

DRAFT

ANNUAL ACTION PLAN 2024

CITY OF MCALLEN

OCTOBER 1, 2024 - SEPTEMBER 30, 2025



GRANT ADMINISTRATION DEPARTMENT — COMMUNITY DEVELOPMENT DIVISION

Executive Summary

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

1. Introduction

The City of McAllen, Texas (City) is an entitlement recipient of U.S. Department of Housing and Urban Development (HUD) formula program funding that includes the Community Development Block Grant (CDBG), 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 is required to compose an 3-5 Year Consolidated Plan and Strategy (CPS) document in order to access HUD-awarded funds. The City composed this CPS in anticipation of an estimated \$12.6 million during the 2023-2027 CPS timeframe. City will delineate the projects that will be undertaken in the FY 2024-2025 Annual Action Plan (AP).

2. Summarize the objectives and outcomes identified in the Plan

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

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Three national goals/objectives serve as the overall framework for the use of Consolidated Plan funds. The goals are (1) to provide decent housing, (2) create a suitable living environment, and (3) expand economic opportunities, to principally benefit extremely low-, low-, and moderate-income individuals and families. A fourth objective was made available after coronavirus funding was appropriated. The City has used this objective, to prepare for, prevent or mitigate the effects of the virus, primarily for projects funded by the special appropriations - CDBG-CV and HOME-ARPA. Activities undertaken by Affordable Homes of South Texas, Inc. and Catholic Charities of the RGV address decent housing; all other programs serve to create a suitable living environment. No FY 2024 HUD-funded programs address expanding economic opportunities; such programs are traditionally funded by local dollars but were made available using FY 2019 CDBG-CV funding.

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

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

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

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

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

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

3. Evaluation of past performance

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

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The City recognizes the need to achieve as many of its enumerated goals as financially viable. In order to assess annual performance, the City composes a Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2020-2021 CAPER was the third annual report related to the FY 2018-2022 CPS.

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

- More than ten families received housing assistance - rehabilitation, reconstruction, or a newly constructed home
- Three hundred fifty persons were provided medical services
- Nearly 4,000 people received food assistance
- Fifty-four seniors were provided meals, medication assistance, or medical services
- Nineteen persons with special needs were taught life skills
- Two hundred Nineteen children/youth received services

It should be noted that the CAPER showed several slow-moving projects. An evaluation of these projects led to lower or no funding awards to subrecipients or departments who had not substantially completed previously funded projects; a heightened consideration of proposed projects in light of supply chain limitations; and recapturing and reallocation of funds through substantial and non-substantial amendments.

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

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

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

- Housing - Construction and Rental Assistance
- Infrastructure - Street Improvements, and Water/Sewer Improvements
- Public Facilities - Homeless Facilities/Operating Costs, Public Facilities and Parks and Recreational Facilities, Fire Station/Equipment

- Public Services - Social/Support Services for seniors, children, youth/children, general population, persons with special needs, abused and neglected children and battered and abused spouses, health, provision of food and subsistence payments

This document was made available for public review for no less than 30-days as mandated by HUD. The City's comment period began on Thursday, June 13, 2024, and expired on Monday, July 15, 2024.

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

5. Summary of public comments

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

Summary from citizen participation section of plan.

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

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

7. Summary

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City of McAllen's Grant Administration Department - Community Development (CD) Division assumed the lead in the development of the FY 2024-2025 One-Year Action Plan (OYAP) document. The CD Office administers the housing and community development programs covered by the CPS including those funded by Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG). As the lead agency, staff coordinated the development and implementation of projects in line with the Consolidated Plan and Strategy while considering input from a broad range of stakeholders, including a fourteen-member panel that serves as the Community Development Advisory Council (CDAC). The CDAC is tasked with annually evaluating proposed projects, establishing timelines, conducting public hearings, and broadly reviewing project expenditures. The CD Office and CDAC, in order to obtain input and solicit from interested parties, public agencies, and community organizations, held several public hearings/meetings. Public notices were announced in English and Spanish, posted on the City's notice board (physical and electronic) and the draft of the Action Plan was made available for the minimum 30-day comment period at four locations.

Consolidated Plan Public Contact Information

Annual Action Plan
2024

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(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 Authority, and various other community organizations whose fields of interest and services may include: seniors, persons with special needs, health/mental health, domestic violence/prevention, youth/children, persons with HIV/AIDS, homelessness and housing service providers as well as units of local governments that comprise the MSA (cities of Mission and Edinburg) and Hidalgo County.

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

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

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

To enhance the coordination between public and assisted housing providers, the City participates in Affordable Homes of South Texas, Inc. monthly board meetings as well as held a public hearing at the McAllen Housing Authority's Family Development Center. Further, health and mental health providers

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

Further, the Grant Administration/Community Development Department has an ongoing relationship with personnel from the offices of Congresswoman Monica De La Cruz and Congressman Vicente Gonzalez. Collaboration has focused on funding services/gaps, the needs of immigrants, and strategizing for the City's growth.

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

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

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

address homeless prevention for individuals and families affected by Covid-19 and also as part of a Tenant-Based Rental Assistance Project (TBRA). The newly designed TBRA program is set to begin this Fiscal Year using 2021 HOME-ARP Funds. All five organizations were consulted during the development of the Consolidated Plan and will continue to receive support from the City of McAllen. This data remains the basis of funding projects related to homelessness and/or homelessness prevention.

It should be noted that the City has representation on THN's Strategic Planning Committee. An appointment was made to allow the City's Assistant Director of Grant Administration to serve as a member of the organization's subcommittee.

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Additional agencies

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

Planning Process to Narrow Digital Divide

McAllen ISD provides iPad or Chromebooks to its students. Wi-Fi internet is available at MISD campuses and at City facilities. However, in order to further narrow the digital divide, the City has installed WIFI in many of the City's public spaces such as parks, the airport, and three libraries/community centers. The City is continuing to develop plans and install additional WIFI hotspots with a focus on CDBG-eligible areas. City staff continues to meet with local internet service providers (ISP) to identify gaps in services and prioritize areas for hotspot installations.

Increased Resilience to Natural Hazards

As the City saw during the disastrous flooding in June 2018, June 2019, and again with Hurricane Hanna (2020), drainage improvement projects are a necessary component of the City's services. Most years, the City Engineer and/or the City's Drainage Engineer present the CD Council with applications based on the previous year's calls for assistance, street closures, property damage assessments, and/or other variables. The City Engineer is a key staff member in the City's Emergency Management Plan and also serves as the local flood plain administrator. Within his purview lies services complementary to the provision of drainages such as street improvements, traffic assessments, sidewalk improvements (curb and gutter), and GIS planning and mapping. In an effort to increase community resiliency, the CDBG program consistently funds

water/sewer or street improvements projects, and, during severe weather, CD staff may serve as a liaison with resident and service organizations providing support in low and moderate-income areas. And, due to the 2018, 2019, and 2020 flooding, FEMA funds have been allocated to the region in order to address the Presidentially-declared disasters. In addition, voters approved a bond for the provision of additional drainage projects throughout the community (2013 and 2018 elections). Progress on these initiatives may be followed on the City's bond website.

Further, McAllen Public Utilities is responsible for the provision of safe drinking water and sanitary sewer services. CDBG funds are often used to assist low-income areas by replacing aging water and sewer infrastructure. Through upgrades/new construction, the now stable infrastructure is less likely to be negatively impacted during hazardous weather/situations. Funding was made available this fiscal year to enhance local waterlines.

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

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

AP-12 Participation – 91.105, 91.200(c)

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

CDBG-\$1,606,321

HOME-\$512,848.08

ESG-\$153,595

The City has allocated \$96,4108.65 or 60% 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 \$461,564 of 35% for homeowner housing new housing development that aligns with Priority 2: Provide Decent Safe Affordable Housing; \$240,000 or 15% of its CDBG allocation for Public Services that aligns with Priority 3: Provide for Special Needs Populations; \$66,150 or 43% of its ESG allocation for Street Outreach/Emergency Operations; \$54,926 or 35% for Homeless Prevention; and \$21,000 or 13% for data collection (HMIS) that align with Priority Need 4: Provide Housing and Supportive Services for Homeless Populations; and \$321,264 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 \$11,519 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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,606,321	0	0	1,606,321	6,990,372	Funds will be used for housing, infrastructure, economic development, and a wide array of public service projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	512,848	0	0	512,848	2,536,004	Funds will be used to provide housing services within the City.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	153,595	0	0	153,595	587,788	Funds will be used to address homelessness and/or homeless prevention programs.

Table 5 - Expected Resources – Priority Table

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

The City of McAllen encourages non-profit subrecipients and municipal departments to leverage HUD funds with other resources. For the 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.

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

Publicly-owned land, specifically parks and McAllen ISD properties may be rehabilitated for improvements/increased use as green or open space. It is not anticipated that any other publicly owned land or property will be used to address community development needs. Nonetheless, public property may be used to house public service activities such as using the library or community centers for educational programs, recruitment, fairs, distribution centers, etc. For the 2023 Program Year, three city/school park projects are scheduled to be improved with CDBG funds.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	03C: Homeless Facilities	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Facilities	CDBG: \$7,300	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 442 Persons Assisted Homeless Person Overnight Shelter: 442 Persons Assisted
5	03F: Parks and Recreational Facilities	2023	2027	Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Public Facilities	CDBG: \$253,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3 Persons Assisted
6	03J: Water/Sewer Improvements	2023	2027	Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Infrastructure	CDBG: \$613,293	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	05Z: Other Public Services	2023	2027	Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$17,500	Tenant-based rental assistance / Rapid Rehousing: 27 Households Assisted
10	05A: Senior Services	2023	2027	Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$18,000	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
11	05B: Handicapped Services	2023	2027	Non-Homeless Special Needs	City-Wide	Public Services including Homeless Needs	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 11 Persons Assisted
12	05D: Youth Services	2023	2027	Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
14	05G: Services for Battered and Abused Spouses	2023	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$12,500	Public service activities other than Low/Moderate Income Housing Benefit: 330 Persons Assisted
15	05L: Child Care Services	2023	2027	Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$18,000	Public service activities other than Low/Moderate Income Housing Benefit: 105 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	05M: Health Services	2023	2027	Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$101,750	Public service activities other than Low/Moderate Income Housing Benefit: 384 Persons Assisted
17	05N: Services for Abused and Neglected Children	2023	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$20,250	Public service activities other than Low/Moderate Income Housing Benefit: 165 Persons Assisted
18	05Q: Subsistence Payments	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$18,000	Homelessness Prevention: 35 Persons Assisted
19	05W: Food Banks	2023	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Services including Homeless Needs	CDBG: \$39,000	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Construction of Housing	2023	2027	Affordable Housing	CDBG ELIGIBLE CENSUS TRACTS	Housing	HOME: \$570,700	Homeowner Housing Added: 7 Household Housing Unit
21	14A: Rehab: Single-Unit Residential	2023	2027	Affordable Housing	City-Wide	Housing	CDBG: \$265,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
22	Program Administaration	2023	2027	Administration	City-Wide	Administration	CDBG: \$349,000 HOME: \$63,301 ESG: \$10,987	Other: 5 Other
24	Provide Housing and Services for the Homeless	2023	2027	Homeless	City-Wide	Public Services including Homeless Needs	ESG: \$88,160	Homeless Person Overnight Shelter: 542 Persons Assisted
25	03O: Fire Stations/Equipment	2023	2027	Non-Homeless Special Needs Non-Housing Community Development	CDBG ELIGIBLE CENSUS TRACTS	Public Facilities	CDBG: \$80,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28585 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

2	Goal Name	03C: Homeless Facilities
	Goal Description	<ul style="list-style-type: none"> • Women Together - \$7,300
5	Goal Name	03F: Parks and Recreational Facilities
	Goal Description	<ul style="list-style-type: none"> • McAllen ISD- Brown Middle School Community Track Lighting - \$175,000 • PARD - Los Encinos Pool Heaters - \$60,000 • PARD - Palmview PARK Light Improvements -\$18,000
6	Goal Name	03J: Water/Sewer Improvements
	Goal Description	<ul style="list-style-type: none"> • McAllen PU - Balboa Acres Waterline Replacement Phase IIIA - \$358,518 • Engineering Department- Collardo Subdivision Drainage - \$254,775
9	Goal Name	05Z: Other Public Services
	Goal Description	<ul style="list-style-type: none"> • Silver Ribbon Community Partners - \$5,000 • The Salvation Army - \$12,500
10	Goal Name	05A: Senior Services
	Goal Description	<ul style="list-style-type: none"> • LRGVDC- Area Agency on Aging - \$18,000
11	Goal Name	05B: Handicapped Services
	Goal Description	<ul style="list-style-type: none"> • CAMP University - \$10,000
12	Goal Name	05D: Youth Services
	Goal Description	<ul style="list-style-type: none"> • To Give International - \$5,000
14	Goal Name	05G: Services for Battered and Abused Spouses
	Goal Description	<ul style="list-style-type: none"> • Women Together - Family Justice Center -\$2,500 • Women Together - Transitional Housing - \$10,000

15	Goal Name	05L: Child Care Services
	Goal Description	<ul style="list-style-type: none"> Boys and Girls Club of McAllen- Scholarship Program -\$15,000 "in His Steps" Shoe Bank of McAllen - \$3,000
16	Goal Name	05M: Health Services
	Goal Description	<ul style="list-style-type: none"> Access Esperanza Clinics, Inc. - \$ 25,000 Comfort House Services, inc. - \$43,750 Community HOPE Projects, Inc./ HOPE Family Health Center - \$24,000 Easter Seals - Rio Grande Valley - \$9,000
17	Goal Name	05N: Services for Abused and Neglected Children
	Goal Description	<ul style="list-style-type: none"> Court Appointed Special Advocates of Hidalgo County - \$2,250 Children Advocacy of Hidalgo County - \$18,000
18	Goal Name	05Q: Subsistence Payments
	Goal Description	<ul style="list-style-type: none"> Catholic Charities of the RGV- \$18,000
19	Goal Name	05W: Food Banks
	Goal Description	<ul style="list-style-type: none"> McAllen Food Pantry- \$39,000
20	Goal Name	Construction of Housing
	Goal Description	<ul style="list-style-type: none"> Affordable Homes of South Texas, Inc.- \$570,700
21	Goal Name	14A: Rehab: Single-Unit Residential
	Goal Description	<ul style="list-style-type: none"> Affordable Homes of South Texas, Inc. - \$265,000

22	Goal Name	Program Administaration
	Goal Description	<ul style="list-style-type: none"> • CDBG Administration - \$349,000 • HOME Administration - \$63,301 • ESG Administration - \$10,987
24	Goal Name	Provide Housing and Services for the Homeless
	Goal Description	<ul style="list-style-type: none"> • Women Together - Emergency Shelter - \$30,000 • The Salvation Army - \$58,160
25	Goal Name	03O: Fire Stations/Equipment
	Goal Description	<ul style="list-style-type: none"> • 80,000- fire equipment

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of McAllen encourages non-profit subrecipients and municipal departments to leverage HUD funds with other resources. For FY 2023-2024, CDBG projects will leverage approximately \$2.69 for every HUD dollar.

With the HOME program, the City will use no other forms of investment other than those described in 24 CFR 92.205(b). As an economically distressed area, the City has been waived (100%) from its HOME matching requirement due to meeting HUD criteria and being an area affected by a Presidentially-declared disaster.

Projects

#	Project Name
1	CDBG Program Administration
2	HOME Program Administration
3	ESG Program
4	MPU-Jasmine Wastewater Line Improvement
5	PARD- Navarro Playground Improvement
6	PARD- Escandon Field Lighting Improvement
7	PARD- Suarez Park Improvement
8	PARD- Balboa Toddler Playground Improvement
9	PARD- Retama All Inclusive Playground
10	MFD- Fire Equipment
11	Nueva Vida Transitional Housing
12	CAMP University- CAMP Salaries
13	McAllen Food Pantry
14	Comfort House- Caregiver Services
15	Easter Seals Rio Grande Valley-Rehabilitation Services
16	Access Esperanza Clinics- Access to Care
17	The Salvation Army
18	Children's Advocacy Center - Hope, Healing, Justice
19	FUMP- In His Steps Shoe Bank
20	CASA of Hidalgo County
21	LRGVDC- Area Agency on Aging
22	HOPE- Community Hope Projects

#	Project Name
23	B & G Club- BGCM Scholarship Program
24	HOME New Construction

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	Program Administaration
	Needs Addressed	Administration
	Funding	CDBG: \$321,264
	Description	Funds will be used for program administration
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used for program administration for 5 individuals
	Location Description	1300 Houston Ave, McAllen, TX 78501
	Planned Activities	Funds will be used for program administration.
2	Project Name	HOME Program Administration
	Target Area	City-Wide
	Goals Supported	Program Administaration
	Needs Addressed	Administration
	Funding	HOME: \$51,284
	Description	Funds will be used for program administration.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used for program administration.
	Location Description	1300 Houston Ave. McAllen, TX 78520
	Planned Activities	Funds will be used for program administration.
3	Project Name	ESG Program
	Target Area	City-Wide
	Goals Supported	Program Administaration Provide Housing and Services for the Homeless
	Needs Addressed	Public Services including Homeless Needs Administration
	Funding	ESG: \$153,595

	Description	Funds will be used to provide program administration at 7.5%, homeless prevention activities, emergency shelter activities, and HMIS
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used for program administration.
4	Project Name	MPU-Jasmine Wastewater Line Improvement
	Target Area	City-Wide
	Goals Supported	03J: Water/Sewer Improvements
	Needs Addressed	Infrastructure
	Funding	CDBG: \$209,765
	Description	funds will be used for the replacement of a 12-inch wastewater line that runs along Jasmine Avenue between Main Street and 12th Street.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Funds will benefit 570 persons.
	Location Description	project is located along Jasmine Avenue between Main Street and 12th Street.
5	Planned Activities	
	Project Name	PARD- Navarro Playground Improvement
	Target Area	CDBG ELIGIBLE CENSUS TRACTS
	Goals Supported	03F: Parks and Recreational Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$80,000
	Description	Funds will be used for the purchase and installation of a new playground
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Project will benefit 1805 persons.
	Location Description	2100 Hackberry Ave, McAllen, TX 78501
	Planned Activities	Funds will be used for the purchase and installation of a new playground.
6	Project Name	PARD- Escandon Field Lighting Improvement
	Target Area	
	Goals Supported	03F: Parks and Recreational Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$260,000
	Description	Funds will be used to upgrade lighting to LED at Escandon Park.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Funds will benefit 910 persons
	Location Description	2901 Colbath, McAllen, TX 78501
	Planned Activities	
7	Project Name	PARD- Suarez Park Improvement
	Target Area	CDBG ELIGIBLE CENSUS TRACTS
	Goals Supported	03F: Parks and Recreational Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$135,000
	Description	Funds will be used for parking lot milling and overlay and extending walking trail at Suarez Park.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 72.64 % of low-income area
	Location Description	409 S 27th St, McAllen, TX
	Planned Activities	Funds will be used for parking lot milling and overlay and extending walking trail at Suarez Park.

8	Project Name	PARD- Balboa Toddler Playground Improvement
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$20,000
	Description	Funds will be used for the purchase of new slides and climbers for children ages 2-5, and new paint at Balboa Park.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Project will benefit 64.14% low income area
	Location Description	2611 Covina Ave, McAllen, TX 78501
	Planned Activities	Funds will be used for the purchase of new slides and climbers for children ages 2-5, and new paint at Balboa Park.
9	Project Name	PARD- Retama All Inclusive Playground
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	MFD- Fire Equipment
	Target Area	CDBG ELIGIBLE CENSUS TRACTS
	Goals Supported	030: Fire Stations/Equipment
	Needs Addressed	Public Facilities
	Funding	CDBG: \$80,000

	Description	Funds will be used to purchase equipment including nozzles for fire hoses, a 360-degree rescue camera, battery-operated positive pressure fans, and mobile fire hose carts.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 55.56% of the low income area
	Location Description	Equipment will be housed at 3 locations: 5500 S 23rd St, 201 N 21st St, 2013 E. Dallas Ave, McAllen, TX
	Planned Activities	Funds will be used to purchase equipment including nozzles for fire hoses, a 360-degree rescue camera, battery-operated positive pressure fans, and mobile fire hose carts.
11	Project Name	Nueva Vida Transitional Housing
	Target Area	
	Goals Supported	03C: Homeless Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$7,282
	Description	Funds will be used to purchase a wood swing set, commercial-grade handicap toilets, flooring, restroom drop-in sinks, sink faucets, and handicap bars.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The project is estimated to serve 485 persons.
	Location Description	501 N. Cynthia, McAllen, TX 78520
	Planned Activities	Funds will be used to purchase a wood swing set, commercial-grade handicap toilets, flooring, restroom drop-in sinks, sink faucets, and handicap bars.
12	Project Name	CAMP University- CAMP Salaries
	Target Area	City-Wide
	Goals Supported	
	Needs Addressed	
	Funding	:

	Description	Funds will reimburse the staff salaries who provide services to adults with special needs
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The program is estimated to benefit 16 persons
	Location Description	4200 N Main St, McAllen, TX
	Planned Activities	Funds will be used to reimburse staff salaries for providing opportunities to special needs young adults to continue developing life and social skills after high school.
13	Project Name	McAllen Food Pantry
	Target Area	City-Wide
	Goals Supported	05W: Food Banks
	Needs Addressed	Public Services including Homeless Needs
	Funding	CDBG: \$38,000
	Description	Funds will be used for the purchase of food to be distributed via several citywide pantries
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program is estimated to benefit 4,500 persons
	Location Description	
	Planned Activities	Funds will be used for the purchase of food to be distributed via several citywide pantries
14	Project Name	Comfort House- Caregiver Services
	Target Area	City-Wide
	Goals Supported	05M: Health Services
	Needs Addressed	Public Services including Homeless Needs
	Funding	CDBG: \$49,000
	Description	Funds will be used to reimburse the salaries of caregivers who provide services for terminally ill patients.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	The program is estimated to benefit 70 persons
	Location Description	617 Dallas Ave, McAllen, TX
	Planned Activities	Funds will be used to reimburse the salaries of caregivers who provide services for terminally ill patients.
15	Project Name	Easter Seals Rio Grande Valley-Rehabilitation Services
	Target Area	City-Wide
	Goals Supported	05M: Health Services
	Needs Addressed	Public Services including Homeless Needs
	Funding	CDBG: \$9,000
	Description	Funds will be used for occupational, physical and/or speech therapy units
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program is estimate to benefit 4 persons
	Location Description	
	Planned Activities	Funds will be used for occupational, physical and/or speech therapy units
16	Project Name	Access Esperanza Clinics- Access to Care
	Target Area	City-Wide
	Goals Supported	05M: Health Services
	Needs Addressed	Public Services including Homeless Needs
	Funding	CDBG: \$29,000
	Description	Funds will be used for physical exams, lab work, pap tests, STI testing and diabetes and lipids testing.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program will benefit 96 persons
	Location Description	916 E Hackberry Ave, McAllen, TX

	Planned Activities	Funds will be used for physical exams, lab work, pap tests, STI testing and diabetes and lipids testing.
17	Project Name	The Salvation Army
	Target Area	City-Wide
	Goals Supported	05Z: Other Public Services
	Needs Addressed	Public Services including Homeless Needs
	Funding	CDBG: \$14,000
	Description	Funds will be used for rent assistance, shelter client work clothes, and transportation bus vouchers
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program will benefit
	Location Description	1600 N 23rd St, McAllen, TX
	Planned Activities	Funds will be used for rent assistance, shelter client work clothes, and transportation bus vouchers
18	Project Name	Children's Advocacy Center - Hope, Healing, Justice
	Target Area	
	Goals Supported	05N: Services for Abused and Neglected Children
	Needs Addressed	Public Services including Homeless Needs
	Funding	CDBG: \$19,000
	Description	Funds will reimburse salaries of those who provide services to victims of child abuse
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program is estimated to benefit 100 persons
	Location Description	525 W. Wisconsin Rd., Edinburg, TX & 1116 N Conway Ave., Mission, TX
	Planned Activities	Funds will reimburse salaries of those who provide services to victims of child abuse
19	Project Name	FUMP- In His Steps Shoe Bank
	Target Area	City-Wide

	Goals Supported	05L: Child Care Services
	Needs Addressed	Public Services including Homeless Needs
	Funding	CDBG: \$3,000
	Description	Funds will be used for the purchase of shoes for school-aged children.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program is estimated to benefit 86 persons
	Location Description	4200 N McColl, McAllen, TX
	Planned Activities	Funds will be used for the purchase of shoes for school-aged children.
20	Project Name	CASA of Hidalgo County
	Target Area	City-Wide
	Goals Supported	05N: Services for Abused and Neglected Children
	Needs Addressed	Public Services including Homeless Needs
	Funding	CDBG: \$3,948
	Description	Funds will reimburse the salaries of those who oversee case services for abused children
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program is estimated to benefit 7 persons
	Location Description	
	Planned Activities	Funds will reimburse the salaries of those who oversee case services for abused children
21	Project Name	LRGVDC- Area Agency on Aging
	Target Area	City-Wide
	Goals Supported	
	Needs Addressed	
	Funding	:

	Description	Funds will provide medication, medical supplies, and incontinence supplies for elderly persons
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program is estimated to benefit 40 persons
	Location Description	McAllen, TX
	Planned Activities	Funds will provide medication, medical supplies, and incontinence supplies for elderly persons
22	Project Name	HOPE- Community Hope Projects
	Target Area	City-Wide
	Goals Supported	05M: Health Services
	Needs Addressed	Public Services including Homeless Needs
	Funding	CDBG: \$24,000
	Description	Funds will provide diagnostic services, lab work, prescription assistance, minor surgeries and procedures, hospital fees, and emergency transport
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The program is estimated to benefit 175 persons
	Location Description	2332 Jordan Rd. W McAllen, TX
	Planned Activities	Funds will provide diagnostic services, lab work, prescription assistance, minor surgeries and procedures, hospital fees, and emergency transport
23	Project Name	B & G Club- BGCM Scholarship Program
	Target Area	City-Wide
	Goals Supported	05L: Child Care Services
	Needs Addressed	Public Services including Homeless Needs
	Funding	CDBG: \$19,000
	Description	Funds will be used for memberships, sports and/or summer camp scholarships
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Program is estimated to benefit 450 persons
	Location Description	
	Planned Activities	Funds will be used for memberships, sports and/or summer camp scholarships
24	Project Name	HOME New Construction
	Target Area	CDBG ELIGIBLE CENSUS TRACTS
	Goals Supported	Construction of Housing
	Needs Addressed	Housing
	Funding	CDBG: \$464,564
	Description	Funds will be used for the construction of homes throughout the City
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program is estimated to benefit 5 Households
	Location Description	Eligible areas in McAllen, TX
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
CDBG ELIGIBLE CENSUS TRACTS	65

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City focuses public infrastructure improvements and public facility improvements on in CDBG eligible target areas.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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	600

Table 9 - 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 10 - One Year Goals for Affordable Housing by Support Type

Discussion

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

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.

AP-60 Public Housing – 91.220(h)

Introduction

The McAllen Housing Authority (MHA) was consulted during the development of the FY 2023-2027 Consolidated Plan. MHA provided an overview of their current portfolio, waiting lists, handicapped units and waitlist for traditional and handicap compliant units utilizing the public housing and Section 8 programs.

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

CDBG or HOME funds will not be provided directly to the McAllen Housing Authority; however, other HUD funds will be utilized to assist residents maintain decent, safe and sanitary housing. The City also assists the MHA with preparation of environmental reviews, as necessary, for the use of federal funds. The City continues to stay actively involved in public housing concerns because the Mayor appoints persons to MHA Board of Directors. MHA is one partner organization in the City's newly formed local housing coalition.

In addition, the City continues to collaborate with MHA for the improvement of the facility and resident initiatives.

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

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

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

No. The City of McAllen is pleased to report that the McAllen Housing Authority is not designated as troubled by HUD and is a high performing agency. The City continues to examine opportunities for leveraging its housing and community development activities with its local PHA to expand opportunities

for public housing residents.

Discussion

The McAllen Housing Authority has 138 fully occupied Public Housing units and 1,269 Section 8/Housing Choice Vouchers. In addition to these two federal programs, the McAllen Housing Authority, through its affiliates, owns and manages six (6) housing developments that offer an additional 338 affordable rental units in within the community.

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

Introduction

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

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.

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

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

individual needs

The City 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 2023-2027 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 – 91.220(j)

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. The City is currently in the process of updating its AI and it will be completed in August 2023.

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 priorities. The City will continue to fund projects that increase the range of housing options and related services for non-homeless persons, including those with special needs.

AP-85 Other Actions – 91.220(k)

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 participates in 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 – 91.220(I)(1,2,4)

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-\$1,747,593

HOME-\$634,001

ESG- \$146,947

The City has allocated \$873,593 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 of 35% 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; \$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.

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

Annual Action Plan	54
2024	

Other CDBG Requirements

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

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

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

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

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

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

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

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

The City has also opted to allow for the presumption of affordability, an effort to allow secondary

homebuyers the opportunity to assume the mandatory HOME period of affordability if no additional HOME funds are invested. Complete Resale/Recapture Provisions are provided in Appendix B.

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).

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

Not Applicable; the City of McAllen does not intent to implement a HOME TBRA activity.

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

Not Applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not Applicable.

**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 the attachments.

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.

