



Community Development Block Grant

Action Plan FY 2020-2021

October 1, 2020—September 30, 2021



Executive Summary

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

1. Introduction

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

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

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

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

While the entitlement communities approached the consultation collectively, each community assessed their individual needs, goals, objectives and outcomes. This assessment produced an independent Consolidated Plan and Strategy document. As had been done under the previous Consolidated Plans, independent Action Plan and CAPER documents will also be composed and remitted by each community. No aggregated data is intended to be reported under this Consolidated Plan. The preparation of this FY 2020-2021 One-Year Action Plan represents Year 3 of the FY 2018-2022 CPS.

2. Summarize the objectives and outcomes identified in the Plan

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

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

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

Further, Consolidated Plan funded programs and projects must meet one of the following outcomes: (1) Availability/Accessibility, (2) Sustainability and (3) Affordability. Most subrecipient projects address Availability/Accessibility. However, housing rehabilitation and homeless prevention programs 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.

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 2018-2019 CAPER was the first annual report related to the current FY 2018-2022 Consolidated Plan and Strategy.

In summary, the City noted the following accomplishments in the FY 2018-2019 CAPER:

- Nearly 600 persons were provided medical services
- More than 5,000 people received food assistance
- Forty seniors were provided meals, medication assistance or medical services
- Twenty-four persons with special needs were taught life skills
- Nearly 80 persons were provided transportation assistance

Review of the 5-year and 1-year accomplishments served as the basis for development of the goals noted in the current CPS. In addition, the accomplishments also served as a basis for determining "High" Priorities. Although noted in the previous CPS, some Matrix Codes continue to represent "High" Priorities and will continue to be funded, as appropriate

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As an entitlement community, a Citizen Participation Plan (CPP) has been adopted. Adherence to its particulars is detailed within this document in the section entitled "PR-15 Citizen Participation". Of note, the CPP mandates a minimum 14-day notification prior to holding a public hearing. The City will have held three 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, Rehabilitation of Single-Unit Properties and Homeless Prevention Assistance
- Infrastructure – Street, Sidewalks and Water/Sewer Improvements
- Public Facilities - Homeless Facilities/Operating Costs, Other Public Facilities, Youth and Parks and Recreational Facilities
- Public Services - Social/Support Services for seniors, children, youth/children, general population, disabled, abused and neglected children and battered and abused spouses, transportation, health, provision of food and subsistence payments

In addition, this document was made available for public review for no less than 30-days as mandated by HUD. The City's comment period begins on Wednesday, June 3, 2020 and expires on Monday, July 6, 2020.

Efforts to broaden citizen participation include the number of public hearings, locations of the hearings, the varied persons conducting the hearing (Advisory Board Members, City Commissioners and City Staff) as well as online outreach. 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. The draft document of the Action Plan was made available at four locations: City Hall, the Main Library, Palm View Library and Community Center and Lark Library and Community Center.

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.

In order to solicit input, McAllen will have held three public hearings within its jurisdiction during the period of January – June 2020. One public hearing was held before the Community Development Advisory Council, and one will be held during a regularly scheduled City Commission meeting and one to encourage Public Housing Authority residents to participate.

Public Hearing notices were published and placed in the City's outside bulletin board which is readily accessible 24-hours a day. All public hearings will have occurred in handicapped accessible facilities.

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

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

7. Summary

This document represents the third year of the FY 2018-2022 Consolidated Plan and Strategy. Submission of this application for funding is anticipated to be remitted on or about August 15, 2020.

Comment period is schedule to begin on Wednesday, June 3, 2020 through Monday, July 6, 2020. Any comments received will be noted within the final version of this document as will the reasons for accepting or not.

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 | | |
| 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 2020-2021 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) and HOME Investment Partnership Program (HOME). As the lead agency, staff coordinated the development and implementation of projects in line with the Consolidated Plan and Strategy and while considering input from a broad range of stakeholders, including a fourteen-member panel which serve as the Community Development Advisory Council (CDAC). The CDAC is tasked with annually evaluating proposed projects, establishing timelines, conducting public hearings and broadly reviewing project expenditures. The CD Office and CDAC, in order to obtain input and solicit from interested parties, public agencies and community organizations, held several public hearings. 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

Yvette Balderas, Director

City of McAllen

Grant Administration Department

Community Development Office

Physical: 1300 Houston Ave.

McAllen, TX 78501

Mailing: P.O. Box 220

McAllen, TX 78505-0220

Phone: (956) 681-1030

Fax: (956) 681-1039

Email: grant@mcallen.net

DRAFT

DRAFT Annual Action Plan
2020

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

1. Introduction

The City of McAllen will have held three public hearings and met with stakeholders in order to solicit input from the community regarding its needs. From these consultations and assessments, this document was composed in draft form. Two additional public hearings will be held in order to assess comments regarding the proposed projects and budgets noted in the draft document. Upon the completion of the 30-day comment period and subsequent approval by City Commission, the final document will serve to identify the projects and programs to be funded during the third year of the FY 2018-2022 Consolidated Plan and Strategy.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(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, handicapped persons, health/mental health, domestic violence/prevention, youth/children, persons with HIV/AIDS, homelessness and housing service providers as well as units of local governments that comprise the MSA (cities of Mission and Edinburg) and Hidalgo County.

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

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

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

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

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

Further, the CD Office has an on-going relationship with personnel from the U.S. Census Bureau. Collaboration has focused on informing program beneficiaries and service providers about services/gaps, the needs of immigrants and strategizing for Census 2020. Although the entitlement communities opted to not create a regional Consolidated Plan, staff often assist one another in the development of programs, processes or oversight. One such intergovernmental meeting with staff from Edinburg, Mission and Urban County Program will occur in June 2020. Coordination among these different levels of local government, community organizations, and the public are essential to addressing the needs identified in the CPS.

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

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

With regards to the Consolidated Plan, the City of McAllen participated in a teleconference with the other jurisdictions and THN staff regarding outreach the City undertook in order to gauge and address homelessness/prevent homelessness. And, although the City coordinates with Hidalgo County-Urban County Program and the Continuum of Care in efforts to identify the needs of the homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons who are at risk of becoming homeless, the City also makes funding available for homeless assistance and prevention programs. Services for chronically homeless individuals and families are most likely provided by The Salvation Army with its emergency shelter located within the City limits. Services for families with children, particularly those fleeing domestic violence, are most likely served by Women Together Foundation, Inc. Women Together operates an emergency shelter and a transitional housing complex for female victims of domestic violence and their children; both are also found within the City's limits. Veterans and unaccompanied youth as well as persons affected by the immigration crisis are most likely 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. In addition, Valley AIDS Council provided information on persons with HIV/AIDS and their housing needs. All five organizations were consulted during the development of the Consolidated Plan and are anticipated receive CDBG support from the City of McAllen. This data remains the basis of funding projects related to homelessness and/or homelessness prevention.

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

The City of McAllen does not anticipate receiving ESG funds for the Consolidated Plan and Strategy timeframe. However, if funds are awarded, Standard Operating Procedures governing the award of HUD-awarded grants will require staff to prepare an application and publish a Notice of Funding Availability. Once received, applications will be presented to the Community Development Advisory Committee (CDAC). The CDAC is composed of fourteen residents who make recommendations to the City Commission regarding CDBG/HOME/ESG or any other HUD-awarded programs.

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

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

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

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

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Table 2 – Agencies, groups, organizations who participated

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| 1 | Agency/Group/Organization | AFFORDABLE HOMES OF SOUTH TEXAS, INC. |
| | Agency/Group/Organization Type | 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 stakeholder meetings. Outcomes: Housing (Construction of Housing, Rehabilitation; Single-Unit Residential and Direct Homeownership Assistance) - High Priorities; provide decent affordable housing by increasing availability/accessibility, and sustainability of affordable housing stock; recommended for funding. |
| 2 | Agency/Group/Organization | McAllen Public Utilities |
| | Agency/Group/Organization Type | Other government - Local Grantee Department |
| | What section of the Plan was addressed by Consultation? | Infrastructure Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Municipal Public Utilities Department provided input during stakeholder meetings. Outcomes: Water/Sewer Improvements - High Priority; provide a suitable living environment by increasing availability/accessibility of water/sewer improvements; recommended for funding |

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

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

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| 7 | Agency/Group/Organization | CATHOLIC CHARITIES OF RGV |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services - Victims Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment |
| | 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 stakeholder meetings. Outcomes: Homeless Services (prevention and subsistence payments) - High Priorities; provide decent housing by increasing sustainability of housing stock and provide a suitable living environment by increasing availability/accessibility of public services; recommended for funding. |

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

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

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| 12 | Agency/Group/Organization | Lower Rio Grande Valley Development Corp. |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Other government - Local Regional organization Planning organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis Public Service Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Agency provided input during stakeholder meetings. Outcomes: Senior Services - High Priority; provide a suitable living environment by providing senior services; recommended for funding. |
| 13 | Agency/Group/Organization | MCALLEN FOOD PANTRY |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless |

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| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment</p> |
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Agency provided input during stakeholder meetings. Outcomes: Food Banks - High Priority; provide a suitable living environment by increasing availability/accessibility of food distribution services; recommended for funding.</p> |
| 14 | <p>Agency/Group/Organization</p> | <p>MCALLEN HOUSING AUTHORITY</p> |
| | <p>Agency/Group/Organization Type</p> | <p>PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Publicly Funded Institution/System of Care</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Public Housing Needs Anti-poverty Strategy Public Service Assessment</p> |

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

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

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| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Agency provided input during stakeholder meetings. Outcomes: Housing (homeless facilities) operating costs of homeless and HIV/AIDS facilities, homeless services (prevention and subsistence payments), and other public services - High Priorities; provide decent housing by increasing availability/accessibility, affordability and sustainability of housing stock and provide a suitable living environment by increasing availability/accessibility of operational costs and other public services; recommended for funding.</p> |
| 17 | <p>Agency/Group/Organization</p> | <p>Valley AIDS Council</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Housing Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Regional organization</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment</p> |
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Agency provided input during stakeholder meetings. Outcomes: Transportation Services - High Priority; provide a suitable living environment by increasing availability/accessibility of transportation services; recommended for funding.</p> |

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| 18 | Agency/Group/Organization | Women Together Foundation, Inc. |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Agency provided input during stakeholder meetings. Outcomes: Housing (homeless facilities), Operating Costs of Homeless and HIV/AIDS Facilities, Homeless Services (prevention and subsistence payments), Services for Battered and Abused Spouses - High Priorities; provide decent housing by increasing availability /accessibility, and sustainability of emergency and transitional housing for battered and abused spouses as well as services for the batterers which are provided at the satellite office as mandated by the court - corrections programs; recommended for funding. |
| 19 | Agency/Group/Organization | Food Bank of the Rio Grande Valley |
| | Agency/Group/Organization Type | Services-Elderly Persons Services-Persons with Disabilities Regional organization |

| | | |
|----|--|---|
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Agency provided input during stakeholder meetings. Outcomes: Food Banks - High Priority; provide a suitable living environment by increasing availability/accessibility of general public services and food distribution services; recommended for funding. |
| 20 | Agency/Group/Organization | Valley Alliance of Mentors for Opportunities and Scholarships (VAMOS) |
| | Agency/Group/Organization Type | Services-Education Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Public Service Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Agency provided input during stakeholder meetings. Outcomes: Youth Services - High Priority; provide a suitable living environment by increasing availability/accessibility of youth services |
| 21 | Agency/Group/Organization | McAllen ISD |
| | Agency/Group/Organization Type | Services-Children Services-Persons with Disabilities Services-homeless Services-Education Other government - Local Independent School District Major Employer |

| | | |
|----|--|--|
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Anti-poverty Strategy Public Service Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Agency provided input during stakeholder meetings. Outcome: Parks and Recreational Facilities - High Priority; provide a suitable living environment by increasing availability/accessibility of parks and recreational facilities; recommended for funding. |
| 22 | Agency/Group/Organization | COMFORT HOUSE SERVICES, INC. |
| | Agency/Group/Organization Type | Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Anti-poverty Strategy Public Service Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Agency provided input during stakeholder meetings. Outcome: Health Services - High Priority; provide a suitable living environment by increasing availability/accessibility of health services; recommended for funding. |
| 23 | Agency/Group/Organization | Creative Arts Studio |
| | Agency/Group/Organization Type | Services-Children Services-Education |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Public Service Assessment |

| | | |
|--|---|---|
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Agency provided input during stakeholder meetings. Outcomes: Child Care Services - High Priority; provide a suitable living environment by increasing availability/accessibility of youth services; recommended for funding.</p> |
|--|---|---|

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

No agencies were intentionally omitted. To compile the contact list, staff utilized listings of organizations that had previously been funded or had inquired about funding. Further, public notices were posted on the municipal bulletin board and within the newspaper of largest general circulation in English and Spanish 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 Homeless Network | Provision of Homeless Prevention Programs and addition of affordable housing units throughout the community |
| Adopted Annual Budget | City of McAllen | Provision of local funds which may support or supplement CDBG funded agencies and/or projects. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Additional agencies

- Business and Civic Leaders - representatives on the CD Advisory Council
- Code Enforcement/Health Department - Lead-Based Paint, Housing, Illegal Dumping, Health Services and Revitalization Areas
- South Texas Juvenile Diabetes Association – youth medical services

Planning Process to Narrow Digital Divide

McAllen ISD provides iPads or Chromebooks to its students. Wi-Fi internet is available at MISD campuses and at City facilities. However, in order to further narrow the digital divide, low-cost internet services, provided by ATT, is available to qualified residences. Wi-Fi is also available in many of the city's public spaces such as parks, airport and three libraries/community centers. To address the needs of students during the COVID pandemic, the City hurriedly installed additional lines of WIFI connectivity throughout the community.

Increased Resilience to Natural Hazards

As the City saw during the disastrous flooding in June 2018 and again in 2019, drainage improvement projects are a necessary component of the City's services. Each year, the City Engineer and/or the City's Drainage Engineer present the CD Council with applications based on calls for assistance, street closures, property damage assessments and/or other variables. The City Engineer is a key staff member in the City's Emergency Management Plan and also serves as the local flood plain administrator. Within her purview lies services complementary to the provision of drainage such as street improvements, traffic assessments, sidewalk improvements (curb and gutter) and GIS planning and mapping. In an effort to the increase community resiliency, the CDBG program consistently funds water/sewer improvements projects and, during severe weather, CD staff may serve as a liaison with residents and service organizations providing support in low and moderate-income areas. And, due to the June 2018 flooding, FEMA funds have been allocated to the region in order to address the Presidentially declared disaster. In addition, voters approved a bond (2013 and 2018) for the provision of additional drainage projects throughout the community. Progress may be followed on the City's bond website.

Further, the McAllen Public Utilities is responsible for the provision of safe drinking water and sanitary sewer services. Recently, MPU upgraded or constructed new facilities for these services. CDBG funds are recommended to be used to assist in low-income areas by replacing aging water and sewer infrastructure. Through upgrades/new construction, the now stable infrastructure is less likely to be negatively impacted during hazardous weather/situations.

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

Staff from the Engineering Department, McAllen Public Utilities, and McAllen school district 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

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

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

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

- Child Care Services
- Food Banks
- Handicapped Services/Services for the Disabled
- Health Services
- Homeless Facilities
- Housing - Construction and Rehabilitation
- Other Public Improvements
- Other Public Services

- Parks and Recreational Facilities
- Rental Housing Subsidies
- Senior Services
- Services for Abused and Neglected Children
- Street Improvements
- Sidewalk Improvements
- Subsistence Payments
- Transportation Services
- Water/Sewer Improvements
- Youth Services
- Youth Facilities

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

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

Copies of publications will be attached in the Grantee's Unique Attachments.

Citizen Participation Outreach

| | | | | | | |
|---|----------------|--|--|------------------|-----|--|
| 1 | Public Hearing | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> | CDAC held a public hearing on January 23, 2020 | Need for housing | N/A | www.mcallen.net ; www.mypublicnotices.com/TheMonitor |
| 2 | Public Hearing | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> | City Commissioners to hold a public hearing on June 22, 2020 | TBD | N/A | www.mcallen.net ; www.mypublicnotices.com/TheMonitor |

| | | | | | | |
|---|-----------------|--|--|-----|-----|--|
| 3 | Public Outreach | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> | 30-day comment period | TBD | N/A | www.mcallen.net ; www.mypublicnotices.com/TheMonitor |
| 4 | Public Hearing | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Public Housing Authority Residents</p> | Staff to hold a public hearing on June 26, 2020 at the McAllen Housing Authority – Family Development Center | TBD | N/A | www.mcallen.net ; www.mypublicnotices.com/TheMonitor |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of McAllen is anticipating entitlement grant resources totaling \$2,289,940 during the next fiscal year (October 1, 2020 - September 30, 2021) to address obstacles to meet underserved needs, foster decent housing, and enhance communication between housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report to be remitted to HUD in December 2021.

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: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 1,708,872 | 750,000 | 0 | 2,458,872 | Estimated \$750,000 CBDO proceeds (type of program income) |
| | | | | | | 3,000,000 | |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Planning | 581,068 | 575,000 | 0 | 1,056,068 | 1,000,000 | Estimated \$575,000 CHDO proceeds (type of program income) |

Table 5 - Expected Resources – Priority Table

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

The City of McAllen encourages non-profit subrecipients and municipal departments to leverage HUD funds with other resources. For FY 2020-2021, 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.

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

- Federal (Award) - \$1,708,872
- Program Income (CBDO Proceeds) - \$750,000

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

- Federal Award - \$581,068
- CHDO Proceeds - \$575,000

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

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

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

For FY 2020-2021, one City/School park projects is scheduled to be improved with CDBG funds.

Discussion

The City's budget for FY 2020-2021 is anticipated to be a total award of \$2,289,940 with a leverage of \$1,325,000 comprised of:

- Community Development Block Grant Funds

- Allocation: \$1,708,872
- CBDO Proceeds: \$750,000 (Noted on the Priority Table in the Program Income Field)

- HOME Investment Partnership Program

- Allocation: \$581,068
- CHDO Proceeds: \$575,000 (Noted on the Priority Table in the Program Income Field)

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|--|-----------------------------|-------------------|-----------------|---|
| 1 | 03Z: Other Public Improvements | 2018 | 2022 | Non-Housing Community Development | | Public Facilities | CDBG: \$20,187 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit |
| 2 | 03C: Homeless Facilities | 2018 | 2022 | Affordable Housing Homeless | | Housing | CDBG: \$11,270 | Homeless Person Overnight Shelter |
| 3 | 03D: Youth Facilities | 2018 | 2022 | Non-Housing Community Development | | Public Facilities | CDBG: \$65,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit |
| 4 | 03F: Parks and Recreational Facilities | 2018 | 2022 | Non-Homeless Special Needs Non-Housing Community Development | CDBG ELIGIBLE CENSUS TRACTS | Public Facilities | CDBG: \$160,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit |
| 5 | 03J: Water/Sewer Improvements | 2018 | 2022 | Non-Housing Community Development | CDBG ELIGIBLE CENSUS TRACTS | Infrastructure | CDBG: \$460,261 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------------|------------|----------|--|-----------------------------|--|-----------------|---|
| 6 | 03K: Street Improvements | 2018 | 2022 | Non-Housing Community Development | CDBG ELIGIBLE CENSUS TRACTS | Infrastructure | CDBG: \$40,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit |
| 7 | 03L: Sidewalk Improvements | 2018 | 2022 | Non-Housing Community Development | CDBG ELIGIBLE CENSUS TRACTS | Infrastructure | CDBG: \$308,282 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit |
| 8 | 05Z: Other Public Services | 2018 | 2022 | Non-Homeless Special Needs Non-Housing Community Development | CDBG ELIGIBLE CENSUS TRACTS | Public Services including Homeless Needs | CDBG: \$19,000 | Public service activities other than Low/Moderate Income Housing Benefit |
| 9 | 05A: Senior Services | 2018 | 2022 | Non-Homeless Special Needs Non-Housing Community Development | | Public Services including Homeless Needs | CDBG: \$30,000 | Public service activities other than Low/Moderate Income Housing Benefit |
| 10 | 05B: Handicapped Services | 2018 | 2022 | Non-Homeless Special Needs Non-Housing Community Development | | Public Services including Homeless Needs | CDBG: \$10,000 | Public service activities other than Low/Moderate Income Housing Benefit |
| 11 | 05D: Youth Services | 2018 | 2022 | Non-Housing Community Development | | Public Services including Homeless Needs | CDBG: \$5,000 | Public service activities other than Low/Moderate Income Housing Benefit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|---|-----------------|--|----------------|--|
| 12 | 05G: Abused and Neglected Spouses | 2018 | 2022 | Non-Homeless Special Needs Non-Housing Community Development | | Public Services including Homeless Needs | CDBG: \$8,032 | Public service activities other than Low/Moderate Income Housing Benefit |
| 13 | 05L: Child Care Services | 2018 | 2022 | Non-Homeless Special Needs Non-Housing Community Development | | Public Services including Homeless Needs | CDBG: \$17,500 | Public service activities other than Low/Moderate Income Housing Benefit |
| 14 | 05M: Health Services | 2018 | 2022 | Non-Homeless Special Needs Non-Housing Community Development | | Public Services including Homeless Needs | CDBG: \$75,000 | Public service activities other than Low/Moderate Income Housing Benefit |
| 15 | 05N: Services for Abused and Neglected Children | 2018 | 2022 | Non-Homeless Special Needs Non-Housing Community Development | | Public Services including Homeless Needs | CDBG: \$10,000 | Public service activities other than Low/Moderate Income Housing Benefit |
| 16 | 05Q: Subsistence Payments | 2018 | 2022 | Affordable Housing Non-Homeless Special Needs Non-Housing Community Development | | Public Services including Homeless Needs | CDBG: \$15,000 | Homelessness Prevention |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|--|--------------------------------------|--|---|--|
| 17 | 05S: Rental Housing Subsidies | 2018 | 2022 | Affordable Housing Non-Homeless Special Needs Non-Housing Community Development | | Public Services including Homeless Needs | HOME: \$300,000 | Homelessness Prevention |
| 18 | 05W: Food Banks | 2018 | 2022 | Non-Homeless Special Needs Non-Housing Community Development | | Public Services including Homeless Needs | CDBG: \$62,468 | Public service activities other than Low/Moderate Income Housing Benefit |
| 19 | 12: Construction of Housing | 2018 | 2022 | Affordable Housing | CDBG ELIGIBLE CENSUS TRACTS | Housing | HOME: \$224,000 | Homeowner Housing Added |
| 20 | 14A: Rehab: Single- Unit Residential | 2018 | 2022 | Affordable Housing | | Housing | CDBG: \$50,000 | Homeowner Housing Rehabilitated |
| 21 | 21A: Administration | 2018 | 2022 | Public Housing Administration | | Administration | CDBG: \$338,872 HOME: \$57,068 | Other |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|------------------|---|
| 1 | Goal Name | 03Z: Other Public Facilities and Improvements |
| | Goal Description | Women Together Foundation, Inc. – Family Justice Center: \$8,687 Women Together Foundation, Inc. - Satellite Center: \$11,500 |
| 2 | Goal Name | 03C: Homeless Facilities |
| | Goal Description | Women Together Foundation, Inc. – Emergency Shelter: \$8,300 Women Together Foundation, Inc. – Transitional Housing: \$2,970 |
| 3 | Goal Name | 03D: Youth Facilities |
| | Goal Description | Boys and Girls Club of McAllen – Brand Center: \$65,000 |
| 4 | Goal Name | 03F: Parks and Recreational Facilities |
| | Goal Description | MISD – Houston Elementary Playground Refurbishment: \$160,000 |
| 5 | Goal Name | 03J: Water/Sewer Improvements |
| | Goal Description | MPU – Austin to Chicago Sewer Pipebursting: \$199,137 MPU – Erie to Dallas Sewer Pipebursting: \$151,273 MPU – Gumwood to Ebony Sewer Pipebursting: \$109,851 |
| 6 | Goal Name | 03K: Street Improvements |
| | Goal Description | Traffic Operations – Street Lighting Project: \$40,000 |
| 7 | Goal Name | 03L: Sidewalk Improvements |
| | Goal Description | Engineering Department – Helena Ave. Sidewalk Installation: \$308,282 |
| 8 | Goal Name | 05Z: Other Public Services |
| | Goal Description | Silver Ribbon Community Partners: \$9,000 The Salvation Army: \$10,000 |

| | | |
|----|------------------|---|
| 9 | Goal Name | 05A: Senior Services |
| | Goal Description | Amigos Del Valle, Inc.: \$25,000 LRGVDC - Area Agency on Aging: \$8,000 |
| 10 | Goal Name | 05B: Handicapped Services |
| | Goal Description | CAMP University: \$10,000 |
| 11 | Goal Name | 05D: Youth Services |
| | Goal Description | To Give International dba Creative Art Studio: \$5,000 |
| 12 | Goal Name | 05G: Battered and Abused Spouses |
| | Goal Description | Women Together Foundation, Inc. – Emergency Shelter: \$1,500 Women Together Foundation, Inc. – Transitional Housing: \$6,532 |
| 13 | Goal Name | 05L: Child Care Services |
| | Goal Description | Boys and Girls Club of McAllen - Scholarship Program: \$15,000 FUMC - In His Steps Shoe Bank of McAllen: \$2,500 |
| 14 | Goal Name | 05M: Health Services |
| | Goal Description | Access Esperanza Clinics, Inc.: \$10,000 Comfort House Services, Inc.: \$25,000 Community HOPE Projects, Inc.: \$30,000 Easter Seals - Rio Grande Valley: \$10,000 |
| 15 | Goal Name | 05N: Services for Abused and Neglected Children |
| | Goal Description | Children's Advocacy of Hidalgo County: \$10,000 |

| | | |
|----|------------------|---|
| 16 | Goal Name | 05O: Subsistence Payments |
| | Goal Description | Catholic Charities of the RGV: \$10,000 Valley AIDS Council: \$5,000 |
| 17 | Goal Name | 05S: Rental Housing Subsidies |
| | Goal Description | AHSTI – TBRA: \$300,000 |
| 18 | Goal Name | 05W: Food Banks |
| | Goal Description | McAllen Food Pantry: \$40,000 Food Bank of the RGV: \$22,468 |
| 19 | Goal Name | 12: Construction of Housing |
| | Goal Description | HOME/AHSTI - New Construction: \$224,000 |
| 20 | Goal Name | 14A: Rehab: Single-Unit Residential |
| | Goal Description | AHSTI – Rehabilitation: \$50,000 |
| 21 | Goal Name | 21A: Administration |
| | Goal Description | CDBG Program Administration: \$338,872 HOME Program Administration: \$57,068 |

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 2020-2021, it is estimated that CDBG projects will leverage approximately \$3 for every HUD dollar. The largest source of leverage tends to be federal government programs.

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.

DRAFT

FY 2020-2021 PROPOSED CDBG BUDGET

| HUD MATRIX CODE | PROJECT NAME | AMOUNT |
|---|--------------|------------------|
| 03Z: OTHER PUBLIC IMPROVEMENTS | | |
| ▪ Women Together – Family Justice Center | | \$8,687 |
| Funds will be used to enclose the patio to enlarge the waiting area and install an AC | | |
| ▪ Women Together Foundation, Inc. – Satellite Center | | \$11,500 |
| Funds will be used for facility improvements (A/C, reception area and flooring) | | |
| 03C: HOMELESS FACILITIES | | |
| ▪ Women Together Foundation, Inc. – Emergency Shelter | | \$8,300 |
| Funds will be used for the purchase and installation of window screens and playscape | | |
| ▪ Women Together Foundation, Inc. – Transitional Housing | | \$2,970 |
| Funds will install doors, shower spouts, kitchen sinks, restroom faucets and screens | | |
| 03D: YOUTH FACILITIES | | |
| ▪ Boys and Girls Club of McAllen – Brand Center Flooring | | \$65,000 |
| Funds will be used to reconstruct the basketball court in the East gym | | |
| 03F: PARKS AND RECREATIONAL FACILITIES | | |
| ▪ McAllen ISD – Houston Elementary Playground Refurbishment | | \$160,000 |
| Funds will be used for the repair two playground structures and install surfacing | | |
| 03J: WATER/SEWER IMPROVEMENTS | | |
| ▪ McAllen Public Utilities – Austin to Chicago Sewer Pipebursting | | \$199,137 |
| Funds will install sewer lines along the alleys bound by Austin, Chicago, 27 th and 28 th | | |
| ▪ McAllen Public Utilities – Erie to Dallas Sewer Pipebursting | | \$151,273 |
| Funds will install sewer lines along the alleys bound by Erie, Dallas, 24 th and 26 th | | |
| ▪ McAllen Public Utilities – Gumwood to Ebony Sewer Pipebursting | | \$109,851 |
| Funds will install sewer lines along the alleys bound by Ebony, Gumwood, 15 th and 16 th | | |
| 03K: STREET IMPROVEMENTS | | |
| ▪ Traffic Operations – Street Lighting Project | | \$40,000 |
| Funds will install new streetlights in Balboa Acres area to comply with design standards | | |
| 03L: SIDEWALKS | | |
| ▪ Engineering Department – Helena Ave. Sidewalk Installation | | \$308,282 |
| Funds will install ADA compliant sidewalks along Helena Ave, between 23 rd St. and Ware | | |
| 05Z: OTHER PUBLIC SERVICES | | |
| ▪ Silver Ribbon Community Partners | | \$9,000 |
| Funds will pay for rent, utilities and deposits, medical equipment and medical assistance | | |
| ▪ The Salvation Army | | \$10,000 |
| Funds will be used for rent, transportation, medication assistance and work clothes | | |
| 05A: SENIOR SERVICES | | |
| ▪ Amigos Del Valle, Inc. | | \$25,000 |
| Funds will be used for the preparation and delivery of noon meals to homebound elderly | | |
| ▪ LRGVDC – Area Agency on Aging | | \$8,000 |
| Funds will provide medication, and medical supplies for elderly persons | | |
| 05B: SERVICES FOR THE DISABLED | | |
| ▪ C.A.M.P. University | | \$10,000 |

| | |
|---|------------------|
| Funds will reimburse the staff salaries who provide services to adults with special needs | |
| 05D: YOUTH SERVICES | |
| ▪ To Give International dba Creative Art Studio | \$5,000 |
| Funds will be used for instructor and program coordinator salaries | |
| 05G: ABUSED AND NEGLECTED SPOUSES | |
| ▪ Women Together – Emergency Shelter | \$1,500 |
| Funds will be used for the purchase of an upright freezer and refrigerator | |
| ▪ Women Together Foundation, Inc. – Transitional Housing | \$6,532 |
| Funds will be used for purchase of stoves, mattresses and mattress protectors | |
| 05L: CHILD CARE SERVICES | |
| ▪ Boys and Girls Club of McAllen – Scholarship Program | \$15,000 |
| Funds will be used for membership, sports and/or summer camp scholarships | |
| ▪ “In His Steps” Shoe Bank of McAllen | \$2,500 |
| Funds will be used for the purchase of shoes for school-aged children | |
| 05M: HEALTH SERVICES | |
| ▪ Access Esperanza Clinics, Inc. | \$10,000 |
| Funds will be used for physical exams, pap, diabetes, lipid and STI testing and lab work | |
| ▪ Comfort House Services, Inc. | \$25,000 |
| Funds will be used to reimburse the salaries of Caregivers who provide palliative care | |
| ▪ Community HOPE Projects, Inc./HOPE Family Health Center | \$30,000 |
| Funds will provide diagnostic services, labs work, hospital fees and emergency transport | |
| ▪ Easter Seals – Rio Grande Valley | \$10,000 |
| Funds will be used for occupational, physical and/or speech therapy units | |
| 05N: ABUSED AND NEGLECTED CHILDREN | |
| ▪ Children’s Advocacy of Hidalgo County | \$10,000 |
| Funds will reimburse salaries of those who provide services to victims of child abuse | |
| 05Q: SUBSISTENCE PAYMENTS | |
| ▪ Catholic Charities of the Rio Grande Valley | \$10,000 |
| Funds will reimburse utility/rental assistance and deposits to prevent homelessness | |
| ▪ Valley AIDS Council | \$5,000 |
| Funds will reimburse utility/rental assistance and deposits to prevent homelessness | |
| 05W: FOOD BANKS | |
| ▪ McAllen Food Pantry | \$40,000 |
| Funds will be used for the purchase of food to be distributed via several citywide pantries | |
| ▪ Food Bank of the RGV | \$22,468 |
| Funds will purchase food to be distributed to seniors in housing developments | |
| 14A: REHABILITATION; SINGLE-UNIT RESIDENTIAL | |
| ▪ Affordable Homes of South Texas, Inc. | \$50,000 |
| Funds will be used to rehabilitate an owner-occupied housing unit | |
| 21A: GENERAL PROGRAM ADMINISTRATION | |
| ▪ Administration | \$338,872 |

Funds will be used for program administration

FY 2020-2021 PROPOSED HOME BUDGET

| HUD MATRIX CODE | PROJECT NAME | AMOUNT |
|---|---------------------|--------------------|
| 05S: RENTAL HOUSING SUBSIDIES | | |
| ▪ Affordable Homes of South Texas, Inc. – TBRA | | \$300,000 |
| Funds will be used for tenant housing subsidies | | |
| 12: CONSTRUCTION OF HOUSING | | |
| ▪ Affordable Homes of South Texas, Inc. – New Construction | | \$224,000 |
| Funds will be used for the construction of homes throughout the City | | |
| 21A: GENERAL PROGRAM ADMINISTRATION | | |
| ▪ Administration | | \$57,068 |
| Funds will be used for program administration related to the HOME Program | | |
| GRAND TOTAL | | \$2,289,940 |

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

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

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

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

Lastly, as with other communities, the City has faced revenue and sales tax losses due to the COVID-19 pandemic. The effects will be highly visible in the City's upcoming budget and its ability to fund

traditional services.

DRAFT

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

| Target Area | Percentage of Funds |
|-----------------------------|---------------------|
| CDBG ELIGIBLE CENSUS TRACTS | 57 |

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

The FY 2020-2021 projects that were deemed eligible using area-wide benefit/allocated geographically are:

- McAllen Public Utilities – Austin to Chicago Sewer Pipebursting
- McAllen Public Utilities – Erie to Dallas Sewer Pipebursting
- McAllen Public Utilities – Gumwood to Ebony Sewer Pipebursting
- Traffic Operations – Street Lighting Project
- Engineering Department – Helena Ave. Sidewalk Improvements
- McAllen ISD – Houston Elementary Playground Refurbishment

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.

Area of Affordable Housing - 01 1506

Introduction

The Affordable Housing Program is a key component of the City of Seattle's Housing Element and the City's commitment to providing affordable housing for all. The program is designed to support the development of affordable housing projects that are consistent with the City's Housing Element and the City's commitment to providing affordable housing for all. The program is designed to support the development of affordable housing projects that are consistent with the City's Housing Element and the City's commitment to providing affordable housing for all.

| One Year Goals for the Number of Households to be Supported | Two Year Goals for the Number of Households to be Supported |
|---|---|
| 10 | 20 |
| 20 | 40 |
| 30 | 60 |
| 40 | 80 |
| 50 | 100 |

Table 1 - One Year Goals for the Number of Households to be Supported

| One Year Goals for the Number of Households to be Supported | Two Year Goals for the Number of Households to be Supported |
|---|---|
| 10 | 20 |
| 20 | 40 |
| 30 | 60 |
| 40 | 80 |
| 50 | 100 |

Table 2 - Two Year Goals for the Number of Households to be Supported

Discussion

The Affordable Housing Program is a key component of the City of Seattle's Housing Element and the City's commitment to providing affordable housing for all. The program is designed to support the development of affordable housing projects that are consistent with the City's Housing Element and the City's commitment to providing affordable housing for all. The program is designed to support the development of affordable housing projects that are consistent with the City's Housing Element and the City's commitment to providing affordable housing for all.

The Affordable Housing Program is a key component of the City of Seattle's Housing Element and the City's commitment to providing affordable housing for all. The program is designed to support the development of affordable housing projects that are consistent with the City's Housing Element and the City's commitment to providing affordable housing for all. The program is designed to support the development of affordable housing projects that are consistent with the City's Housing Element and the City's commitment to providing affordable housing for all.

The Affordable Housing Program is a key component of the City of Seattle's Housing Element and the City's commitment to providing affordable housing for all. The program is designed to support the development of affordable housing projects that are consistent with the City's Housing Element and the City's commitment to providing affordable housing for all. The program is designed to support the development of affordable housing projects that are consistent with the City's Housing Element and the City's commitment to providing affordable housing for all.

The Affordable Housing Program is a key component of the City of Seattle's Housing Element and the City's commitment to providing affordable housing for all. The program is designed to support the development of affordable housing projects that are consistent with the City's Housing Element and the City's commitment to providing affordable housing for all. The program is designed to support the development of affordable housing projects that are consistent with the City's Housing Element and the City's commitment to providing affordable housing for all.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable Housing is a "High" priority need for the City of McAllen. CDBG, HOME and ESG funds are the primary mechanism used to address the housing needs faced by the general low-income population, persons with special needs, the elderly, and homeless individuals and families. Of note, any ESG funds provided to homeless services providers will be on behalf of Hidalgo County - Urban County Program as the City of McAllen did not receive ESG funds for FY 2020 - 2020.

| One Year Goals for the Number of Households to be Supported | |
|---|----|
| Homeless | 0 |
| Non-Homeless | 20 |
| Special-Needs | 5 |
| Total | 25 |

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

| One Year Goals for the Number of Households Supported Through | |
|---|----|
| Rental Assistance | 21 |
| The Production of New Units | 3 |
| Rehab of Existing Units | 1 |
| Acquisition of Existing Units | 0 |
| Total | 25 |

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

Discussion

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

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

- One owner-occupied households will be rehabilitated, and it is estimated that they will have an income between 30-50% of Area Median.
- Three homes will be constructed via Community Housing Development Organization (CHDO)

HOME activities; of these, two households will have incomes between 50-60% AMI and one household will have incomes between 60-80% AMI; 2 homes will be single-parent households, and one will be two-parent households

AP-60 Public Housing – 91.220(h)

Introduction

Staff of the McAllen Housing Authority (MHA) was consulted during the development of the FY 2018-2022 Consolidated Plan and Strategy including the 2020 -2020 Action Plan. MHA staff provided an overview of their current portfolio, waiting lists, handicapped units and waitlist for traditional and handicap compliant units utilizing the public housing and Section 8 programs.

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

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

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

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

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

N/A

Discussion

The McAllen Housing Authority has 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 within the community and the agency is currently overseeing the construction of the second of the two LIHTC projects.

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

Introduction

The City of McAllen did not receive Emergency Solutions Grant (ESG) funds for FY 2020 -2021. ESG funds are the primary mechanism to provide services for homeless individuals and families as well as prevent homelessness. As previously mentioned, the sole ESG recipient in the area is Hidalgo County - Urban County Program. However, Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds will be used to assist homeless individuals and families and prevent households from becoming homeless. Services to benefit persons with special needs also utilize CDBG program funds.

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

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

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

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

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

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

this group of people from seeking assistance. Nonetheless, efforts to stabilize these individuals and provide safe housing continue using other sources of funds. COVID-19 concerns have curtailed the agency's ability to fully engage in prevention activities while

Addressing the emergency shelter and transitional housing needs of homeless persons

CDBG funds will be used to fund the single emergency shelter for the general population in Hidalgo County. It is operated by The Salvation Army and located within the City of McAllen. An emergency shelter and a transitional housing complex exists for victims of domestic violence. They are operated by Women Together Foundation, Inc. and are both found within the City's limits. The Women Together Foundation, Inc's Emergency Shelter and Transitional Housing are proposed to receive CDBG assistance for FY 2020 - 2021.

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

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

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

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

In addition, ARRA put into place the use of the Homeless Management Information System (HMIS) which allows agency staff to track not only the time families utilize homeless services but also enter case notes to assist households obtain mainstream services and address any potential relapses into

homelessness. HMIS is operated by the Texas Homeless Network. The Salvation Army and Catholic Charities of the RGV utilize HMIS to track client homelessness, provide data entry regarding mainstream programs and assist individuals and families transition from homelessness. Women Together use another system to suppress client data of these women and children fleeing domestic violence.

Of note, for FY 2020 - 2021, Catholic Charities of the Rio Grande Valley places a special emphasis on veterans and their families with homeless prevention activities. Through Catholic Charities' Respite Center, individuals and families as well as unaccompanied youth are able to seek refuge after being processed by the Department of Homeless Security.

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

A portion of CDBG funds have been targeted towards precariously housed populations, those threatened with homelessness. Homeless prevention programs which address delinquent rent and/or utilities are provided by several agencies and are proposed to be funded through the City's FY 2020 - 2021 CDBG allocation. The City continues to rely on non-profit and other governmental agencies to provide homeless prevention and homeless service activities. Various agencies have been identified within the City's Anti-Poverty Strategy, an effort to address the needs of persons whose income falls between 0-30% of area median.

Services that assist in preventing homelessness for persons discharging from publicly funded institutions include Catholic Charities of the RGV and The Salvation Army. Catholic Charities of the RGV and The Salvation Army are proposed to be awarded Community Development funds for the prevention of homelessness. Valley AIDS Council is proposed to assist their clients with housing prevention services.

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

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

While the City has not been the primary contact for persons discharging from publicly funded

institutions, CDBG-funded subrecipients are often points of contact. In many instances, however, case notes and/or files requesting reimbursement may provide summary of individual's situation and how the social service agency assuaged housing and support service needs.

Discussion

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

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

Nonetheless, during FY 2020-2021, the City will undertake the following actions in order to address housing and supportive services for non-homeless persons with special needs:

- Through the Affordable Homes of South Texas, Inc. Rehabilitation Program, funds will be used for the rehabilitation or reconstruction of a 3 housing units (proposed) focused on the elderly or persons with special needs
- Amigos Del Valle, Inc. will provide home delivered meals to homebound (frail) elderly individuals and their spouses
- C.A.M.P. University will provide services to adults with special needs who have aged out of the school setting. Services include instruction on tasks of daily living, recreation and arts and crafts are provided
- Easter Seals of the RGV will provide outpatient physical therapy, occupational therapy and speech/language pathology
- LRGVDC – Area Agency on Aging will provide prescription assistance, medical supplies for elderly individuals
- Women Together Foundation, Inc. will assist women and children fleeing domestic violence
- Silver Ribbon Community Service provides a variety of services to adults who are clients of the State of Texas Adult Protective Services. Beneficiaries tend to be elderly or persons with mental or physical disabilities.
- Valley AIDS Council will assist their clients with housing prevention services.

No CDBG funds are proposed to go directly to McAllen Housing Authority or agencies serving persons

with alcohol or other substance abuse issues.

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

Introduction:

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

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

In order to address the barriers, the City will:

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

The City does not believe that planning requirements and code enforcement actions constitute barriers to fair and affordable housing. Most of these policies or regulations cannot be considered excessive, exclusionary, discriminatory, or duplicative. It is not unreasonable for cities with jurisdictional authority

to charge fees for development, especially pertaining to land preparation costs. However, it does need to be acknowledged that for the development of affordable housing these costs can be potentially prohibitive. In order to remove or ameliorate barriers to affordable housing, the City may waive or lower fees for the development of affordable housing. This may serve as an additional incentive to develop affordable housing. Through the inclusion of other federal and non-federal sources of funding, affordable housing may be more easily provided, particularly for extremely-low income households.

Discussion:

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

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

Further, during the month of June, the City, in conjunction with Affordable Homes of South Texas, Inc., will continue to participate in/co-sponsor the Homebuyers' Fair in order to disseminate information on housing opportunities. Information at the Homebuyers' Fair will be provided in both English and Spanish. The event is subject to potential social distancing and stay at home orders.

Affordable housing remains a "High" Priority and will continue to be addressed using FY 2020-2021 CDBG and HOME funds. The City will attempt to ameliorate, to the extent feasible, any conditions that serve as barriers to construction, maintenance, development or sustainability of affordable housing units

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The following obstacles to meeting underserved needs were identified:

- McAllen is located in one of the fastest growing regions in the country, and its population growth threatens to outstrip the existing capacity of local housing and community development organizations. With ongoing cutbacks to public services, individuals and families will be hard pressed to meet their needs for affordable housing and other community development assistance.
- McAllen percentage of households living in poverty was 24.92%, based on 2014-2018 American Community Survey (ACS) 5-year Estimates.
- As a result of the City's lower income levels, few extremely low- and low-income residents can afford a median priced home, existing homes for Hidalgo County average \$160,000, or the fair market rent for a two-bedroom apartment (\$743, FY 2020 HUD User Data - McAllen-Mission-Edinburg MSA).
- The region continues to struggle with high unemployment; for March 2020, MSA stood at an 8.5% unemployment rate (Bureau of Labor Statistics).
- A major contributor to the region's high unemployment and poverty rates is its low educational attainment levels. The City's high school graduation rate is 75.3%, the County is 64.5% and the State is 84.0% (2014-2018 ACS 5-Year Estimates).

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

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

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

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

Actions planned to foster and maintain affordable housing

The City intends to award funds to Affordable Homes of South Texas, Inc. (AHSTI) in order to provide affordable housing to its residents. AHSTI is annually certified as the City's Community Housing Development Organization (CHDO), a requirement to use HOME funds for new construction. In addition, AHSTI will also provide rehabilitation/reconstruction services with a special focus on persons with special needs and the elderly.

Actions planned to reduce lead-based paint hazards

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

Subpart J Rehabilitation Section 35.900.

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

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

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

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

Actions planned to reduce the number of poverty-level families

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

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

2020-2021 proposed agencies are noted:

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

Actions planned to develop institutional structure

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

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

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

facilities

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

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

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

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

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

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

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

Although not funded by CDBG, economic development in the community is primarily undertaken by the McAllen Economic Development Corporation and the McAllen Chamber of Commerce. General Funds

and Development Corporation of McAllen dollars are used to supplement the organizations budgets in an effort to continue to support economic development in the City. Recently, CDBG-COVID funds were awarded to LiftFund, Inc. to promoted economic development in the community.

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

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

Discussion:

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

Program Specific Requirements

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

Introduction:

In the Action Plan, the City describes the programs and services that it will undertake during the period beginning October 1, 2020 until September 30, 2021. The Action Plan details the populations that will be served, projects to be undertaken, and resources that will be used over the next year to address the first of the five years covered by the Consolidated Plan and Strategy.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

as follows:

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

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

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

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

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

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

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

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

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

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

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