threat and must be addressed. Currently, all units assisted through the housing rehabilitation programs are inspected for lead-based paint hazards. Each of the Public Housing Authorities in the region continues to inspect new public and assisted housing for this and other health hazards. The Environmental Protection Agency (EPA) issued the Renovation, Repair, and Painting (RRP) Rule on April 2008 which requires new measures and actions for the prevention of lead poisoning and became effective April 22, 2010. The Office of Healthy Homes and Lead Hazard Control has since released guidance to comply with both EPA's RRP and Lead Safe Housing Rule (LSHR). One of the major differences between rulings is that the LSHR requires clearance examinations.

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

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

According to the Texas Department of State Health Services, in 2019, 319,041 children age 5 and under were tested for elevated blood lead level. An additional 17,354 children age 15 and younger also tested. The results indicated 4,382 and 379, respectively, had elevated blood lead levels. However, according to local health department officials, many lead poisoning cases may be caused by sources other than lead-based paint. Some cases may be attributed to pottery and serving dishes made in Mexico that are finished with lead-based glazes, which can be dissolved by foods with high acid content—such as citrus, peppers, and tomatoes. Also, many popular herbal remedies and traditional potions, sold on both sides of the U.S.-Mexico border, may contain lead. Hidalgo County continues to consider housing rehabilitation a high priority and, as such, will continue to attempt to reduce the number of housing units with lead-based paint.

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

The City of McAllen has incorporated a Lead-Based Paint Testing and Lead Hazard Reduction Plan within its Owner-Occupied Rehabilitation Housing Program to ensure compliance with the Lead-Based Regulation. In particular, the following levels of intervention and action are:

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

SP-70 Anti-Poverty Strategy

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

The City's Anti-Poverty Plan focuses on the most vulnerable groups in the region—primarily low- and moderate-income households between 0 and 30 percent of the median family income, individuals and families in public or assisted housing, and homeless individuals and families. The lowest-income households are generally those at-risk of homelessness, including individuals and families in public or assisted housing who are dependent upon public subsidies to maintain their own residences. This segment of the population has the highest incidence of poverty. At the same time, these low- and moderate-income households will see the most immediate benefit from efforts to increase housing and community development opportunities within the region.

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

McAllen's vision for development continues to be providing 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.

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

The City's Anti-Poverty Strategy is not necessarily a housing plan but an economic development plan that increases incomes and employment opportunities for low- and moderate-income households. The economic changes in the region have led to growth in the number of both low- as well as high paying jobs. Central to any plan to combat poverty within the region must be the creation of secure, well-paying jobs. However, housing is a major component of the Plan, since a secure and affordable residence provides household members with the stability to pursue jobs, education, and training without having to worry about the threat of homelessness. The implementation of anti-poverty efforts is a cooperative effort among the individual jurisdictions that comprise the City of McAllen, Hidalgo County and the cities of Mission and Edinburg. Each entitlement community coordinates their respective activities with Community Housing Development Organizations, public housing agencies, and local nonprofit social service

organizations discussed throughout the Strategic Plan that also provide critical resources to combat poverty and promote family self-sufficiency.

The City of McAllen is instrumental to the Anti-Poverty Plan. CDBG funds are used for a variety of activities, including improving public infrastructure, such as streets, drainage, parks and sidewalks, public service activities that benefit special needs populations and rehabilitating affordable housing for low- and moderate-income households. Additionally, these funds may be used for economic development activities that create jobs for low- and moderate-income persons, creates community-based businesses, and assists businesses that provide much-needed services to low- and moderate- income persons.

The City of McAllen is a HOME entitlement community that utilizes their funds to support affordable housing programs through designated Community Housing Development Organizations. Additionally, HOME funds may be used for , and owner-occupied rehabilitation programs. To the extent that they can reduce housing costs and provide residents with a feeling of empowerment through affordable rental and homeownership activities, these HOME programs can help individuals and families obtain the resources to become self-sufficient. Hidalgo County is also an Emergency Shelter Grant entitlement community that utilizes local non-profit agencies to alleviate homelessness and provide essential supportive services to address the needs of this population in their jurisdictions.

SP-80 Monitoring

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

It is the City's intent to monitor high-risk activities at least once annually. The purpose of the monitoring is to determine compliance with the executed contract/subrecipient agreement, HUD requirements, other applicable Federal requirements and applicable State codes or statutes. The monitoring visit is preceded by a desk review of pertinent information. After the desk review is completed, an on-site review of the project may be undertaken. This process enables the City to verify the status of the project as suggested in the file.

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

Monitoring of construction projects includes assessing compliance with additional requirements. Specifically, Davis-Bacon requirements and procurement procedures are reviewed. Additionally, testing by an independent contractor may be used to ensure that the contractor is following specifications. The City may provide an (Engineering) inspector for quality control. In addition to formal monitoring, City staff continuously monitors the day-to day operations of assigned projects. This is accomplished through frequent telephone contacts, written correspondence, meetings and progress report reviews.

To monitor its own compliance, Community Development staff:

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

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

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

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

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

EXPECTED RESOURCES

AP-15 Expected Resources

Introduction

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

CDBG	HOME	ESG
\$1,747,593	\$634,001	\$146,947

The City has allocated \$5,478,560 or 50% of its CDBG allocation for Public Facility and Infrastructure Improvements that align with Priority 1: Provide Neighborhood Revitalization Efforts; a combination of CDBG and HOME funding in the amount of \$835,700 for homeowner housing rehabilitation and new housing development that aligns with Priority 2: Provide Decent Safe Affordable Housing; \$260,000 or 15% of its CDBG allocation for Public Services that aligns with Priority 3: Provide for Special Needs Populations; the City of McAllen has allocated \$88,160 or 60% of its ESG allocation for Street Outreach/Emergency Operations; \$41,800 or 28% for Rapid Re-Housing; and \$6,000 or 4% for data collection (HMIS) that align with Priority Need 4: Provide Housing and Supportive Services for Homeless Populations; and \$349,000 or 20% for CDBG Program Administration which is within the CDBG Program Administrative Cap; \$63,301 or 10% for HOME Program Administration which is within the HOME Program Administrative Cap.; and \$10,987 or 7.5% for ESG Program Administration which is within the ESG Program Administrative Cap.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$1,747,593	\$0	\$0	\$1,747,593	\$6,990,372	Total includes entitlement and anticipated program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$634,001	\$0	\$0	\$634,001	\$2,536,004	Total includes entitlement and anticipated 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	\$146,947	\$0	\$0	\$146,947	\$587,788	

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

The City of McAllen encourages non-profit subrecipients and municipal departments to leverage HUD funds with other resources. For the 2023 Program Year, CDBG funds are expected to leverage approximately \$3 for every HUD dollar awarded to the City. The largest source of leverage is expected from federal programs, including other HUD funds.

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

- Federal (Award) - \$1,532,133
- Applicant (City of McAllen) - \$205,193
- State (Texas) - \$458,000
- Local (McAllen ISD) - \$25,000
- Other (Other HUD funds, Federal Grants and Private Sources) - \$3,878,770
- Program Income (CBDO Proceeds) - \$500,000
- TOTAL: \$6,599,096

Specifically, the leveraged funds include:

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

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

Anticipated leveraging for the HOME Program is:

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

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

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

community centers for educational programs, recruitment, fairs, distribution centers, etc. For the 2023 Program Year, three city/school park projects are scheduled to be improved with CDBG funds.

Discussion

DRAFT

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A: Improve Public Facilities	2023	2027	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$260,300	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 43525 Persons Assisted
2	1B: Improve Public Infrastructure	2023	2027	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$634,001	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 604925 Persons Assisted
3	2A: Rehabilitate Existing Housing Stock	2023	2027	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: \$265,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
4	2B: Affordable Housing Development	2023	2027	Affordable Housing		Provide Decent Safe Affordable Housing	HOME: \$570,700	Homeowner Housing Added: 7 Household Housing Unit
5	3A: Provide Public Services	2023	2027	Non-Homeless Special Needs		Provide for Special Needs Populations	CDBG: \$242,000	Public service activities other than Low/Moderate Income Housing Benefit: 4532 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	3C: Provide Services to Prevent Homelessness	2023	2027	Homeless		Provide for Special Needs Populations	CDBG: \$18,000	Public service activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted
7	4A: Provide Housing and Services for Homeless	2023	2027	Homeless		Provide Housing/Supportive Services for Homeless	ESG: \$146,947	Tenant-based rental assistance / Rapid Rehousing: 13 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 542 Beds

Table 11 – Goals Summary

Goal Descriptions

1	Goal Name	1A: Improve Public Facilities
	Goal Description	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing
2	Goal Name	1B: Improve Public Infrastructure
	Goal Description	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing

3	Goal Name	2A: Rehabilitate Existing Housing Stock
	Goal Description	Ownership and Rental Housing Rehabilitation
4	Goal Name	2B: Affordable Housing Development
	Goal Description	Rental or home ownership housing development
5	Goal Name	3A: Provide Public Services
	Goal Description	Public Services for Special Needs Populations
6	Goal Name	3C: Provide Services to Prevent Homelessness
	Goal Description	Homeless Prevention
7	Goal Name	4A: Provide Housing and Services for Homeless
	Goal Description	ESG Overnight Shelter, Homeless Outreach, TBRA and Rapid-Rehousing
8	Goal Name	5A: Economic Development Assistance
	Goal Description	Technical and Financial Assistance

PROJECTS

AP-35 Projects

Introduction

The City of McAllen is anticipating entitlement grant resources totaling \$2,528.541 for the program year starting on October 1, 2023 thru September 30, 2024 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 published in December 2024.

Proposed FY 2023 – 2024 One–Year Action Plan

The City of McAllen anticipates utilizing the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds during the Program Year 2023, October 1, 2023 and ending September 30, 2024, to fund the following activities:

HUD MATRIX CODE	PROJECT NAME	AMOUNT
03C: HOMELESS FACILITIES		
▪	Women Together Foundation, Inc. – Emergency Shelter	\$7,300
	Funds will be used to install faucets, flooring, toilets, tiles, and rehab showers/doors 442 Women and Children Fleeing Domestic Violence	
03F: PARKS AND RECREATIONAL FACILITIES		
▪	McAllen ISD – Brown Middle School Community Track Lighting	\$175,000
	Funds will be used for the purchase and installation of lighting around the track CT 205.03 BG 1-4, CT 205.04 BG 1-4 (55.01% LMI)	
•	COM Parks & Recreation Dept. – Los Encinos Pool Heaters	\$60,000
	Funds will be used for the purchase of pool heaters CT 205.03 BG 2 and 4, and CT 205.04 BG 1 (80.42% LMI)	
•	COM Parks & Recreation Dept. – Palm View Park Light Improvements	\$18,000
	Funds will be used for the installation of poles to light the park trail CT205.04 BG 2-4, (56.17% LMI)	
03J: Water/Sewer Improvements		
▪	McAllen Public Utilities – Balboa Acres Waterline Replacement Phase IIIA	\$358,518
	Funds will install waterlines along the alleyways between Helena and Idela from Ware Rd. to 29 th St. CT 205.03 BG 1 (64.14% LMI)	
▪	Engineering Department – Collardo Subdivision Drainage	\$254,775
	Funds will be used to upgrade storm sewer infrastructure in the area 400' from Colbath between 23 rd and 26 th Streets CT 205.04 BG 3 (57.14% LMI)	
05Z: OTHER PUBLIC SERVICES		
▪	Silver Ribbon Community Partners	\$5,000
	Funds will pay rent, utilities and deposits, medical equipment and medical assistance for 15 people	
▪	The Salvation Army	\$12,500
	Funds will be used for rent, transportation, medication assistance and work clothes for 12 people	
05A: SENIOR SERVICES		
▪	LRGVDC – Area Agency on Aging	\$18,000

Funds will provide medication, and medical supplies for five elderly persons	
05B: SERVICES FOR THE DISABLED	
▪ C.A.M.P. University	\$10,000
Funds will reimburse the staff salaries who provide services to 11 adults with special needs	
05D: YOUTH SERVICES	
▪ To Give International dba Creative Art Studio	\$5,000
Funds will be used for five student scholarships to access fine arts education	
05G: ABUSED AND NEGLECTED SPOUSES	
• Women Together – Family Justice Center	\$2,500
Funds will be used for the purchase of chairs, dolly and folding tables to benefit 300 persons seeking assistance	
• Women Together Foundation, Inc. – Transitional Housing	\$10,000
Funds will be used for the purchase of sofas, chairs, side tables, TV consoles, security cameras, an A/C unit and mini blinds to service 30 residents	
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 for 25 children	
▪ “In His Steps” Shoe Bank of McAllen	\$3,000
Funds will be used for the purchase of shoes for eighty school-aged children	
05M: HEALTH SERVICES	
▪ Access Esperanza Clinics, Inc.	\$25,000
Funds will be used for physical exams, pap, diabetes, lipid and STI testing and lab work to 160 patients	
▪ Comfort House Services, Inc.	\$43,750
Funds will be used to reimburse the salaries of Caregivers who provide palliative care to 70 terminally ill patients	
▪ Community HOPE Projects, Inc./HOPE Family Health Center	\$24,000
Funds will provide medication, diagnostic services, labs work, hospital fees and transport costs for 150 patients	
▪ Easter Seals – Rio Grande Valley	\$9,000
Funds will be used for occupational, physical and/or speech therapy units to 4 people	
05N: ABUSED AND NEGLECTED CHILDREN	
▪ Court Appointed Special Advocates of Hidalgo County	\$2,250
Funds will reimburse salaries of those who oversee cases services for 25 abused children	
Children’s Advocacy of Hidalgo County	\$18,000
Funds will reimburse salaries of those who provide services to 140 victims of child abuse and their non-offending family members	
05Q: SUBSISTENCE PAYMENTS	
▪ Catholic Charities of the Rio Grande Valley	\$18,000
Funds will reimburse utility/rental assistance and deposits to prevent homelessness for 35 persons	
05W: FOOD BANKS	

- **McAllen Food Pantry** **\$39,000**
Funds will be used for the purchase of food to be distributed via several citywide pantries to 3,500 people

14A SINGLE-UNIT RESIDENTIAL

- **Affordable Homes of South Texas, Inc.** **\$265,000**
Funds will be used for rehabilitation or reconstruction of three single-family homes

21A: GENERAL PROGRAM ADMINISTRATION

- **Administration** **\$349,000**
Funds will be used for program administration

FY 2023-2024 PROPOSED HOME BUDGET

<u>HUD MATRIX CODE</u>	<u>PROJECT NAME</u>	<u>AMOUNT</u>
12: CONSTRUCTION OF HOUSING		
▪ Affordable Homes of South Texas, Inc. – New Construction		\$570,700
	Funds will be used for the construction of seven homes throughout the City	
21A: GENERAL PROGRAM ADMINISTRATION		
▪ Administration		\$63,301
	Funds will be used for program administration related to the HOME Program	

FY 2023-2024 PROPOSED ESG BUDGET

<u>HUD MATRIX CODE</u>	<u>PROJECT NAME</u>	<u>AMOUNT</u>
▪ Street Outreach/ Emergency Shelter		\$88,160
	Funds will be used for Shelter Operations, transportation, -Women Together Foundation, Inc. - \$30,000 (442 Persons) -The Salvation Army - \$58,160 (100 Persons)	
▪ Homeless Management Information System		6,000
	Funds will be used for data entry and client reporting -Catholic Charities of the RGV (13 Persons)	
▪ Rapid Rehousing		41,800
	Funds will be used for housing homeless -Catholic Charities of the RGV (13 Persons)	
General Administration		10,987
	Funds will be used for program administration by agencies and staff	
GRAND TOTAL		\$2,528,541

Given the delays in appropriations and concerns with economic, social, and health conditions, the following contingency provisions or alternative projects have been established:

Community Development Block Grant

1. Regardless of the final allocation, the CDBG General Program Administration will be

funded at 20% of the CDBG award.

2. Should the McAllen ISD – Brown Middle School Community Track Lighting project be delayed, cancelled, performed at a significant cost savings or deemed ineligible, the City will utilize funds for the Escandon Field Lighting Improvement Project (\$175,000)
3. Should the McAllen Public Utilities – Balboa Acres Waterline Replacement Phase IIIA project be delayed, cancelled, performed at a significant cost savings or deemed ineligible, the City will utilize funds for the Zavala and Alvarez Pavement Improvement Projects (\$194,261 and \$189,916, respectively)

HOME Investment Partnerships Program

1. Regardless of the final allocation, the Affordable Homes of South Texas, Inc. New HOME Construction Program will be funded at 90% of the HOME award and the HOME General Program Administration project will be funded with the remaining 10%.

Emergency Solutions Grant

1. Regardless of the final allocation, the ESG General Program Administration project will be funded at 7.5% of the ESG award
2. The maximum award of Street Outreach/ Emergency Shelter/ HMIS is capped at 60% of the ESG award.

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

Priorities were established utilizing the comprehensive public engagement process that the City of McAllen underwent. The most overwhelming obstacles to meeting the underserved needs is the lack of funding availability but also the lack of a concentrated focus of available resources working in unison towards a common goal, a general sense of apathy or detachment that is obvious from the lack of public participation during public hearings.

AP-50 Geographic Distribution

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

The City of McAllen undertakes a request for applications process for CDBG, HOME and ESG funding. The City prioritizes funding awards in CDBG eligible target areas.

DRAFT

AFFORDABLE HOUSING

AP-55 Affordable Housing

Introduction

The City of McAllen has identified affordable housing as a high priority throughout the jurisdiction. Many activities are funded through CDBG, HOME, and ESG grants to address the housing needs of low-income households, persons with special needs, the elderly, and homeless individuals and families. The strategy to provide decent and safe affordable housing throughout the City will include rehabilitation of existing housing stock, affordable housing development, and rental assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	555
Non-Homeless	10
Special-Needs	35
Total	590

Table 12 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	35
The Production of New Units	7
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	45

Table 13 - One Year Goals for Affordable Housing by Support Type

Discussion

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

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

Three owner-occupied households will be rehabilitated. It is estimated that two households will have an income between 0-30% of Area Median and one households will have an income between 30-50% of Area Median. Seven homes will be constructed via Community Housing

Development Organization (CHDO) HOME activities. It is estimated that ten households will have incomes between 60-80% AMI, three households will have incomes between 50-60% AMI and one household will have an income between 30-50% AMI.

DRAFT

AP-60 Public Housing

Introduction

Due to the significant need and commitments for Public Facility Improvements, Affordable Housing Programs and Public Service activities, the City of McAllen will not be able to utilize federal funding for public housing needs.

Actions planned during the next year to address the needs to public housing.

None, other than to provide letters of support for housing development plans.

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

None.

If the PHA is designated as troubled, describe the way financial assistance will be provided or other assistance.

HUD developed PHMAP to annually obtain data from each housing authority on basic indicators of management performance, such as vacancy rates and operating expenses. HUD calculates a score from 0 to 100 for each authority and assigns one of the following three designations: “troubled performer” for a score less than 60, “standard performer” for a score between 60 and less than 90, and “high performer” for a score 90 or above. There are 416 public housing authorities (PHAs) in Texas. 125 PHAs operate public housing while the rest only operate Section 8 voucher programs. Only housing authorities that run public housing receive a PHMAP score. Thirty-seven (thirty percent) are high performing including Hidalgo County, Donna, Pharr and Weslaco.

AP-65 Homeless and Other Special Needs Activities

Introduction

The City of McAllen will receive \$146,947 in ESG funds. These funds shall be used to provide services for homeless and other special needs activities.

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

Emergency Shelter

Maintenance & Operations will pay for shelter maintenance, food operations, rent, security, fuel, equipment, insurance, utilities, supplies necessary for shelter operations and furnishings. Essential Services consists of case management, childcare, transportation, educational services, employment assistance job training, mental health services, life skills training and substance abuse treatment services to program participants.

Rapid Re-Housing

Rapid Re-Housing Services Financial Rental Assistance will pay for temporary rental assistance to eligible individuals or families that are literally homeless, living in a place not intended for human habitation, transitioning from institution or shelter and/or meet the HUD homeless definition. Services include short-term rental assistance, medium-term rental assistance and rental arrears. Housing Relocation & Stabilization Services Costs will pay for services provided by program staff to eligible participants whom are literally homeless, living in place not intended for human habitation, transitioning from institution or shelter and/or meet the HUD homeless definition. Component services include housing search and placement, housing stability case management or mediation. Housing Relocation & Stabilization Services Financial Assistance will consist of the following eligible activity types to eligible participants: Rental application fees, security deposits, utility payments and utility deposits.

Data Collections (HMIS)

HMIS Data Collections funds will be used to pay for costs contributing to data to HMIS client track system designated by the Continuum of Care and for costs contributing to data collections and reporting to a comparable database system. Eligible activities include computer hardware, software or equipment, technical support, office space, salaries of operators, staff training costs and participation fees.

General Administration

Administration project funds cover eligible costs that include general management, oversight and coordination of ESG grant, and activities eligible under CFR §576.108 of the administrative ESG component.

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

The City of McAllen funds three subrecipients under the Emergency Shelter Grant who build trusting relationships with homeless persons living on the streets and in shelters. There are several outreach workers who perform street outreach throughout Hidalgo County and respond to requests for assistance from citizens, local businesses, neighborhood groups and legislative offices to homeless persons residing on the streets. The subrecipients perform assessments for homeless person in the field and link them to shelter and supportive services that are appropriate to meet their needs. Additionally, all the subrecipients funded through the City of McAllen and Hidalgo County participate in coordinated entry through the Texas Homeless network – Continuum of Care, whereas all information is entered in the HMIS software. These organizations provide outreach, emergency shelter, health care and behavior health care, rental and utility assistance, food and clothing, and other homeless services to individuals, families with children, veterans, unaccompanied youth, and including persons with HIV. Other services being provided are overnight emergency shelter, meals, and bathroom/shower facilities and attempts to engage homeless persons in case management to assess their homeless history and current needs and work to place them in appropriate longer emergency shelter or transitional housing programs so that they can work towards regaining their permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The City of McAllen will continue to serve as a referral service and fund emergency shelter services for the general population in Hidalgo County. It is operated by The Salvation Army and located within McAllen. Women Together Foundation, Inc., is an emergency shelter and transitional housing complex that exists for victims of domestic violence and their families. Catholic Charities does not operate a shelter but does provide homeless services and homeless prevention activities, primarily funded by ESG.

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.

The City of McAllen funds the operation of emergency shelters and homeless prevention programs serving individuals and families. Some emergency shelters and homeless prevention programs are designed to focus their services to the needs of specific populations such as chronically homeless persons, families, victims of domestic violence, persons being evicted,

persons with severe mental health disorders or substance abuse histories or those suffering from dual or multiple co-occurring disorders.

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

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

Victims of domestic violence who utilize the transitional housing complex are the most likely group of formerly homeless individuals who are able to obtain and maintain permanent housing. Many of these transitional housing residents (clients of Women Together) use the services provided by Affordable Homes of South Texas, Inc. in order to purchase their own homes. Women Together Foundation, Inc. will receive assistance with the emergency shelter and transitional housing in the 2023-2028 Consolidated Plan. Conversely, chronically homeless individuals and unaccompanied youth have less success obtaining and maintaining permanent housing. This population tends to be more transient and is less likely to seek permanent housing.

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.

The City of McAllen will continue to rely on non-profit and governmental agencies to aid with homelessness prevention programs throughout the County. The insufficient amount of funding available through the ESG Program prohibits the City of McAllen from addressing these needs, however the County will again focus its funding on providing operating cost, support, subsistence payments, general administration support and public service funds to homeless service

providers.

Discussion

Homelessness is a growing problem due to the lack of affordable housing, stagnant wages, and post-pandemic inflation. Despite the insufficient funding provided by the ESG Program, McAllen is dedicated to ameliorating the challenges of homelessness by prioritizing rental assistance, medical assistance, rent deposit and utilities, social services, food and clothing, and emergency housing to prevent future episodes of homelessness. As part of this effort, the Hidalgo Urban County Program is committed to streamlining services and resources through a proposed HMIS system and Osnum Data software system. These systems will provide better communication across agencies to coordinate resources available to homeless persons and those at imminent risk of homelessness.

AP-75 Barriers to affordable housing

Introduction

The City of McAllen utilizes an Analysis of Impediments (AI) assessment to identify barriers to affordable housing. The AI is intended to meet HUD requirements while providing an ongoing account of the actions and activities that limit access to affordable housing.

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

The City of McAllen does not believe that local building regulations, development fees, subdividing fees, and environmental assessments constitute barriers to fair and affordable housing. The majority of these regulations or policies cannot be considered excessive, exclusionary, discriminatory, or duplicative. It is not unreasonable for Hidalgo County or local cities with jurisdictional authority to charge fees for development, especially pertaining to land preparation costs.

Discussion

The City of McAllen faces many obstacles to affordable housing and community development that includes the high percentage of households living below the poverty line (20.97%), higher than average unemployment (4.3%), and low educational attainment (only 31.4% have a bachelor's degree). To overcome these challenges, the City has identified social services, housing and infrastructure, and public facilities and economic development as "high" priorities. The County of Hidalgo Urban County Program (UCP) will continue to fund projects that increase the range of housing options and related services for non-homeless persons, including those with special needs. CDBG and ESG funds will be used to promote job training and self-sufficiency for persons of special needs through the C.A.M.P. University program.

AP-85 Other Actions

Introduction

The rapid growth of McAllen means the City must address competing needs for housing and community development. The City recognizes the significance of taking action to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, and enhance the coordination between public and private housing and social service agencies. Current needs far outweigh the federal, state, and local funding available to combat them.

Actions planned to address obstacles to meeting underserved needs.

The City of McAllen is committed to strengthening the fabric of our existing neighborhoods so current homeowners may remain in their homes amidst economic reinvestment and neighborhood revitalization; create vibrant, diverse, and inclusive neighborhoods where new residents and businesses thrive alongside current residents and established businesses; and provide for the protection of our most vulnerable residents from adverse impacts of neighborhood change. McAllen is one of the fastest growing cities in the region and its population growth threatens to outpace the capacity of local housing and community development.

Actions planned to foster and maintain affordable housing.

Barriers to affordable housing are exacerbated by a number of factors, including rents that outpace wage growth, high levels of unemployment and underemployment, and post-pandemic inflation. As mentioned in the Needs Assessment and Market Analysis sections, many factors currently restricting the supply of housing cannot be controlled by local governments and various factors influence the cost and supply of housing. These factors include land costs, construction costs, financing costs, and the availability of land. Increasing market values and the rising costs within the construction industry, the cost and availability of financing, aging housing stock and the high demand for a limited amount of land have combined to limit housing production, particularly for low-and moderate-income persons. The City of McAllen and Hidalgo County are exploring financing tools and resources that can be leveraged with CDBG and HOME funding for increased development of affordable and accessible housing.

Actions planned to reduce lead-based paint hazards.

While it is difficult to produce accurate information about the incidence of lead-based paint, all units assisted through the housing rehabilitation programs are inspected for lead-based paint hazards. The Environmental Protection Agency (EPA) issued the Renovation, Repair, and Painting (RRP) Rule in April 2008, which requires new measures and actions for the prevention of lead

poisoning and became effective April 22, 2010. The Office of Healthy Homes and Lead Hazard Control has since released guidance to comply with both EPA's RRP and Lead Safe Housing Rule (LSHR). One of the major differences between rulings is that the LSHR requires clearance examinations.

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

Actions planned to reduce the number of poverty-level families.

The City of McAllen benefits from the Hidalgo County Anti-Poverty Plan, which focuses on the most vulnerable groups in the region—primarily low- and moderate-income households between 0 and 80 percent of the median family income, individuals and families in public or assisted housing, and homeless individuals and families. As mentioned in the Needs Assessment and Market Analysis sections, the lowest-income households are generally those at-risk of homelessness, including individuals and families in public or assisted housing who are dependent upon public subsidies to maintain their own residences. These low- and moderate-income households will see the most immediate benefit from efforts to increase housing and community development opportunities within the region. To support these efforts, Hidalgo County Judge Richard Cortez developed the Prosperity Taskforce whose focus will be economic development, workforce development, food insecurity, health services, higher learning, housing, social services, and transportation.

To attenuate poverty, the City of McAllen has developed an economic development plan that increases incomes and employment opportunities for low- and moderate-income households. The impact of economic changes in the region has led to growth in the number of both low- as well as high paying jobs. As such, any plan to combat poverty within the region must include the creation of secure, well-paying jobs. Addressing poverty in relation to housing needs is an essential component of the Plan, since a secure and affordable residence provides household members with the stability to pursue jobs, education, and training while reducing the risk of homelessness. The implementation of anti-poverty efforts is a cooperative effort among the individual jurisdictions that comprise the Hidalgo County and the cities of McAllen, Mission and Edinburg. Each entitlement community will coordinate their activities with Community Housing Development Organizations, public housing agencies, and local nonprofit social service organizations discussed throughout the Strategic Plan that also provide critical resources to

combat poverty and promote family self-sufficiency.

CDBG funds will also be used for a variety of activities, including improving public infrastructure, such as streets, drainage, parks and sidewalks, and rehabilitating affordable housing for low- and moderate-income households. Additionally, these funds may be used for economic development activities that create jobs for low- and moderate-income persons, creates community-based businesses, and assists businesses that provide much-needed services to low- and moderate-income persons. Furthermore, McAllen is a HOME entitlement community that utilizes their funds to support affordable housing programs through designated Community Housing Development Organizations, homeownership programs, and owner-occupied rehabilitation programs. The City of McAllen is also an Emergency Shelter Grant entitlement community that utilizes local non-profit agencies to alleviate homelessness and provide essential supportive services to address the needs of this population in their jurisdictions.

Actions planned to develop institutional structure.

The City of McAllen's municipal government is comprised of the Mayor and six Commissioners who serve as McAllen's legislative body. The City's Grant Administration Department is responsible for the 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

The broader Hidalgo County institutional structure is comprised of a network of public agencies and community organizations across South Texas that are working diligently 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. In addition, City of McAllen along with Hidalgo County has undergone a planning process to develop their HOME-ARP Allocation Plan, which provides permanent housing and stability for all people in the region experiencing a long length of stay in homelessness and/or chronic homelessness, population fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability, and/or veterans and families that include a veteran family member that meet one of the preceding criteria. The Development of Affordable Rental Housing combined with Supportive Services addresses the needs of people experiencing homelessness, chronic homelessness, individuals and families at risk of becoming homeless, victims of domestic violence and human trafficking, and other populations in need of assistance. Taken together, these programs and initiatives will foster greater collaboration across agencies dedicated to providing affordable housing and community development assistance for the most vulnerable populations.

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. Urban County Program is developing a Housing Coalition that will enhance coordination between local agencies, community-based organizations, and social service providers. The Housing Coalition will foster a housing system to increase affordable housing production, rehabilitation, and preservation.

Discussion

The City of McAllen faces numerous obstacles to securing affordable housing, programs for special needs residents, and community safety and development. While many of these obstacles are exacerbated by the rapid population growth in McAllen and Hidalgo County, the City is committed to working with its neighbors to address these challenges by enhancing coordination across public and private housing and social service agencies throughout the County.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 Program Specific Requirements

Introduction

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
Total Program Income	\$0

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.	80%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

The City of McAllen will use no other forms of investment other than those described in 24 CFR 92.205(b) in the administration of HOME funds. As an economically distressed area, the City has been waived.

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

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

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

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

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

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

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

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

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

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

Written standards are provided in section AD-25 “Grantee Unique Appendices”.

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

Texas Homeless Network is designated as the Homeless Management Information System (HMIS) lead agency for the TX BoS CoC, it is responsible for operating an HMIS system on behalf of the CoC. THN receives grant funding from HUD to operate the CoC-wide HMIS system. HMIS is a system that allows agencies to keep track of the numbers, characteristics, and needs of people in their community that are experiencing homelessness. It is intended to decrease duplication of services and increase collaboration between service providers in a community, by allowing different agencies to share data about their clients. It is also a tool for gathering data about the state of homelessness in the community, which can allow agencies to understand which efforts are most effective, and target supportive services where they are needed most. This data is also used at the city, state, and federal levels to understand changes in homelessness over time. CoC members meet with THN quarterly to review and update data in HMIS.

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).

The City of McAllen coordinates with Hidalgo County’s Urban County program and Texas Homeless Network to making funding awards for ESG allocations.

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 does not award agencies if they do not meet the homeless participation requirement. All ESG subrecipients must ensure that a homeless person or a formerly homeless person participate in the board of directors’ meetings and is involved in the policies and decisions

regarding the facilities, services and other assistance that received ESG funding.

5. Describe performance standards for evaluating ESG.

The City of McAllen has established performance measures and strategically conducts monitoring reviews of the programs to ensure that they are carried out in a timely manner and in accordance with the City of McAllen's five-year strategy. The performance will be measured using the following indicators:

- **On Site Monitoring Visits:** The City of McAllen will ensure that the subrecipients funded with ESG funding carry out their activities in accordance with the respective regulations and individual applications for funding and all relevant agreements, while also ensuring that funded project and programs continue to follow the direction of the Consolidated Plan and any other relevant comprehensive plans developed by the City of McAllen. Specific areas of subrecipient operations that will be reviewed by City staff include financial performance, project timeliness, record keeping procedures and compliance with federal regulations and applicable program guidelines. Staff will continually assess subrecipient activity to determine organizational ability to carry out approved projects. If during the monitoring visit, potential problems are found, the City will assist the subrecipients by providing technical assistance and training.
- **HMIS Reports:** The City of McAllen utilizes HMIS reports during the monitoring visits to cross check with the request for payments and also with the data entry of the participant's information. This will help to evaluate the HMIS data at entry and at exit of the participant such as their income and also whether the participant exited to permanent housing.
- **Accomplishments** are measured through HMIS reporting.

